Environmental Planning Commission

Agenda Number: 1
Project #: 2020-004639
Case: RZ-2020-00036
Hearing Date: December 10, 2020

Staff Report

Agent	Parks & Recreation Dept. Staff
Applicant	City of Albuquerque Parks & Recreation, Open Space Division
Request	**Recommendation to City Council – Candelaria Nature Preserve Resource Management Plan**
Legal Description	All or a portion of Tract A-1-B Revised Plat Of Tracts A-1 A-2 B-1 & B-2, Tract A-1-A Revised Plat Of Tracts A-1 A-2 B-1 & B-2, Tr A-2 Revised Plat Of Tracts A-1, A-2, B-1, & B-2, Tr B-1 Revised Plat Of Tracts A-1, A-2, B-1 & B-2, Tracts 16B2B1, 16B2A & 16B1 MRGCD Map 34, Tr X1 Summary Plat City Of Albuquerque's Replat Tr X Alvarado.
Location	Located on Candelaria Rd NW between Paseo del Bosque Trail and Rio Grande Blvd. NW.
Size	Approximately 167 Acres
Existing Zoning	NR-PO-B

Staff Recommendation

That a recommendation of APPROVAL of Project # 2020-004639/RZ-2020-00036 be forwarded to the City Council based on the Findings 1-15 beginning on Page 30.

Leslie Naji
Senior Planner

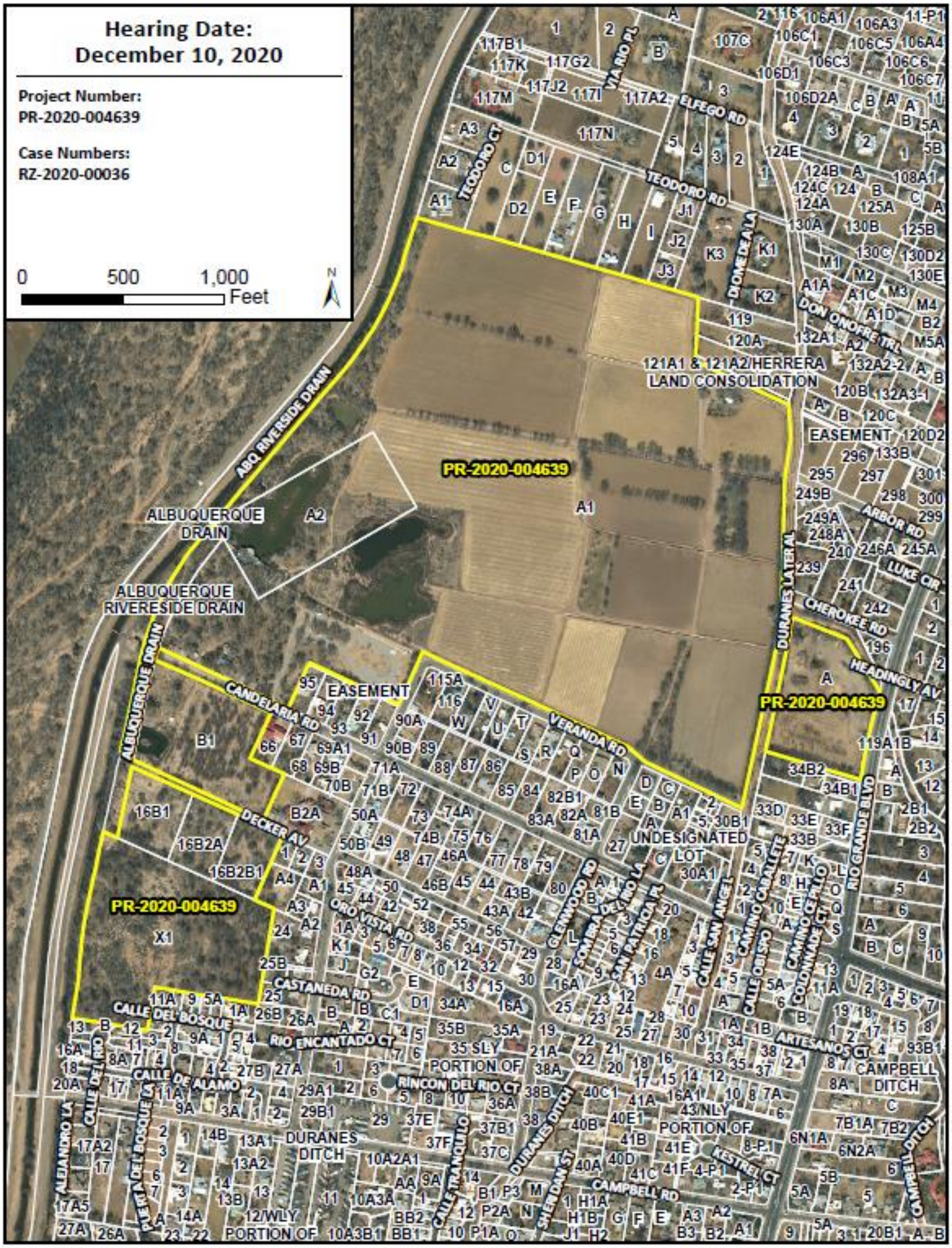
Summary of Analysis

The request is for review and recommendation to the City Council the adoption of a Rank 3 Plan, the City of Albuquerque Candelaria Nature Preserve (CNP) Resource Management Plan (RMP).

The proposed RMP is designed to bring the City into compliance with the Land and Water Conservation Fund (LWCF) guidelines and address public concerns. This RMP provides a framework for implementation and helps to ensure compliance with the federal LWCF regulations and guidelines and the Major Public Open Space Facility Plan.

The Open Space Division conducted extensive public involvement while developing the existing draft as well as the required neighborhood meeting prior to application submittal. Property owners within 100 ft of the subject site and the affected neighborhood associations, the Rio Grande Compound HOA, Alvarado Gardens NA, North Valley Coalition, and the Rio Grande Boulevard NA were notified as required.

Staff recommends that an Approval recommendation be forwarded to the City Council.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ALBUQUERQUE RIVERESIDE DRAIN
ALBUQUERQUE DRAIN
121A1 & 121A2/HERRERA LAND CONSOLIDATION
EASEMENT
CANDELARIA RD
VERANDA RD
DECKER AV
DURANES LATERAL
CHEROKEE RD
HEADINGLY AV
ARBOR RD
LUKE CIR
TEODORO RD
TEODORO CT
ELFEGO RD
DON ONOFRE TRL
RIO GRANDE BLVD
UNDESIGNATED LOT
CASTANEDA RD
CALLE DEL BOSQUE
RIO ENCANTADO CT
CALLE DE ALAMO
RINCON DEL RIO CT
DURANES DITCH
CAMPBELL RD
CAMPBELL DITCH
ARTESANOS CT
ORO VISTA RD
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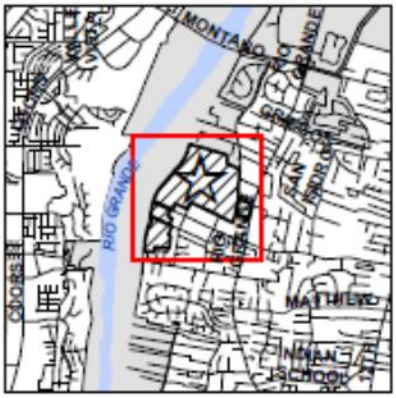

IDO ZONING MAP

Note: Gray shading indicates County.

1 inch = 600 feet

Hearing Date:
12/10/2020
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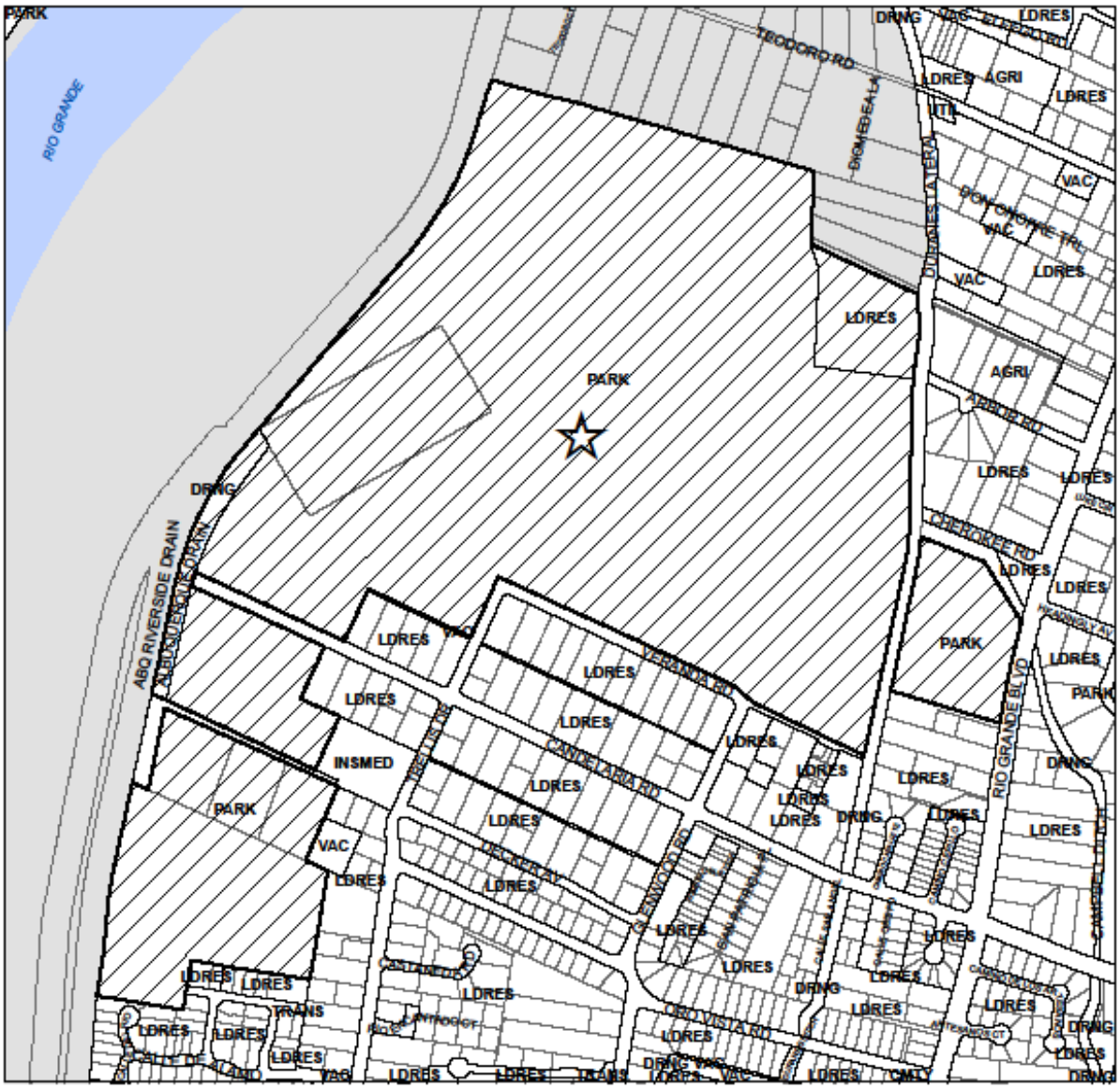
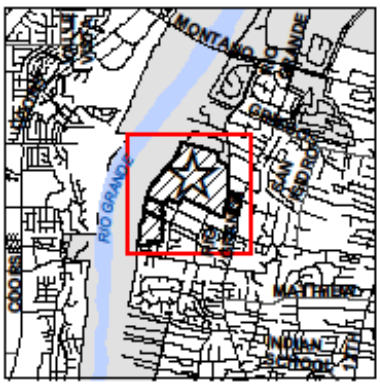
Zone Atlas Page:
F-12 & G-12





LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations

- LDRES | Low-density Residential
- MULT | Multi-family
- COMM | Commercial Retail
- CMSV | Commercial Services
- OFC | Office
- IND | Industrial
- INSMED | Institutional / Medical
- ED | Educational
- APRT | Airport
- TRANS | Transportation
- AGRI | Agriculture
- PARK | Parks and Open Space
- DRNG | Drainage
- VAC | Vacant
- UTIL | Utilities
- CMTY | Community
- KAFB | Kirtland Air Force Base

1 inch = 600 feet

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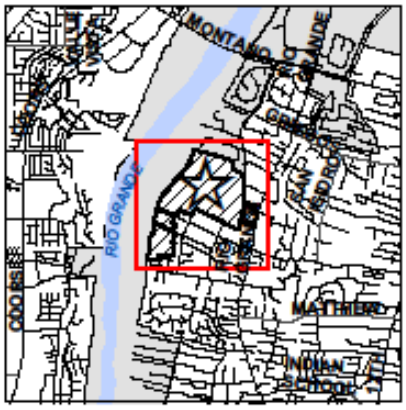

HISTORY MAP

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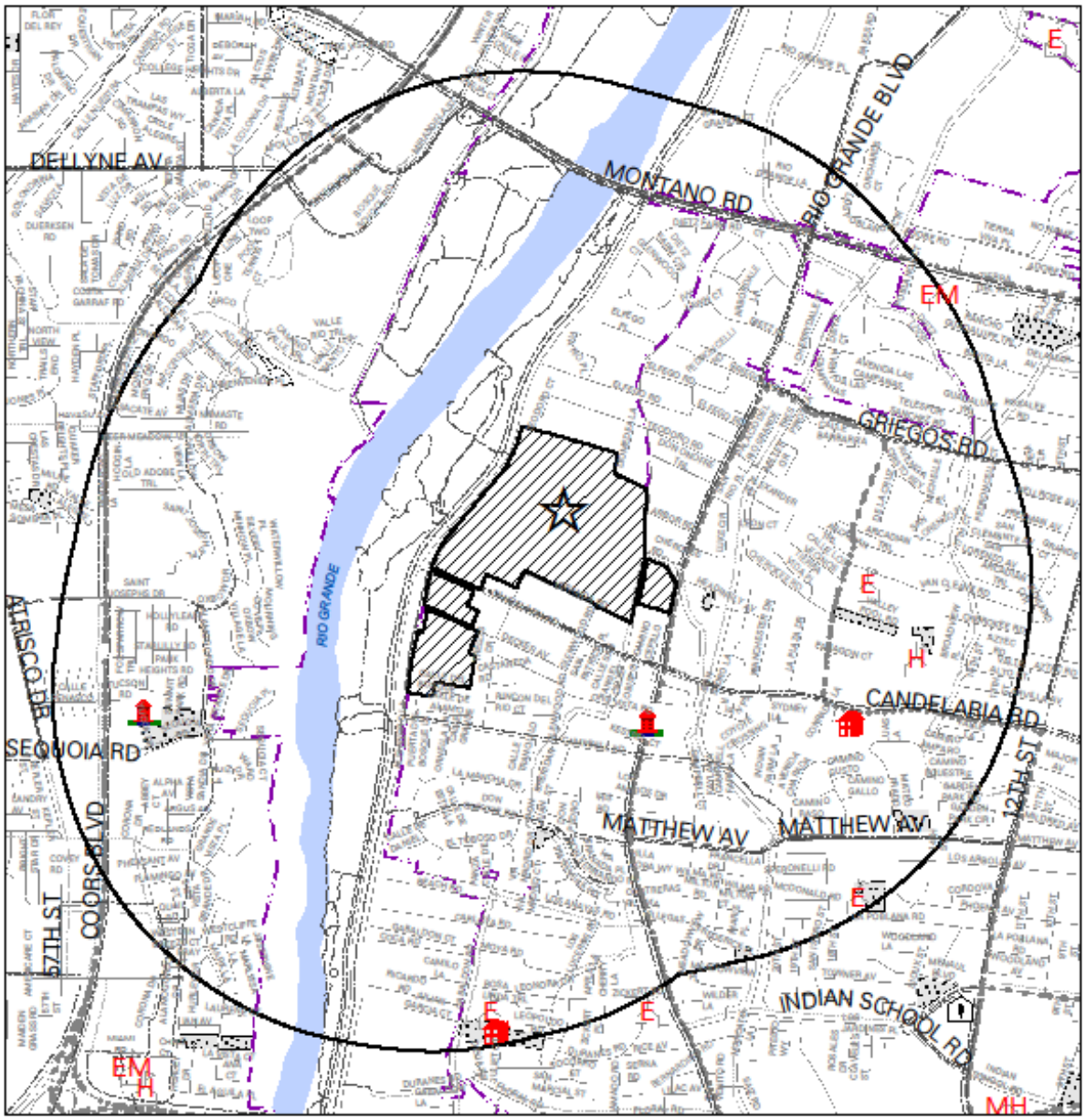

Public Facilities Map with One-Mile Buffer

Community Center
Multi-Service Center
Senior Center
Library
Museum
Fire
Police
Sheriff
Solid Waste
Public School
Proposed Bike Facilities
ABQ Bike Facilities
ABQ Ride Route
Albuquerque City Limits
Landfill designated by EHD
Landfill Buffer (1000-feet)
Developed City Park
Undeveloped City Park
Developed County Park
Undeveloped County Park

0 0.5 1 Miles

Project Number: PR-2020-004639

I. Introduction

	IDO Zoning	*Comprehensive Plan Area*	*Land Use*
Site	NR-PO-B	Area of Consistency	Open Space
North	R-A	Area of Consistency	Residential Agricultural
East	R-A	Area of Consistency	Residential
South	R-A, R-ML, R-T	Area of Consistency	Residential
West	Unincorporated	Area of Consistency	Bosque

Request

The request is for review and recommendation to the City Council the adoption of a Rank 3 Plan, the City of Albuquerque Candelaria Nature Preserve (CNP) Resource Management Plan (RMP). The Integrated Development Ordinance (IDO) does not require EPC review for Rank 3 Plans; however, the City of Albuquerque Major Public Open Space Facility Plan (adopted January 1999), states that a new Resource Management Plan shall be reviewed by the EPC, and a recommendation forwarded to City Council for Final Action.

The subject site is in an Area of Consistency, as designated in the ABC Comp Plan. The Candelaria Nature Preserve (CNP) Open Space encompasses approximately 167 acres east of the Rio Grande within the municipal limits of the City of Albuquerque. The City purchased the CNP lands partially using the federal Land and Water Conservation Fund (LWCF), which requires that the property remain in outdoor recreation use in perpetuity.

The proposed RMP is designed to bring the City of Albuquerque's Open Space Division's CNP operations into compliance with the LWCF guidelines and address public concerns. This resource management plan (RMP) provides the framework for implementation and helps to ensure compliance with the federal LWCF regulations and guidelines and the Major Public Open Space Facility Plan.

The Open Space Division conducted extensive public involvement while developing the existing draft as well as the required neighborhood meeting prior to submission of this application. Property owners within 100 ft and the affected neighborhood associations, the Rio Grande Compound HOA, the Alvarado Gardens NA, the North Valley Coalition, and the Rio Grande Boulevard NA were notified as required.

EPC Role

The Environmental Planning Commission (EPC), in its role as advisory to the City Council, is to review and recommend the adoption of a Rank 3 Plan, the City of Albuquerque Candelaria Nature Preserve (CNP) Resource Management Plan (RMP).

The EPC is being asked to review the RMP and make findings and recommendations to the City Council. By ordinance, these findings are non-binding. City Council will hold a public meeting, prior to approval of the RMP. The subject request is a legislative matter.

History/Background

In 1999, City Council adopted the Open Space Facility Plan, a Rank 2 plan establishing policies for growth and management of Albuquerque's Open Space Program. An element of that Facility Plan is the requirement that Resource Management Plans be reviewed by EPC with a recommendation sent to City Council.

The City purchased the CNP lands partially using federal Land and Water Conservation Fund (LWCF) funds, which require that the property remain in outdoor recreation use in perpetuity. Since the purchase of the property in 1978 for the purpose of creating a nature study area and wildlife preserve, a variety of management plans have been developed to help realize that vision. Portions of those plans were implemented, but the original vision never completely materialized. In addition, the management plans were not submitted to the National Park Service to ensure they were compliant with LWCF rules and guidelines. The LWCF program managers and the City assumed that compliance was being met due to the activities at the RGNCSP.

In early spring 2016, concerns over farming practices on the property were raised by some CNP neighbors and other North Valley residents, leading them to contact the Albuquerque Open Space Advisory Board and the LWCF State Liaison Officer (SLO) asking for clarification of the status of the CNP site within the terms of both Major Public Open Space facilities and the LWCF. In October 2016, following a property inspection, the SLO notified the City that the property was not in compliance with LWCF rules and requested that the property be brought into compliance within three years.

In 2016 and 2017, in response to this request and the concerns raised by the public, the City Council passed two resolutions (R-16-147 and R-17-159) to develop a Resource Management Plan that brings the City of Albuquerque's Open Space Division into compliance with the LWCF guidelines at the CNP.

Context

The subject site includes 167 acres of public open space. To the west is the Bosque and Rio Grande River. To the north, south, and east are residential agriculture lots.

Roadway System

The Long-Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role. The LRRS designates Rio Grande Blvd as a Minor Arterial Roadway. A small portion of the CNP abuts Rio Grande Blvd. from which there is a service access point.

Comprehensive Plan Corridor Designation

The site is not located near any major corridors as designated by the ABC Comp Plan.

Trails/Bikeways

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed trails. Rio Grande Blvd. has an existing bike lane and there is a bike lane from Rio Grande west along Candelaria Rd to the Rio Grande Nature Center.

Transit

Closest route is Fixed Route 36/37 which make one-way loops loop on 12th Street and Rio Grande connected by Griegos Road. The nearest stop pair is at the intersection of Rio Grande and Candelaria, approximately 4,500 feet from the main pedestrian entrance to the Reserve. The sidewalk on Candelaria stops at the cul-de-sac entrance to the Reserve approximately 400 feet from the pedestrian trail.

Public Facilities/Community Services

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

II. Analysis of City Plans and Ordinances

Integrated Development Ordinance (IDO)

Pre-IDO Zoning

Prior to the effective date of the IDO on May 17, 2018, the subject site's zoning was

SU-1 for Open Space / Recreation / Agricultural.

Existing Post-IDO Zoning

Current Zoning for the subject site is NR-PO-B. The NR-PO zone district includes 4 sub-zones, each of which has allowable uses and development standards specified in this IDO or a special approval. The Candelaria Nature Preserve is a Sub-zone B: Major Public Open Space

1. Uses and development standards specified in a Resource Management Plan or Master Plan approved or amended by the Open Space Division of the City Parks and Recreation Department for each facility or in the Facility Plan for Major Public Open Space prevail over IDO standards and may be reflected in Site Plans approved pursuant to this IDO.
2. For facilities without a Resource Management Plan or Master Plan, allowable uses other than those specified in Table 4-2-1 or the Facility Plan for Major

Public Open Space may be approved pursuant to Subsection 14-16-6-6(J) (Site Plan – EPC).

3. Any Extraordinary Facility shall be reviewed and decided pursuant to Subsection 14-16-6-6(J) (Site Plan – EPC).

This application is for review of a proposed Resource Management Plan and is not a subject for Site Plan - EPC review.

Proposed Zoning

No change to the zoning is being requested.

Character Protection Overlay

There are no applicable historic or character protection overlays on the site.

Definitions

Land Carrying Capacity
The number of people in a region that can be sustained and the level of human activity at a certain level without causing land degradation. The study of land carrying capacity is a systematic perspective on the regional land, food, population and development of society.

Local Street
A street designated in the DPM that is primarily used to access abutting properties. A local street may be designated as an access local, normal local, or major local street and carries low traffic volumes. See the DPM.

Major Public Open Space
Publicly-owned spaces managed by the Open Space Division of the City Parks and Recreation Department, including the Rio Grande State Park (i.e. the Bosque), Petroglyph National Monument, and Sandia foothills. These are typically greater than 5 acres and may include natural and cultural resources, preserves, low-impact recreational facilities, dedicated lands, arroyos, or trail corridors. The adopted Facility Plan for Major Public Open Space guides the management of these areas. For the purposes of this IDO, Major Public Open Space located outside the city municipal boundary still triggers Major Public Open Space Edge requirements for properties within the city adjacent to or within the specified distance of Major Public Open Space.

Parking Lot
Any off-street outdoor area for the parking of motor vehicles, including any spaces, aisles, and driveways necessary for the function of the parking lot or for the convenience of patrons.

Resource Management Plan

Rank 3 Plans developed by the Open Space Division of the City Parks and Recreation Department to provide policy guidance on how to manage and protect natural, historic, or cultural resources and/or scenic views for individual City-owned or managed Major Public Open Space. Resource Management Plans also guide visitor uses, budgeting, and decision making.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

Note: Applicant's justification language is in *italics.*
Staff's comments are in ***bold Italics***

The Areas of Change and Consistency strategy is designed to identify places designated for higher intensity uses and denser housing, and that can accommodate new residents and jobs, while enhancing the unique qualities of established neighborhoods that are looking for new ways to preserve their character and quality of life.

As a guidance tool, Areas of Change and Consistency direct more dense development to areas where growth is desired (Areas of Change). In parallel, it is used to apply policies limiting new development to an intensity and scale consistent with places that are highly valued for their existing character (Areas of Consistency). Areas of Consistency include:

- Single-family residential zones and parcels with single-family residential uses
- Parks, Open Space, and golf courses
- Cemeteries
- Airport runways and fly-in zones
- Other parcels outside Change areas, regardless of zoning or current use.

The subject site is in an Area of Consistency. The Goals and Policies listed below are cited by the applicant in the Resource Management Plan justification letter. Applicable goals and policies include:

Chapter 4: Community Identity

<u>GOAL 4.1 - Character:</u> Enhance, protect, and preserve distinct communities.

The Candelaria Nature Preserve is a prime location for the preservation and protection of the unique communities that grew along the Rio Grande River and Bosque. The RMP is dedicated to enhancing the native species of both flora and fauna and will continue to contribute to the unique character of the North Valley.

<u>POLICY 4.1.5 - Natural Resources:</u> Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions.

Applicant Response: The proposed RMP provides a plan to incorporate the natural setting and ecosystem function into the core of the City of Albuquerque and North Valley neighborhood; and provide more opportunities for public interaction.

The CNP RMP is a means to encourage a natural setting and rebuild ecosystems. Although public access will be limited, it is still open to small groups. The request furthers Policy 4.1.5 by protecting and enhancing the natural ecosystem of the area.

GOAL 4.2 - Process: Engage communities to identify and plan for their distinct character and needs.

The creation of this RMP worked with the community to determine concerns and character of the CNP and so by furthers Goal 4.2.

POLICY 4.2.2 - Community Engagement: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

Applicant Response: The Open Space Advisory Board convened a Technical Advisory Group (TAG) including but not limited to Neighborhood Association representatives, partner agencies, and citizen biologists who guided the development of the Plan. In addition, the Open Space Division engaged in an extensive Public Process including stakeholder interviews, several public meetings, and nature discovery hikes as outlined under Public Process in the proposed RMP.

The creation of this RMP was accomplished through extensive community engagement. It is the desire of many of the neighbors to be included in protocols as planning moves forward. The proposal furthers Policy 4.2.2.

POLICY 4.1.5 Natural Resources: Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions.

Applicant Response: The proposed RMP provides a plan to incorporate the natural setting and ecosystem function into the core of the City of Albuquerque and North Valley neighborhood; and provide more opportunities for public interaction.

The RMP is itself a natural resource and by prohibiting any development in the area, natural resources are protected. The RMP supports Policy 4.1.5 by restricting any development that is not appropriate for the natural setting.

GOAL 4.2 Process: Engage communities to identify and plan for their distinct character and needs.

Goal 4.2 is promoted through the use of a Technical Advisory Group which included community members and a number of neighborhood meetings where community engagement worked to identify needs and desired growth.

POLICY 4.2.2 - Community Engagement: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

Applicant Response: The Open Space Advisory Board convened a Technical Advisory Group (TAG) including but not limited to Neighborhood Association representatives, partner agencies, and citizen biologists who guided the development of the Plan. In addition, the Open Space Division engaged in an extensive Public Process including stakeholder interviews, several public meetings, and nature discovery hikes as outlined under Public Process in the proposed RMP.

The Technical Advisory Group (TAG) is an excellent manifestation of community engagement. It has included members of the surrounding neighborhoods and community scientists along with government staff to create a plan that address the concerns and needs of the area.

GOAL 10.1 Facilities & Access: Provide parks, Open Space and recreation facilities that meet the need of all residents and use natural resources responsibly.

Goal 10.1 is supported by this RMP because access to the CNP is open to the public through limited numbers which protects the natural resources as well. ADA compliant access is not throughout the entire site but is available to certain trails and look-outs.

POLICY 10.1. 1: Distribution: Improve the community's access to recreational opportunities by balancing the City and County's parks and Open Space system within the built environment.

Applicant Response: The proposed RMP is designed to balance available resources in the appropriate locations and implement habitat restoration to the benefit of wildlife for the purposes of nature study and wildlife viewing. The plan allows for preservation of existing Open Space lands and conversion from farming to natural habitat in certain areas, therefore allowing for additional natural habitat within the existing built environment of the North Valley neighborhood.

The CNP provides important MPOS in the North Valley and contributes to equitable distribution of such space which addresses Policy 10.1.1. This public open space is centrally located within the city's built environment..

POLICY 10.1.2: Universal Design: Plan, design program, and maintain parks, Open Space, and recreation facilities for use by people of all age groups and physical abilities.

Subpolicy A) Design and maintain landscaping and park features appropriate to the location, function, public expectation, and intensity of use.

Applicant Response: The proposed RMP includes recreation facilities to be used by people of all age groups and physical abilities by planning to implement habitat restoration to the benefit of wildlife for the purposes of nature study and wildlife viewing, recreational activities, and educational outreach. The proposed RMP will design and maintain park features appropriate to the location, function, public expectation, and intensity of use by outlining expectations for specific areas of the CNP as well as estimating the time-line and costs to achieve those goals.

The CNP is a unique space within the city. Unlike many public parks, its intension is to protect land for wildlife and allow the community to get a glimpse of these habitats close to home. Certain areas have been made ADA compliant but the character of this area is more for the wildlife than people. Policy 10.1.2.A is meet by maintaining a unique environment within the city's open space facilities.

POLICY 10.1.4: Water Conservation: Employ low-water use and reclamation strategies to conserve water.

Subpolicy A) Incorporate native vegetation and low-water use species wherever possible, particularly in areas without easy access to irrigation.

A major element of the CNPRMP is in support of Policy 10.1.4.A through the reintroduction of native vegetation in lieu of current farming uses.

Subpolicy B) Integrate irrigation, water conservation, drainage, and flood control functions within parks and Open Spaces with ecological preservation and recreational purpose.

Applicant Response: Water efficiency will continue to be a priority in managing the property. Critical to the operation of the CNP is the use of surface irrigation water rights to irrigate the property.

The permeability and poor drought tolerance of the soils combined with the variability in rainfall indicate that the success of habitat restoration depends on efficient use of the irrigation system. In order to achieve this, application of water in the right amount at the right time is critical. Fields must be properly laser leveled and the ditches must be kept in good working condition.

The ability to work closely with the MRGCD during the irrigation period, as described in the proposed RMP, is imperative to efficiently meet the demands of these fields. The proposed RMP intends to perpetuate the use of flood irrigation to establish and sustain crops and restored habitat areas at the Candelaria North Tract.

A major portion of the RMP is dedicated to water conservation and controlled irrigation and flooding. The planned revegetation of the farming parcels will include native vegetation and low-water species as suitable for the area and the wildlife and supports Policy 10.1.4.B.

GOAL 10.3 Open Space: Protect the integrity and quality of the region's natural features and environmental assets and provide opportunities for outdoor recreation and education.

The RMP supports Goal 10.3 with educational programs on site and public access for nature observation.

POLICY 10.3.2: Preservation: Identify and manage sensitive lands within the Open Space network to protect their ecological functions.

A) Manage public access to best protect natural resources.

B) Ensure that development within Open Space is compatible with its preservation purpose.

Applicant Response: The proposed RMP identifies appropriate outdoor recreation activities for the CNP, as well as outlines a process, schedule, and protocols for reasonable public access consistent with the wildlife preserve objective. The proposed RMP includes a Public Access and Outdoor Recreation Implementation Plan and a Habitat Implementation Plan with detailed lists of activities and implementation schedules over the 20-year plan.

The proposed RMP includes a section describing habitat types that will be improved or newly established at the CNP and the specific requirements and plant assemblages in developing these areas. While the OSD will manage the CNP to achieve the wildlife habitat goals, it is unpredictable how the natural processes, plant succession, and ecosystem functions may unfold. Monitoring and adaptive management will be essential.

The RMP sets about to establish protocols and priorities in the use of the CNP. It manages access and use of the land to keep visitation at a minimum so that natural habitats can establish and thrive. It also identifies and manages these sensitive lands within the Open Space network to protect their ecological functions and thereby supports Policy 10.3.2 A & B.

<u>POLICY 10.3.3 - Use:</u> Provide low-impact recreational and educational opportunities consistent with the carrying capacity of the Open Space resources.

Applicant Response: The proposed RMP will permit the implementation of low-impact recreational and educational opportunities consistent with the carrying capacity of the Open Space resources by including an educational program protocols such as:

- *Maximum number of program participants allowed at one time is generally limited to 24 people, although exceptions may be made if there is sufficient staffing available to divide into small groups and ensure a quality educational experience.*
- *Maximum of three events per week.*
- *School groups limited to 60 students per fieldtrip and enough staff and adult supervision to manage the group well.*

- *No unguided or unreserved groups. However, groups or individuals who have a Special Use or other agreement with the OSD may access the CNP unguided under established protocols.*
- *May include access for wildlife monitoring, restoration projects, service-learning activities, educational programs or assisting with management of the property.*
- *Access through the preserve for guided programs shall generally be restricted to official trails and roads.*
- *User created trails shall be closed and revegetated.*
- *Educational and monitoring activities may take place in the wetland, the farm fields and the Bosque area, taking care to minimize environmental disturbance.*

Although the specific carrying capacity of CNP is not established, restricted access and off-limits areas will facilitate protection of the natural environment in support of Policy 10.3.3.

<u>POLICY 10.3.4 - Bosque and Rio Grande:</u> Carefully design access to the Rio Grande, the Bosque, and surrounding river lands to provide entry to those portions suitable for recreational, scientific, and educational purpose, while controlling access in other more sensitive areas to preserve the natural wildlife habitat and maintain essential watershed management and drainage functions.

A) Minimize disturbance or removal of existing natural vegetation from the Bosque.

Applicant Response: Additional goals of increasing Bosque physical structural diversity, and Bosque plant species diversity will be considered part of the Bosque wildlife habitat function. Newly planted Bosque species will be planned over the next 20 years to provide a landscape network of wildlife corridors for movement, and habitat for food and shelter. A 20-year multi-phase plan will be developed to determine the best landscape arrays, and plant species compositions of Bosque, relative to adjacent habitats.

A number of bridges cross the Albuquerque Riverside Drain which runs along the western edge of the site. Access to theses to these is somewhat limited due to the conservancy nature of CNP. This limited access will minimize disturbance of Bosque vegetation. This is consistent with Policy 10.3.4.

<u>GOAL 11.1 Traditional, Rural and Agricultural Heritage</u>. Preserve and enhance farmland, the acequia system, and traditional communities.

The RMP supports Goal 11.1 because it preserves the historic natural environment of the CNP and enhances existing acequias.

<u>POLICY 11.1.3 - Acequia Preservation:</u> Support efforts to protect and preserve the acequia system for agricultural and low-impact recreation purposes and strengthen connections with adjacent neighborhoods and development.

Applicant Response: The CNP incorporates part of the historic acequia system and intends to preserve and maintain low-impact recreation surrounding the system as well as respecting adjacent neighborhoods that rely on the system. The CNP RMP also proposes interpretive guided educational programs that may include acequia systems and water monitoring.

The CNP RMP will continue to protect and preserve existing water distribution methods through acequia preservation in support of Policy 11.1.3.

GOAL 11.3 - Cultural Landscapes: Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

The CNP was established to protect, and enhance the landscape of the North Valley and Rio Grande River bank supporting Goal 11.3.

POLICY 11.3.1 - Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

The surrounding community is one of residential agricultural development set within the natural elements of the Bosque. Policy 11.3.1 is support through the RMP which will keep this area as a nature preserve and reestablish area to native vegetation.

POLICY 11.3.3 - Bosque: Regulate development on adjacent lands to preserve and enhance the Bosque as an important cultural landscape that contributes to the history and distinct identity of the region, as well as nearby neighborhoods.

Applicant Response: The RMP is intended to preserve and enhance the natural and cultural characteristics and features of the CNP cultural landscape. The CNP is a cultural landscape because it occupies a land with a long entrenched natural and human history surrounding the Rio Grande and its historic relationship to farming and acequia irrigation in the region.

Although the traditional farmland of the north valley located within the boundary of CNP will be discontinued, the traditional natural habitat will be promoted in support of Policy 11.3.3..

GOAL 12.1 - Infrastructure: Plan, coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the Comp Plan's vision for future growth.

The RMP has very little use of existing infrastructure but supports Goal 12.1 because it uses environmentally sound policy for growth and operations.

POLICY 12.1.5 - Irrigation System: Coordinate with MRGCD and other stakeholders to protect the irrigation system.

Applicant Response: The proposed CNP RMP recognizes the importance of partnering closely with the MRGCD during the irrigation period to efficiently meet the demands of the fields and to protect the irrigation system and proposes a plan to accomplish this goal.

The resource management will coordinate with the MRGCD concerning irrigation of lands, supporting Policy 12.1.5.

GOAL 12.3 - Public Services: Plan, coordinate, and provide efficient, equitable, and environmentally sound services to best serve residents and protect their health, safety, and well-being.

The provides protocol for evaluating the use of herbicides on site to protect the health, safety and well-being of neighboring residents in keeping with Goal 12.3.

POLICY 12.3.8 - Education: Complement programming provided by educational institutions to expand educational opportunities for residents in all cultural, age, economic, and educational groups.

Applicant Response: Guided programs will be led year-round by OSD staff, RGNCSP, community partners and trained volunteers. During wintering bird and nesting seasons from November through July, staff will pay special attention to minimize disturbance to wildlife. Hands-on activities will be offered that use scientific techniques to engage the public and assist with monitoring plants and wildlife at the property.

Educational programs operated through the CNP will continue to programming provided by educational institutions to expand educational opportunities for residents in all cultural, age, economic, and educational groups in support of Policy 12.3.8.

GOAL 12.4 – Coordination: Coordinate with other providers to leverage resources, maximize efficiencies, bridge service gaps, and provide added value.

Realizing the limited budget of the CNP, the RMP supports Goal 12.4 by addressing possible donors, both corporate and private, to bridge finance gaps.

POLICY 12.4.5 - Facility Plans: Develop, update, and implement facility plans for infrastructure systems, such as drainage, electric transmission, natural gas, and information technology that benefit from cross-agency and public-private coordination.

Applicant Response: This application submits a Facility Plan to implement and benefit from cross-agency coordination for the CNP.

The RMP calls for cross-agency cooperation in support of Policy 12.4.5.

GOAL 13.2 - Water Supply & Quality: Protect and conserve our region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.

The RMP addresses Goal 13.2 through a detailed water management plan to protect and conserve our region's limited water supply.

POLICY 13.2.2 - Water Conservation: Foster the efficient management and use of water in development and infrastructure.

Applicant Response: Please refer to POLICY 10.1.4 above.

The RMP fosters the efficient management and use of water in development and infrastructure in support of Policy 13.2.2..

GOAL 13.4 - Natural Resources: Protect, conserve, and enhance natural resources, habitat, and ecosystems.

Applicant Response: The proposed CNP RMP intends to protect, conserve, and enhance natural resources, habitat, and ecosystems by increasing habitat types on previously farmed lands, which will improve local and migratory wildlife and native plants interconnections.

Not only is the CNP RMP dedicated to protecting natural resources, habitats and ecosystems, it will provide a process in which farm land will be re-established as natural habitat which meets Goal 13.4.

POLICY 13.4.4 - Unique Landforms and Habitats: Protect areas with unique landforms, and crucial habitat for wildlife, through sensitive urban development or acquisition as Open Space.

Applicant Response: The proposed CNP RMP furthers this policy because it endeavors to protect the unique landscape and crucial wildlife habitat existing within the Candelaria Nature Preserve, an existing historic Open Space property located in an urban context, by transferring a large portion of the agricultural land to wildlife habitat and managing the rest of the property to support sensitive development.

The preservation of habitats was promoted through the purchase of the CNP and the proposed RMP will protect the land from uncontrolled development and access in support of Policy 13.4.4.

1999 Major Public Open Space Rank II Facility Plan (Rank II)

The City's 1999 Major Public Open Space (MPOS) Rank II Facility Plan identifies the types of Major Public Open Space, including Open Space Preserves. Management emphasis is on restoring, preserving, and enhancing the characteristics of the area. Development is limited to the minimum required for public safety and resource protecting and enhancement. Public access is only allowed under the supervision of staff and by permit. Open Space Preserves may be closed to public access to protect habitat and historic, cultural, and archaeological resources.

In the case of the Candelaria Nature Preserve, the values intended for development and protection were a nature study area and a preserve for wildlife forage and habitat, with the goal of providing public education about the Middle Rio Grande and Bosque ecosystems through the RGNCSP. However, limited access for outdoor recreation—most typically wildlife viewing—needs to be provided at CNP due to LWCF requirements. Therefore, the MPOS policies restricting general public access will be modified to comply with LWCF policy.

Policy A.1.B. This MPOS type shall be conserved and protected for its intrinsic value as a significant visual, natural, or environmental resource. Trails shall be limited to those necessary for research, maintenance, policing, and scientific study. Protection of these resources should include natural barriers, fencing, signage, control of use, and patrol by rangers.

Policy A.2.C. Resource Management Plans should be developed for the… Candelaria Farms..

The Resource Management Plan shall:

• identify land use "carrying capacity;"

Applicant Response: The proposed RMP will permit the implementation of low-impact recreational and educational opportunities consistent with the carrying capacity of the Open Space resources by including an educational program protocols such as:
• Maximum number of program participants allowed at one time is generally limited to 24 people, although exceptions may be made if there is sufficient staffing available to divide into small groups and ensure a quality educational experience.
• Maximum of three events per week.
• School groups limited to 60 students per fieldtrip and enough staff and adult supervision to manage the group well.
• No unguided or unreserved groups. However, groups or individuals who have a Special Use or other agreement with the OSD may access the CNP unguided under established protocols.
• May include access for wildlife monitoring, restoration projects, service-learning activities, educational programs or assisting with management of the property.
• Access through the preserve for guided programs shall generally be restricted to official trails and roads.
• User created trails shall be closed and revegetated.
• Educational and monitoring activities may take place in the wetland, the farm fields and the Bosque area, taking care to minimize environmental disturbance.

Although the RMP makes mention of restricted use there is no apparent carrying capacity calculation included in the plan. Mention of 250,00 annual guests, does not seem to support the idea of limited access. The RMP should work to provide real data for the restoration and maintenance of the CNP as a nature preserve and in so doing evaluate the true carrying capacity of the site and control access accordingly.

• identify access point(s);

Current and potential public access points, both visual and physical, were reviewed to determine what kind of access to the property already exist and where additional access could feasibly be developed, what kind of and how much parking exists and could be feasibly be provided, and whether the access points could be made Americans with Disabilities Act (ADA) accessible without great expense.

All educational activities will be overseen by staff, partners and/or trained volunteers, so to minimize wildlife disturbance. Access may increase overtime or be further restricted in certain areas. This will be reviewed every four years or as needed. No change to public access in the RGNCSP is being proposed.

Access points onto the site have been identified but new or additional points have not been finalized and would be sometime in the future. At that time, it will be imperative to have additional neighborhood/community engagement. Currently, there is a great deal of neighborhood concern over the location of additional parking and access.

• identify facility locations, including utility and transportation corridors;

Vehicular access will be limited to OSD and other "authorized" vehicles, emergency vehicles, and farm machinery. The majority of vehicles are expected to stay on the existing farm roads and access the site via the existing vehicular gates. Pedestrian access is limited to guided tours, education programs, citizen science monitoring activities, and rehabilitation/renovation projects.

Parking and access to the Candelaria North tract is proposed from the TNT. Additional parking for partner groups as well as ADA parking will be at the Woodward House for monitoring activities and specified guided programs. Parking and access for Candelaria South Tract will be from the RGNC parking lot.

Facility locations for restrooms and additional parking are discussed; however, they are contingent upon additional funding and not soon for design. No additional roads are planned for the site, nor are additional utilities.

• identify areas to be monitored and develop a monitoring and management plan;

Adaptive management must first begin with specific goals and objectives. Each habitat restoration area on the CNP needs to have a set of goals and objectives. For example, an important goal of this RMP is to increased biodiversity. The number of species that become established in a specific habitat area could be observed and tabulated to see if the number of species increases over time with restoration. Identifying evaluation criteria to be measured or observed can be complex, and can address single or multiple species, specific evaluation elements, different spatial and temporal scales and management components.

Monitoring can be measurements or observations and can be quantitative or qualitative. The amount of time for monitoring and the budget is a factor to consider. Cost effective monitoring methods will be conducted on an annual basis with staff, partners and volunteers. Every four years, a more in-depth monitoring will take place to further

identify if the project goals and objectives are being met and what needs to be modified, which will require additional funds.

A major portion of this RMP is the return of currently farmed land to natural wildlife preserve. This transition is expected to take place over a period of years and there is a detailed monitoring and management plan for this transition.

- establish policies (in this RMP these are referenced as protocols) for resource management, access and parking, facility management, staffing, fees, interagency cooperation, and enforcement;

Site and Habitat Area Protocols:

• In general, the roadway shall be used as a trail for foot traffic during educational programs or monitoring activities.

• The roadway will be closed to regular use with the exception of maintenance vehicles to maintain the habitat areas or to conduct monitoring.

• Guided educational programs shall avoid disturbing the plant and animal life, especially during the bird wintering and nesting seasons, from November through July. Open Space Division (OSD) will inform those doing regular monitoring prior to scheduling guided educational programs.

• The OSD, RGNCSP and other approved parties may access the property for the purpose of routine maintenance at any time, year-round, but should avoid disturbing wildlife, especially from November through July.

• Only approved parties may conduct monitoring activities, and only according to a schedule and plan approved by the OSD and RGNCSP.

• Parties interested in undertaking additional projects or habitat improvement activities wetland must gain prior approval of the OSD and the RGNCSP.

• Exotic trees, such as Siberian elm, Russian olive, and tamarisk shall be removed. As approved by OSD, stumps of exotic trees may be treated with herbicides to prevent regeneration.

• OSD and/or contractors are responsible for managing irrigation activities and coordinating with the MRGCD to schedule delivery of irrigation water.

• OSD is responsible for making repairs to ditches resulting from regular use, and installing alternative irrigation technologies; however, may need to outsource this task to a contract farmer.

• The contractor and OSD are responsible for conducting regular ditch maintenance, including mowing vegetation and removing weeds and other debris in preparation for irrigating, cutting elm trees, patching cracks, and fixing gates and turnouts. The contractors are responsible for any damages to ditches or other irrigation technologies resulting from misuse or neglect they ensue.

• Contractors may burn weeds growing in ditches, but only with the prior approval of the OSD. Prior to burning the contractor or OSD must obtain the burning permits required by the City and/or County, notify the local fire department, and notify the RGNCSP.

• The OSD and contractors and partnering groups may store equipment in the Equipment Area.

• In order to store smaller equipment with more security, contractors may add temporary storage containers or sheds to this area, with the prior permission from the OSD.

• The OSD and contractors shall keep the Equipment Area reasonably clean, tidy, safe, and operable. No hazardous materials shall be kept at the farm without permission from the OSD.

• Gates into the property shall remain closed and locked, opened only by the OSD, the contract farmer/s, the MRGCD, the RGNCSP or the Friends of the RGNSCP, their agents, partners and employees who have permission to enter or exit the farm to perform authorized work or programs. The public may enter these areas only during approved events including guided tours, monitoring or restoration work.

• The OSD shall maintain the farm roads and trails throughout the property.

• Vehicles and farm equipment must drive slowly on farm roads, so as to maintain public safety and avoid creating dust.

This resource management plan appears to be long in history and short in policies and protocols. While there is a plan for habitat transition and mention of various community groups, the RMP does not seem to address particulars concerning actual agency cooperation, who will staff and how many staff are needed, fees or maintenance of fences or debris which seems to accumulate at the tree farm.

• classify the parcels within the RMP area by MPOS type, according to the criteria contained in Table 2-1 within the MPOS;

Although Open Space Preserve, as denoted in Table 2-1 in the MPOS, is marked for a large portion of the site, the South Candelaria area, which is possibly Protected, Undeveloped Open Space, is not denoted as such. This should be remedied.

• evaluate impacts or proposed development within the Major Public Open Space on adjacent areas; and

No development is proposed for the site. Concerns about future plans for a restroom and additional parking have been discussed but nothing is finalized at this time.

• evaluate reasonable alternative development schemes.

A great deal of evaluation has gone into the determined development schemes. The RMP allows for reevaluation of development every four years.

III. Adoption or Amendment of Facility Plan

This RMP is designed to implement habitat restoration to the benefit of wildlife for the purposes of nature study and wildlife viewing. The plan also includes costs estimates of the various activities recommended to achieve that goal, including the transition from farming alfalfa to wildlife crops, and eventually a restored native habitat throughout the farmed area, as well as recreational activities and educational outreach at the CNP. To ensure that goals for habitat areas are reached, data will be gathered and evaluated to inform operations and any changes to the plan in an adaptive management approach.

This plan is estimated to cover a 20-year time span and to be implemented in quarterly phases. The Open Space Division will provide an annual report to the Open Space Advisory Board, available to the public, on the status of the RMP implementation that will include the year's activities, challenges, and funding. In addition, the Open Space Division will review this RMP every 4 years with the Open Space Advisory Board to discuss potential updates and changes to the plan in accordance with the goals of outdoor recreation and habitat restoration.

Pursuant to section 14-16-6-7(B)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for Adoption or Amendment of a Facility Plan shall be approved if it meets all of the following criteria:"

Note: Applicant's Justification is in indented *italics*, Staff's Analysis ***bold italic*** text.

6-7(B)(3)(a) The proposed plan or amendment is consistent with the spirit and intent of the ABC Comp Plan, as amended, and with other policies and plans adopted by the City Council.

As demonstrated above, through the applicant's justification, this Resource Management Plan is consistent with the spirit and intent of the ABC Comprehensive Plan because it furthers a preponderance of applicable Goals and Policies. It also meets the requirements set forth in the MPOS Facility Plan for resource management plans.

Additional detail to protocol and carrying capacity are in order and would better address the concerns of the surrounding neighborhood.

6-7(B)(3)(b) The proposed plan or amendment promotes the efficient use or administration of public or quasi-public facilities.

Applicant Response: The proposed RMP (submitted herein for EPC review) was prompted by the State's LWCF Representative who determined that the City was out of compliance in managing the property by allowing commercial farming and not providing adequate public access and outdoor recreation opportunities to the whole property. The Resource Management Plan was mandated through City Council Resolutions R-16-147 and R-17-159. The CNP RMP was developed by a Technical

Advisory Group (TAG) with oversight from the Open Space Advisory Board to promote the efficient administrative of the City's CNP Open Space Facility.

Currently, the property is closed to the public with the exception of guided tours and through visual access into the property through a perimeter fence. This is mainly due to the designation of the property as an Open Space Preserve and the fact that education and recreation has been traditionally served at the property through the activities at the Rio Grande Nature Center State Park that is on the Candelaria Nature Preserve and managed by the New Mexico State Parks and Recreation Department through a Joint Use Agreement with the City. Despite this, the LWCF representative determined that the City was out of compliance by not allowing access to the entire property, including the farm fields.

The current management plan for the CNP allows agriculture use at the property through a contract farmer who will grow a percentage of the crops for wildlife and manage the property, including the farm fields and irrigation ditches, and offset those costs by also growing and selling alfalfa. The proposed RMP deviates from the current practice by not allowing any crops grown commercially.

The proposed RMP addresses the issues of access and recreation to come into LWCF compliance. The property will not be open to the public to limit disturbance to wildlife; however, a detailed implementation plan has been developed for engaging the public through citizen science, stewardship activities and guided tours through a limited access scheme. Enhanced visual access will also be offered through wildlife viewing blinds strategically located around the perimeter of the property.

The proposed RMP focuses on providing crops solely for wildlife while eventually transitioning away from farming all together and restoring the farm fields to native vegetation types to provide the most optimal habitat for a wide variety of wildlife. This puts a larger financial burden on the City to directly pay for a contractor to grow crops for wildlife and maintain the property as well as the cost for restoring the farm fields. However, it aligns with the initial intent of the property to serve as an Open Space Preserve and allows the City to come into National Park Service per LWCF compliance.

The intention of the proposed RMP is to administer the efficient use of public facilities at the CNP by employing efficient protocols for management of each area and converting a portion from existing commercial farming to habitat. The Candelaria Nature Preserve (CNP) is to be managed as a nature study area and wildlife preserve providing access to outdoor recreational opportunities for all residents and visitors. The vision is an improved ecosystem health and increased biodiversity of the CNP, ensuring compliance with LWCF guidelines.

The intent of the Resource Management Plan is primarily concerned with the transition of lands that are part of the Candelaria Nature Preserve currently used for farming, to natural wildlife preserves. This change of use is required for the

facility to be in compliance with the conditions of the LWCF funding used to purchase much of the land.

Previous management was believed to be following the criteria but was found to be lacking. The intent of MPOS in general, and the Candelaria Nature Preserve in particular, is to provide a nature study area and wildlife preserve providing access to outdoor recreational opportunities for all residents and visitors, as required by the LWCF Act and as intended by the 1976 proposal from the City and State for preserving the existing natural landscape and its plants and animals for "nature study, recreation uses, open space, and urban shaping.

The attached RMP promotes the efficient use of public facilities and land that constitutes the Candelaria Nature Preserve.

6-7(B)(3)(c) The plan or amendment will promote public health, safety, and general welfare.

Applicant Response: The LWCF regulations require that properties acquired or developed with LWCF assistance shall be operated and maintained so as to appear attractive and inviting to the public; protective of public safety and health; kept open for public use at reasonable hours and times of the year, according to the type of facility; kept in reasonable condition to prevent undue deterioration and to encourage public use; and shall have posted an LWCF acknowledgement sign at the project site.

The proposed RMP includes a section regarding Conservation Buffers which are recommended to provide multiple benefits. By establishing a safe distance between outdoor recreation and habitat, wildlife disturbance is limited. Additional vegetation buffers serve secondary environmental functions. In addition, the recent increase in non-native vegetation has been identified as the most significant indicator of failing ecological health in the riparian ecosystem and the proposed RMP describes methods for managing non-native vegetation. The RMP CNP includes Site and Habitat Area Protocols such as:

- *Keeping the Equipment Area reasonably clean, tidy, safe, and operable. No hazardous materials shall be kept at the farm without permission from the OSD.*
- *Vehicles and farm equipment must drive slowly on farm roads, so as to maintain public safety and avoid creating dust.*

The proposed RMP includes plans for fencing and improvements that will promote public safety. The restoration of the natural preserve area, a place within the City of Albuquerque, will contribute to the positive environment and promote the general welfare.

IV. Agency & Neighborhood Concerns

Reviewing Agencies

City departments and other interested agencies reviewed this application from 11/3/2020 to 11/23/2020. Few agency comments were received. Long Range Planning states:

The proposed Candelaria Nature Preserve Resource Management Plan is consistent with the intent of the Comprehensive Plan. The request furthers goals and policies related to Facilities and Access, Universal Design, Water Conservation, and Preservation.

Neighborhood/Public

Notification requirements are found in 14-16-6, in the Procedures Table 6-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood associations are the Rio Grande Boulevard Neighborhood Association (RGBNA), Rio Grande Compound HOA, Alvarado Gardens NA and the North Valley Coalition, which the applicant notified as required. The applicant also notified property owners within 100-feet of the subject site's boundaries as required. Several community meetings were held, the notes of which are included in the Neighborhood Comment section of this report packet.

The Rio Grande Boulevard Neighborhood Association (RGBNA), the neighborhood association that borders the Tree Nursery Tract, have four issues with the proposed project. They are concerned about the plans for the Tree Nursery Tract, the use of pesticides and herbicides, community involvement in oversight of the CNP Resource Management Plan (RMP), and lastly, the budget. The association strongly objects to the site being a multifunctional space to support the CNP. The association has also raised concerns as to why parking cannot occur at the RGCSP as they are concerned about cars parking in front of their residences to access the CNP. The use of herbicides and pesticides is strongly opposed and they ask that the wide area of spraying herbicides be specifically banned and that neighbors have an input into the protocols to define minimizing herbicide use. They ask that a committee of stakeholders be formed to oversee the progress of implementation of the RMP.

Other people have voiced concerns that the implementation of a bathroom will bring an increase in homeless people who walk along the ditch, lack of privacy into their yards and homes, and an increase in vehicular and foot traffic in front of their homes. Residents also ask that the City and/or Middle Rio Grande Conservancy replace the current fence along the ditch and bordering their properties.

Some residents are very supportive of the creation of the Candelaria Nature Preserve but are also concerned with the increased traffic to the area and have expressed concern that not all residents were notified in a timely manner.

Staff has received several letters of opposition and several letters of support (see attachments). The letters are included in the Neighborhood Comment section of this report packet.

V. Conclusion

This request for review of the Resource Management Plan for the Candelaria Nature Preserve establishes a plan to revert farmland to natural habitat and sets forth plans for the expenditures of funds and future planning. It provides guidance for uses within the various areas of the CNP and though certain points could be expanded upon, the overall plan meets the requirements for a Resource Management Plan as set forth in the MPOS Facility Plan. It also furthers applicable Goals and Policies of the ABC Comprehensive Plan.

Property owners within 100 ft and the affected neighborhood associations, the Rio Grande Boulevard Neighborhood Association (RGBNA), the Rio Grande Compound HOA, the Alvarado Gardens NA, and the North Valley Coalition, were notified as required. While there is general public support of the RMP, community members have expressed a number of concerns that could positively be addresses through expansion of protocols and creation of carrying capacities for the site.

Staff recommends that an approval recommendation be forwarded to the City Council with conditions for improvement.

Findings, Amendment to Facility Plan

Project #: 2020-004639, RZ: 2020-00036

1. The request is a for a review and recommendation to City Council of the Candelaria Nature Preserve Resource Management Plan (CNP RMP) an approximately 167-acre site consisting of all or a portion of Tract A-1-B Revised Plat Of Tracts A-1 A-2 B-1 & B-2, Tract A-1-A Revised Plat Of Tracts A-1 A-2 B-1 & B-2, Tr A-2 Revised Plat Of Tracts A-1, A-2, B-1, & B-2, Tr B-1 Revised Plat Of Tracts A-1, A-2, B-1 & B-2, Tracts 16B2B1, 16B2A & 16B1 MRGCD Map 34, Tr X1 Summary Plat City Of Albuquerque's Replat Tr X Alvarado.

2. The site is located on Candelaria Rd NW between Paseo del Bosque Trail and Rio Grande Blvd. NW. and is zoned NR-PO-B.

3. The Environmental Planning Commission (EPC) is hearing this case because the City of Albuquerque's Major Public Open Space Facility Plan 1999 required all resource managements plans be reviewed by the EPC with a recommendation going to City Council.

4. The subject site is located within an Area of Consistency, and is not along any Corridors as designated in the Comprehensive Plan. The subject site is not located within a Protection Overlay Zone.

5. There is R-A zoning to the north, east, and south of the site. To the west is the Bosque. A small portion to the south is zoned R-T and R-ML residential.

6. The Albuquerque/Bernalillo County Comprehensive Plan, the City of Albuquerque Integrated Development Ordinance (IDO) and the City of Albuquerque Major Public Open Space Facility Plan (1999) are incorporated herein by reference and made part of the record for all purposes.

7. The request generally furthers the following, applicable Comprehensive Plan Goals and policies in regards to Community Identity:

   A. POLICY 4.1.5 - Natural Resources: Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions.

      The CNP RMP is a means to encourage a natural setting and rebuild ecosystems. Although public access will be limited, it is still open to small groups.

   B. POLICY 4.2.2 - Community Engagement: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

      The Open Space Advisory Board convened a Technical Advisory Group (TAG) including but not limited to Neighborhood Association representatives, partner agencies, and citizen biologists who guided the development of the Plan. In addition,

stakeholder interviews, several public meetings, and nature discovery hikes as outlined under Public Process in the proposed RMP.

8. The request generally furthers the following, applicable Comprehensive Plan Goals and policies in regards to Parks and Open Space:

   A. POLICY 10.1. 1: Distribution: Improve the community's access to recreational opportunities by balancing the City and County's parks and Open Space system within the built environment.

      The proposed RMP is designed to balance available resources in the appropriate locations and implement habitat restoration to the benefit of wildlife for the purposes of nature study and wildlife viewing. The plan allows for preservation of existing Open Space lands and conversion from farming to natural habitat in certain areas, therefore allowing for additional natural habitat within the existing built environment of the North Valley neighborhood.

   B. POLICY 10.1.2: Universal Design: Plan, design program, and maintain parks, Open Space, and recreation facilities for use by people of all age groups and physical abilities.

      A) Design and maintain landscaping and park features appropriate to the location, function, public expectation, and intensity of use.

      The proposed RMP will design and maintain park features appropriate to the location, function, public expectation, and intensity of use by outlining expectations for specific areas of the CNP as well as estimating the time-line and costs to achieve those goals.

   C. POLICY 10.1.4: Water Conservation: Employ low-water use and reclamation strategies to conserve water.

      A) Incorporate native vegetation and low-water use species wherever possible, particularly in areas without easy access to irrigation.

      B) Integrate irrigation, water conservation, drainage, and flood control functions within parks and Open Spaces with ecological preservation and recreational purpose.

      Water efficiency will continue to be a priority in managing the property. Critical to the operation of the CNP is the use of surface irrigation water rights to irrigate the property.

   D. GOAL 10.3 Open Space: Protect the integrity and quality of the region's natural features and environmental assets and provide opportunities for outdoor recreation and education.

      POLICY 10.3.2: Preservation: Identify and manage sensitive lands within the Open Space network to protect their ecological functions.

      A) Manage public access to best protect natural resources.

B) Ensure that development within Open Space is compatible with its preservation purpose.

The proposed RMP identifies appropriate outdoor recreation activities for the CNP, as well as outlines a process, schedule, and protocols for reasonable public access consistent with the wildlife preserve objective. The proposed RMP includes a Public Access and Outdoor Recreation Implementation Plan and a Habitat Implementation Plan with detailed lists of activities and implementation schedules over the 20-year plan.

E. POLICY 10.3.3 - Use: Provide low-impact recreational and educational opportunities consistent with the carrying capacity of the Open Space resources.

The proposed RMP will permit the implementation of low-impact recreational and educational opportunities consistent with the carrying capacity of the Open Space resources by including an educational program protocol.

F. POLICY 10.3.4 - Bosque and Rio Grande: Carefully design access to the Rio Grande, the Bosque, and surrounding river lands to provide entry to those portions suitable for recreational, scientific, and educational purpose, while controlling access in other more sensitive areas to preserve the natural wildlife habitat and maintain essential watershed management and drainage functions.

A) Minimize disturbance or removal of existing natural vegetation from the Bosque.

A number of bridges cross the Albuquerque Riverside Drain which runs along the western edge of the site. Access to theses to these is somewhat limited due to the conservancy nature of CNP. This limited access will minimize disturbance of Bosque vegetation.

9. The request generally furthers the following, applicable Comprehensive Plan Goals and policies in regards to Heritage Conservation:

A. POLICY 11.1 - Acequia Preservation: Support efforts to protect and preserve the acequia system for agricultural and low-impact recreation purposes and strengthen connections with adjacent neighborhoods and development.

The CNP incorporates part of the historic acequia system and intends to preserve and maintain low-impact recreation surrounding the system as well as respecting adjacent neighborhoods that rely on the system.

B. POLICY 11.3.1 - Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

The RMP preserves the natural environment and will restore wildlife habitats currently used for farming.

C. POLICY 11.3.3 - Bosque: Regulate development on adjacent lands to preserve and enhance the Bosque as an important cultural landscape that contributes to the history and distinct identity of the region, as well as nearby neighborhoods.

Although the traditional farmland of the north valley located within the boundary of CNP will be discontinued, the traditional natural habitat will be promoted.

10. The request generally furthers the following, applicable Comprehensive Plan Goals and policies in regards to Infrastructure, Community Facilities & Services (ICSF):

A. POLICY 12.1.5 - Irrigation System: Coordinate with MRGCD and other stakeholders to protect the irrigation system.

The proposed CNP RMP recognizes the importance of partnering closely with the MRGCD during the irrigation period to efficiently meet the demands of the fields and to protect the irrigation system and proposes a plan to accomplish this goal.

B. GOAL 12.3 - Public Services: Plan, coordinate, and provide efficient, equitable, and environmentally sound services to best serve residents and protect their health, safety, and well-being.

POLICY 12.3.8 - Education: Complement programming provided by educational institutions to expand educational opportunities for residents in all cultural, age, economic, and educational groups.

Educational programs operated through the CNP will continue to programming provided by educational institutions to expand educational opportunities for residents in all cultural, age, economic, and educational groups.

C. GOAL 12.4 – Coordination: Coordinate with other providers to leverage resources, maximize efficiencies, bridge service gaps, and provide added value.

POLICY 12.4.5 - Facility Plans: Develop, update, and implement facility plans for infrastructure systems, such as drainage, electric transmission, natural gas, and information technology that benefit from cross-agency and public-private coordination.

The RMP lists a large number of potential donors to provide funding in order to carry out parts of its plan.

11. The request generally furthers the following, applicable Comprehensive Plan Goals and policies in regards to Resiliency and Sustainability:

A. GOAL 13.2 - Water Supply & Quality: Protect and conserve our region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.

POLICY 13.2.2 - Water Conservation: Foster the efficient management and use of water in development and infrastructure.

The RMP fosters the efficient management and use of water in development and infrastructure.

B. GOAL 13.4 - Natural Resources: Protect, conserve, and enhance natural resources, habitat, and ecosystems.

The proposed CNP RMP intends to protect, conserve, and enhance natural resources, habitat, and ecosystems by increasing habitat types on previously farmed lands, which will improve local and migratory wildlife and native plants interconnections

C. POLICY 13.4.4 - Unique Landforms and Habitats: Protect areas with unique landforms, and crucial habitat for wildlife, through sensitive urban development or acquisition as Open Space.

The preservation of habitats is being promoted through the purchase of the CNP and the proposed RMP will protect the land from uncontrolled development and access.

12. The Candelaria Nature Preserve Resource Management Plan largely meets the requirements for such plans as set forth in the MPOS Facility Plan of 1999:

A. Identify land use "carrying capacity;"

The proposed RMP will permit the implementation of low-impact recreational and educational opportunities consistent with the carrying capacity of the Open Space resources by including an educational program protocols

B. Identify access point(s);

Current and potential public access points, both visual and physical, were reviewed to determine what kind of access to the property already exist and where additional access could feasibly be developed, what kind of and how much parking exists and could be feasibly be provided, and whether the access points could be made Americans with Disabilities Act (ADA) accessible without great expense.

C. Identify facility locations, including utility and transportation corridors;

Vehicular access will be limited to OSD and other "authorized" vehicles, emergency vehicles, and farm machinery. The majority of vehicles are expected to stay on the existing farm roads and access the site via the existing vehicular gates. Pedestrian access is limited to guided tours, education programs, citizen science monitoring activities, and rehabilitation/renovation projects.

D. Identify areas to be monitored and develop a monitoring and management plan;

A major portion of this RMP is the return of currently farmed land to natural wildlife preserve. This transition is expected to take place over a period of years and there is a detailed monitoring and management plan for this transition.

E. Establish policies (in this RMP these are referenced as protocols) for resource management, access and parking, facility management, staffing, fees, interagency cooperation, and enforcement;

Site and Habitat Area Protocols are established although community review and involvement could be formally incorporated as a protocol.

F. Classify the parcels within the RMP area by MPOS type, according to the criteria contained in Table 2-1 within the MPOS;

Although Open Space Preserve, as denoted in Table 2-1 in the MPOS, is marked for a large portion of the site, the South Candelaria area, which is possibly Protected, Undeveloped Open Space, is not denoted as such. This should be remedied.

G. Evaluate impacts or proposed development within the Major Public Open Space on adjacent areas; and

No development is proposed for the site. Concerns about future plans for a restroom and additional parking have been discussed but nothing is finalized at this time.

H. Evaluate reasonable alternative development schemes.

A great deal of evaluation has gone into the determined development schemes. The RMP allows for reevaluation of development every four years.

13. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-7(B)(3) of the Integrated Development Ordinance, Review and Decision Criteria for Adoption or Amendment of a Facility Plan, as follows:

A. Criterion (a) The proposed plan or amendment is consistent with the spirit and intent of the ABC Comp Plan as demonstrated through the applicant's justification.

B. Criterion (b) The proposed plan promotes the efficient use of facilities. The proposed RMP addresses the issues of access and recreation to come into LWCF compliance. The property will not be open to the public to limit disturbance to wildlife; however, a detailed implementation plan has been developed for engaging the public through citizen science, stewardship activities and guided tours through a limited access scheme. Enhanced visual access will also be offered through wildlife viewing blinds strategically located around the perimeter of the property.

C. Criterion (c) The plan or amendment will promote public health, safety, and general welfare. The proposed RMP includes a section regarding Conservation Buffers which are recommended to provide multiple benefits. By establishing a safe distance between outdoor recreation and habitat, wildlife disturbance is limited. Additional vegetation buffers serve secondary environmental functions. In addition, the recent increase in non-native vegetation has been identified as the most significant indicator of failing ecological health in the riparian ecosystem and the proposed RMP describes methods for managing non-native vegetation.

14. Property owners within 100 ft and the affected neighborhood associations, Rio Grande Compound HOA, Alvarado Gardens NA, North Valley Coalition, and Rio Grande Boulevard NA were notified as required.

15. Staff has received a number of letters in support of this RMP and opposition or reservation concerning future uses within this request.

Recommendation – RZ-2020-00036, December 10, 2020

APPROVAL of Project #: 2020-004639, RZ-2020-00036, a request for review and Recommendation to City Council – Candelaria Nature Preserve Resource Management Plan, located on Candelaria Rd NW between Paseo del Bosque Trail and Rio Grande Blvd. NW., an approximately 167-acres site, based on the preceding Findings and subject to the following conditions for recommendation of Approval.

CONDITIONS FOR RECOMMENDATION OF APPROVAL – RZ-2020-00036, December 10, 2020

Pursuant to the MPOS Facility Plan Policy A.2.C. Resource Management Plan requirements:

1) Carrying Capacity should be formally calculated for use in future openings and requirement determinations, and be included within the RMP.

2) Protocol should be established for community notifications and participation in future plans concerning parking, additional structures, and herbicide use.

Leslie Naji
Senior Planner

Notice of Decision cc list:

cc:

EPC file
avarela@cabq.gov
Parks and Recreation, Open Space Division, Colleen Langan-McRoberts, cmcroberts@cabq.gov
Parks and Recreation, Open Space Division, Cheryl Somerfeldt, csomerfeldt@cabq.gov
Rio Grande Compound HOA, Ann King, akingnm@hotmail.com
Rio Grande Compound HOA, Judd West, judd@westlawfirmpllc.com
Alvarado Gardens NA, Robert Poyourow, vp@alvaradoneighborhood.com
Alvarado Gardens NA, Diana Hunt, president@alvaradoneighborhood.com
North Valley Coalition, Peggy Norton, peggynorton@yahoo.com

North Valley Coalition, Doyle Kimbrough, newmexmba@aol.com
Rio Grande Boulevard NA, Doyle Kimbrough, newmexmba@aol.com
Rio Grande Boulevard NA, Eleanor Walther, eawalth@comcast.net

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Office of Neighborhood Coordination

Long Range Planning

Project #2020-004639: RZ-2020-00036
(Case Planner: Leslie) Near North Valley Resource Management Plan (Rank 3)

The request is for adoption of a Resource Management Plan (a Rank 3 Plan) for the Candelaria Nature Preserve, owned and managed by the City as Major Public Open Space. The Candelaria Nature Preserve is approximately 167 acres. Pursuant to IDO Subsection 14-16-6-3(C), Rank 3 Plans are not subject to the review and decision processes of the IDO but can be reviewed by the EPC and/or accepted by the City Council upon request; however, the City of Albuquerque Major Public Open Space Facility Plan (a Rank 2 Plan) requires new Resource Management Plans to be reviewed by the EPC for a final decision at City Council. The proposed Candelaria Nature Preserve Resource Management Plan is consistent with the intent of the Comprehensive Plan. The request furthers goals and policies related to Facilities and Access, Universal Design, Water Conservation, and Preservation.

City Engineer

Transportation Development

- No objection to the request.
- Any further site development could trigger additional parking requirements

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

No Comment

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:

POLICE DEPARTMENT

Planning

No Comment

SOLID WASTE MANAGEMENT DEPARTMENT

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Not on a Corridor

Not on a route

Closest route is Fixed Route 36/37 which make one-way loops loop on 12th Street and Rio Grande connected by Griegos Road. The nearest stop pair is at the intersection of Rio Grande and Candelaria, approximately 4,500 feet from the main pedestrian entrance to the Reserve. The sidewalk on Candelaria stops at the cul-de-sac entrance to the Reserve approximately 400 feet from the pedestrian trail.

No comment

PARKS AND RECREATION

Planning and Design

No Adverse Comment

Open Space Division

No Adverse Comment

City Forester

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

WATER UTILITY AUTHORITY

No adverse comments to the adoption of the proposed City of Albuquerque Candelaria Nature Preserve (CNP) Resource Management Plan (RMP).

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No Adverse Comments

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

Information:
PNM commends and supports the City's long-range planning effort for the Candelaria Nature Preserve. This Resource Management Plan does not adversely affect any PNM facilities. There is one distribution line that crosses the subject site at the western terminus of Candelaria Road NW.

Question:
The case number for this application is an RZ number. Is there a zoning map amendment associated with this application?

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

PICTURE PAGES

Figure 1: Looking west from Rio Grande Blvd. into Tree Nursery.

Figure 2: Looking southwest from Rio Grande Blvd. into Tree Nursery along the Campbell Ditch.

Figure 3: Looking south along Duranes Ditch. Tree nursery to the east, closed farmed land to the west.

Figure 4: Cranes on farmland to be reverted to natural habitat.

Figure 5: Looking north of tree nursery at typical neighboring home.

Figure 6: : Looking into South Candelaria Tract, closed to general public access.

HISTORY

CITY OF ALBUQUERQUE MAJOR PUBLIC OPEN SPACE FACILITY PLAN

January 1999

As approved by:
Bernalillo County Commission on January 26, 1999
Albuquerque City Council on December 14, 1998

EXHIBIT #35

CITY of ALBUQUERQUE
THIRTEENTH COUNCIL

COUNCIL BILL NO. R-128 ENACTMENT NO. 1-1999

SPONSORED BY: Alan B. Armijo

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RESOLUTION

ADOPTING THE OPEN SPACE FACILITY PLAN, A RANK II PLAN ESTABLISHING POLICIES FOR GROWTH AND MANAGEMENT OF ALBUQUERQUE'S OPEN SPACE PROGRAM.

WHEREAS, the City Council, the governing body of the City of Albuquerque, has the authority to adopt plans and zoning within its planning and platting jurisdiction, as specified in Articles 19 and 21 of New Mexico Statutes Annotated 1978, and by the City Charter as allowed under home rule provisions of the Constitution of New Mexico; and

WHEREAS, Council Bill No. M-11 called for speed in completing facility plans for Open Space and for Parks and Recreation; and

WHEREAS, the Open Space Facility Plan meets the objectives for establishing guidelines and policies for implementing the Open Space Network Goals of the Albuquerque/Bernalillo County Comprehensive Plan; and

WHEREAS, the Open Space Goals as listed in the Albuquerque/Bernalillo County Comprehensive Plan are to conserve natural resources and environmental features, provide opportunities for outdoor recreation, shape the urban form, conserve archaeological resources, provide trail corridors, and protect the public from natural hazards; and

WHEREAS, the guidelines and policies of the Open Space Facility Plan are consistent with the Albuquerque/Bernalillo Comprehensive Plan; and

WHEREAS, the Open Space Facility Plan was prepared with a high level of community input, including a series of well attended public meetings as well as review sessions with a broad range of individuals and groups having an interest in

the future of Albuquerque's Open Space Program; and

WHEREAS, the Open Space strategic planning effort included assistance from both a Citizens Steering Committee made up of City and County representatives and a Technical Team made up of representatives from various City, County, regional and state agencies with an interest in Open Space management; and

WHEREAS, the Open Space Facility Plan has evolved from its initial draft to include a series of revisions based on comments received from the general public, the project's Technical Team and Citizens Steering Committee, the Bernalillo County Planning Commission, and Albuquerque's Environmental Planning Commission, and

WHEREAS, the Open Space Facility Plan provides a framework for uniform management of existing and future Open Space lands; and

WHEREAS, the Environmental Planning Commission, in its advisory role on all matters related to planning, zoning, and environmental protection, recommends adoption of the Open Space Facility Plan.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE THAT:

Section 1. The Open Space Facility Plan, attached hereto and made a part hereof, is hereby adopted as general guide to management for the City of Albuquerque Open Space Network pursuant to the Albuquerque/Bernalillo County Comprehensive Plan and in response to Council Bill No. M-11.

Section 2. Other plans in place affecting the Open Space Network shall be reviewed and amended as necessary for consistency with the Open Space Facility Plan.

Section 3. Work on the implementation of policies called out in the Open Space Facility Plan shall begin immediately and be carried out in a timely manner as a high priority for all involved City departments.

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PASSED AND ADOPTED THIS 14th DAY OF December, 1998

BY A VOTE OF: 5 FOR 3 AGAINST.

Yes: 5

No: Brasher, Bregman, McEntee

Excused: Adams

Alan B. Armijo

Alan B. Armijo, President
City Council

APPROVED THIS 5th DAY OF January, 1999

BILL NO. R-128

Jim Baca

Jim Baca, Mayor
City of Albuquerque

ATTEST:

Marie Baca Archuleta

City Clerk

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CITY of ALBUQUERQUE
TWENTY SECOND COUNCIL

COUNCIL BILL NO. R-16-147 ENACTMENT NO. _____

SPONSORED BY: Isaac Benton

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RESOLUTION

CONCERNING THE FUTURE MANAGEMENT OF CANDELARIA FARM PRESERVE AS A NATURE STUDY AREA AND WILDLIFE PRESERVE.

WHEREAS, Candelaria Farm Preserve (CFP) was purchased using funding to the State of New Mexico from the Land and Water Conservation Fund (LWCF) as part of the Bosque Open Space Land Acquisition Project in 1978; and

WHEREAS, the LWCF Purpose is to provide access to outdoor recreation resources by the public, which include opportunities for interpretive education; and

WHEREAS, LWCF rules apply to the entire property purchased with LWCF funds, even if such funds are not the only funds involved; and

WHEREAS, in September 1976 the City of Albuquerque (the City) and the State of New Mexico (the State) submitted a proposal to the LWCF for funding the purchase of "170 acres of bosque land adjacent to the Rio Grande River [sic] in Albuquerque's North Valley" for "Albuquerque Open Space Land Acquisition"; and

WHEREAS, the City/State proposal stated that the acquisition was important because: "The area planned to remain primarily natural with preservation of existing plant and animal life," and that "Purchase of this tract of land will insure [sic] a permanent open space adjacent to the river for nature study, recreation uses, open space, and urban shaping"; and

WHEREAS, in 1978, the CFP property was re-zoned from R-2 to SU-1: "Special Use for a Nature Study Center and Preserve," which reflected the intent of the City/State's proposal: that it be used for nature study, open space, and recreation while preserving existing plant and animal life; and

WHEREAS, in March 1978, the USDA Soil Conservation Service (now the Natural Resource Conservation Service) prepared a "Land Use and Treatment" plan for the City to manage the CFP for wildlife, referring to this as a "conservation" plan with the "primary objective" being: "to provide optimum wildlife habitat. This will be accomplished by seeding the existing cropland to species that will provide a good source of food"; and

WHEREAS, in 1979 the City developed a Master Plan for the "Rio Grande Nature Center and Preserve" (the "Predock plan") that proposed two primary uses for the land: 1) a nature study area, which became the Rio Grande Nature Center and would provide public access to the CFP; and 2) the balance of the property – the Preserve – that would "remain primarily natural with preservation of existing plant and animal life" with "a minimum of 100 acres of historical farmland" preserved as irrigated farmland "for raising of crops for forage and cover for wildfowl and other wildlife" with areas not cultivated "to remain in as undisturbed a state as possible"; and

WHEREAS, the Predock plan was never sent to the LWCF oversight agency for approval, such that there is no approved plan for the CFP; and

WHEREAS, the 1983 "Rio Grande Nature Center State Park and Preserve Management Plan", prepared by the State Parks and Recreation Division, maintained the distinction between a "nature study area", the Rio Grande Nature Center (RGNC), and the Preserve and included the RGNC (38.8 acres), 127.2 acres of remaining CFP lands, and 100 acres of Bosque lands leased from the MRGCD with the 266-acre site "managed for the overall goal of a nature center and wildlife preserve"; and

WHEREAS, notwithstanding the stated intent of managing the entire 266 acres as a wildlife preserve and nature center, the 1983 Management Plan devotes 98 acres to commercial agriculture and mentions for the first time that the goal of CFP is to "preserve" vanishing agricultural traditions; and

WHEREAS, in 2004, a new management plan was drafted for CFP: the "Open Space Resource Management Plan for the Candelaria Farm Preserve" (RMP), which is the current management document for the lands and which acknowledges that, "the farm is uniquely situated to create and protect habitat for birds and wildlife" and that CFP, "will be managed as a preserve in the

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strictest sense, whereby humans are only guests ... in order to provide the greatest possible protection to wildlife"; and

WHEREAS, neither the 1983 management plan nor the 2004 management plan were sent to the federal LWCF oversight agency for approval; and

WHEREAS, the RMP also states that it is focused on the "management issues regarding the integration of wildlife conservation with agricultural land use" and identifying "three obstacles to the efficient and productive operation of the farm" and concludes that running a commercial agricultural operation means that, "most of the property is operated as a farm, so target species and habitat types will need to be compatible with farming to some extent"; and

WHEREAS, the LWCF guidelines specifically prohibit agriculture as a primary activity on land purchased with LWCF funds, as follows from the Federal Financial Assistance Manual, Volume 69:

Chapter 3.B.5 – Acquisition involving compatible resource management practices. Acquisition of land upon which the project sponsor proposes natural resource management practices such as timber management and grazing, *not including agriculture*, may be carried out concurrently within the area if they are clearly described in the project proposal, are compatible with and secondary to the proposed outdoor recreation uses, and are approved by the NPS.

Chapter 3.C.6.e – Outdoor recreation and support facilities, such as demonstration farms and wildlife management and hunting areas, may be planned by the project sponsor in conjunction with agricultural activities, provided that the type and extent of the agricultural activity is limited to that necessary to support the outdoor recreation activity; and

WHEREAS, the LWCF Act states that, "No property acquired or developed with assistance under this section shall, without the approval of the Secretary, be converted to other than public outdoor recreation uses"; and

WHEREAS, in its proposal the City stated that it, "will maintain and operate this project in accord with acceptable standards as a public recreation facility for a 25-year period and beyond."

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

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Section 1. The City of Albuquerque hereby reaffirms that the Candelaria Farm Preserve is to be managed as a nature study area and wildlife preserve providing access to outdoor recreational opportunities for all residents and visitors, as required by the LWCF Act; as intended by the 1976 proposal from the City and State for preserving the existing natural landscape and its plants and animals with a possible nature study area; as reaffirmed in the 1978 re-zoning as a Special Use Zone for a Nature Study Center and Preserve; as affirmed by the USDA "Land Treatment" plan for wildlife habitat conservation; and as affirmed by the 1979 Master Plan for the Rio Grande Nature Center and Preserve.

Section 2. The City of Albuquerque directs the Open Space Division (OSD) and Parks and Recreation Department (PRD) to immediately begin the process of creating a new Resource Management Plan (RMP) for Candelaria Farm Preserve. The RMP shall utilize as its basis and shall not reinvent, but rather clarify and update the conclusions and goals of previous plans, in particular the 1979 Predock plan. A draft RMP shall be submitted to the PRD Director, the Open Space Advisory Board, and the City Council for review that will include conformance to LWCF rules, consistency with City policy, fulfillment of the City's fiduciary duties, and inclusion of relevant surveys and cost estimates.

Section 3. To develop a new RMP, OSD and PRD shall immediately convene a Technical Advisory Group composed of:

a. Staff from Open Space Division and Parks and Recreation.
b. A representative from the Open Space Advisory Board.
c. Technical experts from Bosque del Apache NWR and Valle de Oro NWR and elsewhere in the Fish and Wildlife Service as appropriate.
d. Technical experts from the USDA Natural Resource Conservation Service.
e. The State Parks LWCF liaison and staff from the Rio Grande Nature Center State Park.
f. Staff from the Middle Rio Grande Conservancy District.
g. Other technical experts on wildlife habitat and farming for wildlife forage and cover crops.

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h. Two representatives of the North Valley Coalition.

i. Other experts as deemed necessary for the task.

Section 4. In accord with the requirements of the LWCF Act and commitments made by the City in requesting and accepting LWCF funding for acquisition of Candelaria Farm Preserve, the Technical Advisory Group shall work with all interested parties to determine the funding necessary to return the CFP lands to wildlife croplands and natural areas and work collaboratively to secure the on-going funding to maintain CFP as a wildlife preserve and nature study area.

Section 5. To prevent degradation of the property and maintain wildlife habitat, the City may lease CFP for agricultural activity during the RMP process; however, organic farming practices shall be encouraged, use of pesticides shall be prohibited and use of herbicides shall be minimized.

Section 6. NO INTERFERENCE. Nothing in this resolution is intended to limit or interfere with projects intended for the repair, maintenance or upkeep of the CFP.

Section 7. SEVERABILITY. If any section, paragraph, sentence, clause, word, or phrase of this resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution. The Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, clause, word or phrase irrespective of any provisions being declared unconstitutional or otherwise invalid.

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CITY of ALBUQUERQUE
TWENTY SECOND COUNCIL

COUNCIL BILL NO. R-17-159 ENACTMENT NO. _____

SPONSORED BY: Isaac Benton

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RESOLUTION

AMENDING RESOLUTION R-16-147, CONCERNING THE FUTURE MANAGEMENT OF CANDELARIA FARM PRESERVE AS A NATURE STUDY AREA AND WILDLIFE PRESERVE, TO CLARIFY RESPONSIBILITIES FOR THE PROCESS OF CREATING A RESOURCE MANAGEMENT PLAN

WHEREAS, Resolution No. R-16-147 (Enactment No. R-2017-001) was approved by the City Council on January 4, 2017; and

WHEREAS, Resolution No. R-16-147 directed the Open Space Division (OSD) and the Parks and Recreation Department (PRD) to immediately begin the process of creating a new Resource Management Plan (RMP) for the Candelaria Farm Preserve and convene a Technical Advisory Group to accomplish this task; and

WHEREAS, more clarification is needed as to who will lead and have oversight of the RMP Technical Advisory Group.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

SECTION 1. That Section 2 of Resolution R-16-147 is amended as follows: "The City of Albuquerque directs the Open Space Division (OSD) and the Parks and Recreation Department (PRD) to immediately begin the process of creating a new Resource Management Plan (RMP) for Candelaria Farm Preserve. [The Open Space Advisory Board shall have oversight of this process and will work collaboratively with OSD and PRD to complete the RMP]. The RMP shall utilize as its basis and shall not reinvent, but rather clarify and update the conclusions and goals of previous plans, in particular the 1979 Predock plan. A draft RMP shall be submitted to the PRD Director, the Open Space Advisory Board, and the City Council for review that will

include conformance to LWCF rules, consistency with City policy, fulfillment of the City's fiduciary duties, and inclusion of relevant surveys and cost estimates."

SECTION 2. That Section 3 of Resolution R-16-147 is amended as follows:

"To develop a new RMP, [~~OSD and PRD~~] [the Open Space Advisory Board] shall [name a lead and alternate lead for the] [~~immediately convene a~~] Technical Advisory Group[, who shall immediately convene the group] composed of:

a. Staff from Open Space Division and Parks and Recreation.
b. A representative from the Open Space Advisory Board.
c. Technical experts from Bosque del Apache NWR and Valle de Oro NWR and elsewhere in the Fish and Wildlife Service as appropriate.
d. Technical experts from the USDA Natural Resource Conservation Service.
e. The State Parks LWCF liaison and staff from the Rio Grande Nature Center State Park.
f. Staff from the Middle Rio Grande Conservancy District.
g. Other technical experts on wildlife habitat and farming for wildlife forage and cover crops.
h. Two representatives of the North Valley Coalition.
i. Other experts as deemed necessary for the task.

[A final list of the Technical Advisory Group members shall be submitted to the Open Space Advisory Board, OSD, PRD and the City Council. The Technical Advisory Group shall submit a status report on the development of the Resource Management Plan to the City Council upon request.]"

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ZONING

Please refer to the Integrated Development Ordinance (IDO)

for specifics regarding the NR-PO-B zone.

APPLICATION

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Effective 4/17/19

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*)	☐ **X** 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)*
	☐ Wireless Telecommunications Facility Waiver *(Form W2)*	☐ Amendment to Zoning Map – Council *(Form Z)*
		Appeals
		☐ Decision by EPC, LC, ZHE, or City Staff *(Form A)*

APPLICATION INFORMATION

Applicant: Parks and Recreation, Open Space Division, Superintendent, Colleen Langan-McRoberts		Phone: 505.768-4214
Address: 3615 Los Picaros Rd SE		Email: cmcroberts@cabq.gov
City: Albuquerque	State: NM	Zip: 87105
Assisting: Parks and Recreation, Senior Planner, Cheryl Somerfeldt		Phone: 505.768.5363
Address: 1801 4th Street NW		Email: csomerfeldt@cabq.gov
City: Albuquerque	State: NM	Zip:
Proprietary Interest in Site:	List all owners:	

BRIEF DESCRIPTION OF REQUEST

Request for EPC review and recommendation to City Council for the Candelaria Nature Preserve Resource Management Plan (Rank 3 Plan) / Amendment to the City of Albuquerque Major Public Open Space Facility Plan (Rank 2 Plan).

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

Lot or Tract No.: (see separate sheet)	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): G-12-Z and F-12-Z	Existing Zoning: NR-PO-B	Proposed Zoning: N/A
# of Existing Lots: 4	# of Proposed Lots: 4	Total Area of Site (acres): 167 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Candelaria Rd NW	Between: Paseo del Bosque Trail	and: Rio Grande Blvd NW

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

Signature:	**Date:**
Printed Name:	☐ Applicant or ☐ Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
RZ-2020-00036	AFP	$650			

Meeting/Hearing Date: December 10, 2020		Fee Total: $650
Staff Signature: Vanessa A Segura	Date: 10/29/2020	Project # PR-2020-004639

CANDELARIA NATURE PRESERVE – RESOURCE MANAGEMENT PLAN

The Resource Management Plan describes the CNP Legal Description as:

A Parcel of Land, Section 1, Township 10 North (T10N), Range 2 East (R2E) and Section 36, T11N, R2E, New Mexico Principal Meridian. This parcel comprises portions of Tracts A-1, A-2, and B-1 of the Candelaria Farms Area Middle Rio Grande Conservancy District (MRGCD) Maps 31 and 34 (filed in Bernalillo County Clerk's Office on December 29, 1967, in Vol. D3 Folio 181).

AGIS shows six (6) Bernalillo County parcels:

1. UPC: 101206049346010810
   Owner: CITY OF ALBUQUERQUE
   Legal Description: TRACT A-1-B REVISED PLAT OF TRACTS A-1 A-2 B-1 & B-2 CANDELARIA FARM AREA BEING LANDS OF CREDIT CORP & ALL FAITHS RECEIVING HONIE INC
   CONT 30.1782AC

2. UPC: 101206138001140114
   Owner: CITY OF ALBUQUERQUE
   Legal Description: TRACT A-1-A REVISED PLAT OF TRACTS A-1 A-2 B-1 & B-2 CANDELARIA FARM AREA BEING LANDS OF NM CREDIT CORP & ALL FAITHS RECEIVING HONIE INC
   CONT 95.8638AC

3. UPC: 101206029953010808
   Owner: CITY OF ALBUQUERQUE
   Legal Description: TR A-2 REVISED PLAT OF TRACTS A-1, A-2, B-1, & B-2 CANDELARIA FARM AREA (B ING LANDS OF N M CREDIT CORP & ALL FAITHS RECEIVING HOME INC
   CONT 8.933 AC

4. UPC: 101206022741310403
   Owner: CITY OF ALBUQUERQUE
   Legal Description: TR B-1 REVISED PLAT OF TRACTS A-1, A-2, B-1 & B-2 CANDELARIA FARM AREA (BE NG LANDS OF N M CREDIT CORP & ALL FAITHS RECEIVING HOME INC
   CONT 9.778 AC

5. UPC: 101206022937920115
   Owner: CITY OF ALBUQUERQUE
   Legal Description: TRS 16B2B1, 16B2A & 16B1 MRGCD MAP 34
   CONT 7.0 AC M/L

6. UPC: 101206023331520125
   Legal Description: TR X1 SUMMARY PLAT CITY OF ALBUQUERQUES REPL TR X ALVARADO GARDENS UNIT 2
   CONT 15.245 AC

Consisting of approximately 167 acres.

Form Z: Policy Decisions

Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

☒ ***INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)***

- X Interpreter Needed for Hearing? _no_ if yes, indicate language: _____
- X Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- __ Letter of authorization from the property owner if application is submitted by an agent
- X Traffic Impact Study (TIS) form *(not required for Amendment to IDO Text)*
- X Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled *(not required for Amendment to IDO Text)* NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

☐ **ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

☒ **ADOPTION OR AMENDMENT OF FACILITY PLAN**

- X Plan, or part of plan, to be amended with changes noted and marked
- X Letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-7(A)(3) or 14-16-6-7(B)(3), as applicable
- X Required notices with content per IDO Section 14-16-6-4(K)(6)
  - X Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - X Proof of emailed notice to affected Neighborhood Association representatives
  - X Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

☐ **AMENDMENT TO IDO TEXT**

- __ Section(s) of the Integrated Development Ordinance to be amended with changes noted and marked
- __ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(D)(3)
- __ Required notices with content per IDO Section 14-16-6-4(K)(6)
  - __ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - __ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

☐ **ZONING MAP AMENDMENT – EPC**

☐ **ZONING MAP AMENDMENT – COUNCIL**

- __ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- __ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(F)(3) or Section 14-16-6-7(G)(3), as applicable
- __ Required notices with content per IDO Section 14-16-6-4(K)(6)
  - __ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - __ Proof of emailed notice to affected Neighborhood Association representatives
  - __ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- __ Sign Posting Agreement

☐ **ANNEXATION OF LAND**

- __ Application for Zoning Map Amendment *Establishment of zoning must be applied for simultaneously with Annexation of Land.*
- __ Petition for Annexation Form and necessary attachments
- __ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(E)(3)
- __ Board of County Commissioners (BCC) Notice of Decision

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature:	**Date:**
Printed Name:	☐ Applicant or ☐ Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers
PR-2020-004639	RZ-2020-00036
	-
	-
Staff Signature: Vanessa A Segura	
Date: 10/29/2020	

PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. ***PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.*** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a $50 PRT fee.

Official Use only

PA#: _____ Received By: _____ Date: _____

APPOINTMENT DATE & TIME: _____

Applicant Name: David J. Simon, Director PRD; Bobbi Phone#: 505-768-5360, 505- Email: dsimon@cabq.gov, bobbiejgar

PROJECT INFORMATION:

For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.

Size of Site: ~167 acres Existing Zoning: NR-PO-C Proposed Zoning: N/A

Previous case number(s) for this site: N/A

Applicable Overlays or Mapped Areas: none

Residential – Type and No. of Units: N/A

Non-residential – Estimated building square footage: N/A No. of Employees: N/A

Mixed-use – Project specifics: N/A

LOCATION OF REQUEST:

Physical Address: Candelaria Rd NW & Trellis Dr NW Zone Atlas Page (Please identify subject site on the map and attach) _____

BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

Seeking approval of Candelaria Nature Preserve Resource Management Plan, December 2019.

QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

Seeking approval of Candelaria Nature Preserve Resource Management Plan, completed draft December 2019.

PRD understands this document needs EPC review and approval before proceeding to City Council review and approval, and wants to schedule this PRT to prepare for EPC submittal. (see attached intro of *Draft* document.)

City of Albuquerque

Planning Department

Development Review Services Division

Traffic Scoping Form (REV 07/2019)

Project Title: Candelaria Nature Preserve Resource Management Plan Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: F-12-Z and ~~G-12-Z~~ DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: (see attached)

City Address: 2901 Candelaria Rd NW

Applicant: City of Albuquerque Parks and Recreation Department Open Space Division Contact: Colleen Langan-McRoberts

Address: 1801 North 4th St NW

Phone#: 505.768.5363 cell: 619-573-5324 Fax#: _____ E-mail: cmcroberts@cabq.gov
jlewis@cabq.gov
csomerfeldt@cabq.gov

Development Information

Build out/Implementation Year: N/A Current/Proposed Zoning: NR-PO-B

Project Type: New: ( ) Change of Use: ( ) Same Use/Unchanged: (X) Same Use/Increased Activity: ( )

Proposed Use (mark all that apply): Residential: ( ) Office: ( ) Retail: ( ) Mixed-Use: ( )

Describe development and Uses:
Habitat restoration, recreational activities, and educational outreach.
The maximum number of program participants allowed at one time is generally limited to 24 people, although exceptions may be made if there is sufficient staffing available to divide into small groups and ensure a quality educational experience. There should be a maximum of three events per week. School groups should be limited to 60 students per fieldtrip and have enough staff and adult supervision to manage the group well.
Days and Hours of Operation (if known): daylight hours only

Facility

Building Size (sq. ft.): no new building

Number of Residential Units: none

Number of Commercial Units: none

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* Small groups of 24 individuals, larger student field trips ~60 person
Organized group trips with limited number of vehicles

Expected Number of Employees (if known):* _____

Expected Number of Delivery Trucks/Buses per Day (if known):* _____

Driveway(s) Located on: Street Name 2901 Candelaria Rd. NW

Adjacent Roadway(s) Posted Speed: Street Name Candelaria Rd. Posted Speed 25 MPH

Street Name _____ Posted Speed _____

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required*

Roadway Information (to be completed by City of Albuquerque staff)

Comprehensive Plan Corridor Designation/Functional Classification: Local Urban

Comprehensive Plan Center Designation: None

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: Low Volume-to-Capacity Ratio: low

Adjacent Transit Service(s): _____ Nearest Transit Stop(s): Rio Grande Blvd.

Current/Proposed Bicycle Infrastructure: Existing bike lanes

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [ ] No [✓] Borderline [ ]

Thresholds Met? Yes [ ] No [✓]

Mitigating Reasons for Not Requiring TIS: Previously Studied: [ ]

Notes:

P.E. 10/23/2020

TRAFFIC ENGINEER DATE

Submittal

The Scoping Form must be submitted as part of any building permit application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and to the City Traffic Engineer. Call 924-3991 for information.

Site Plan Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks
3. Bike Lanes (check for designated bike routes, long range bikeway system) *(check MRCOG Bikeways and Trails in the 2040 MTP map)*
4. Location of nearby multi-use trails, if applicable *(check MRCOG Bikeways and Trails in the 2040 MTP map)*
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter)
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: COA PRD Open Space Division Superintendent, Colleen Langan-McRoberts **DATE OF REQUEST:** 10/29 / 2020 **ZONE ATLAS PAGE(S):** F-12-Z, G-12-Z, G-13-Z

CURRENT:

ZONING NR-PO-B

PARCEL SIZE (AC/SQ. FT.) approx 167 acres

LEGAL DESCRIPTION:

LOT OR TRACT # see attached BLOCK #_____

SUBDIVISION NAME Candelaria Farm

REQUESTED CITY ACTION(S):

ANNEXATION [ ]

ZONE CHANGE [ ]: From n/a To_____

SECTOR, AREA, FAC, COMP PLAN [X]

AMENDMENT (Map/Text) [ ]

SITE DEVELOPMENT PLAN:

SUBDIVISION* [ ] AMENDMENT [ ]

BUILDING PERMIT [ ] ACCESS PERMIT [ ]

BUILDING PURPOSES [ ] OTHER [ ]

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [X]

NEW CONSTRUCTION [ ]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 0

BUILDING SIZE: 0 (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE Cheryl Somerfeldt DATE 10/29/2020

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [ ] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [ ] MITIGATING REASONS FOR **NOT** REQUIRING TIS**:** PREVIOUSLY STUDIED: [ ]
Notes:

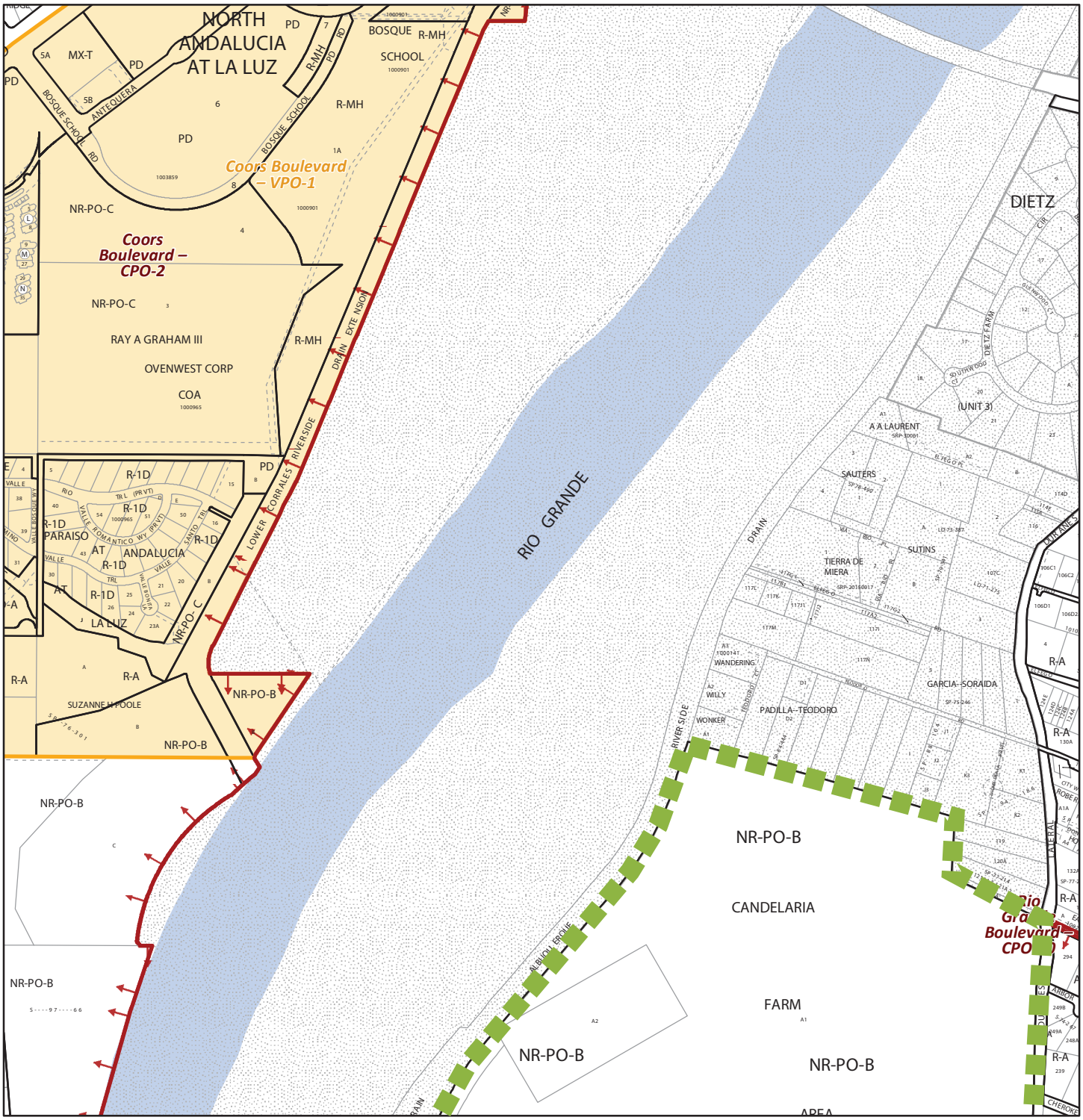
If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

TRAFFIC ENGINEER DATE

Required **TIS** **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS **-SUBMITTED** ___/___/___ _____ _____
-FINALIZED ___/___/___ TRAFFIC ENGINEER DATE

Revised January 20, 2011



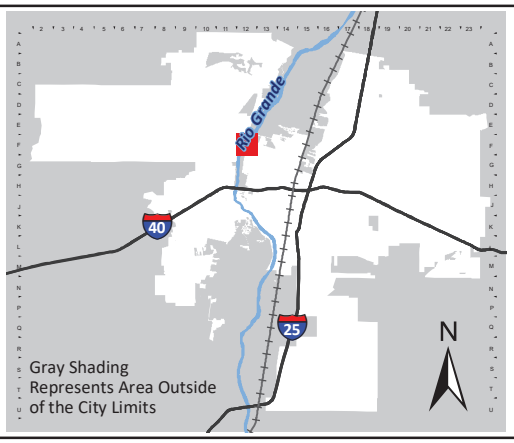
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

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:

F-12-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

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

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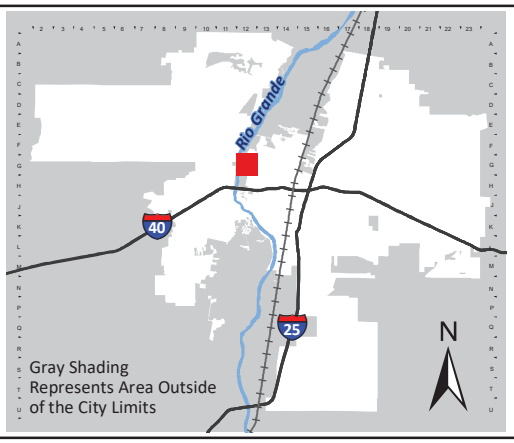

Zone Atlas Page:

G-12-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
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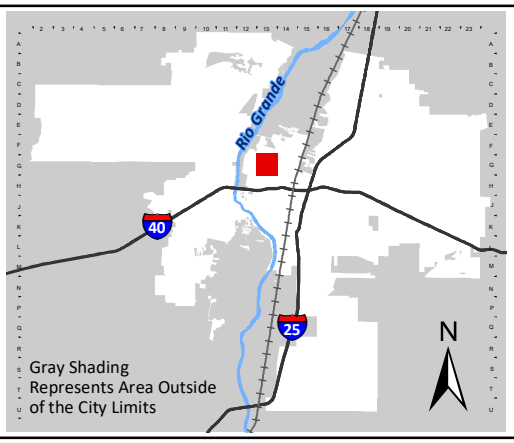

Zone Atlas Page:

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- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000

CITY OF ALBUQUERQUE MAJOR PUBLIC OPEN SPACE FACILITY PLAN

January 1999

As approved by:
Bernalillo County Commission on January 26, 1999
Albuquerque City Council on December 14, 1998

CITY of ALBUQUERQUE
THIRTEENTH COUNCIL

COUNCIL BILL NO. R-128 ENACTMENT NO. 1-1999

SPONSORED BY: Alan B. Armijo

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RESOLUTION

ADOPTING THE OPEN SPACE FACILITY PLAN, A RANK II PLAN ESTABLISHING POLICIES FOR GROWTH AND MANAGEMENT OF ALBUQUERQUE'S OPEN SPACE PROGRAM.

WHEREAS, the City Council, the governing body of the City of Albuquerque, has the authority to adopt plans and zoning within its planning and platting jurisdiction, as specified in Articles 19 and 21 of New Mexico Statutes Annotated 1978, and by the City Charter as allowed under home rule provisions of the Constitution of New Mexico; and

WHEREAS, Council Bill No. M-11 called for speed in completing facility plans for Open Space and for Parks and Recreation; and

WHEREAS, the Open Space Facility Plan meets the objectives for establishing guidelines and policies for implementing the Open Space Network Goals of the Albuquerque/Bernalillo County Comprehensive Plan; and

WHEREAS, the Open Space Goals as listed in the Albuquerque/Bernalillo County Comprehensive Plan are to conserve natural resources and environmental features, provide opportunities for outdoor recreation, shape the urban form, conserve archaeological resources, provide trail corridors, and protect the public from natural hazards; and

WHEREAS, the guidelines and policies of the Open Space Facility Plan are consistent with the Albuquerque/Bernalillo Comprehensive Plan; and

WHEREAS, the Open Space Facility Plan was prepared with a high level of community input, including a series of well attended public meetings as well as review sessions with a broad range of individuals and groups having an interest in

the future of Albuquerque's Open Space Program; and

WHEREAS, the Open Space strategic planning effort included assistance from both a Citizens Steering Committee made up of City and County representatives and a Technical Team made up of representatives from various City, County, regional and state agencies with an interest in Open Space management; and

WHEREAS, the Open Space Facility Plan has evolved from its initial draft to include a series of revisions based on comments received from the general public, the project's Technical Team and Citizens Steering Committee, the Bernalillo County Planning Commission, and Albuquerque's Environmental Planning Commission, and

WHEREAS, the Open Space Facility Plan provides a framework for uniform management of existing and future Open Space lands; and

WHEREAS, the Environmental Planning Commission, in its advisory role on all matters related to planning, zoning, and environmental protection, recommends adoption of the Open Space Facility Plan.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE THAT:

Section 1. The Open Space Facility Plan, attached hereto and made a part hereof, is hereby adopted as general guide to management for the City of Albuquerque Open Space Network pursuant to the Albuquerque/Bernalillo County Comprehensive Plan and in response to Council Bill No. M-11.

Section 2. Other plans in place affecting the Open Space Network shall be reviewed and amended as necessary for consistency with the Open Space Facility Plan.

Section 3. Work on the implementation of policies called out in the Open Space Facility Plan shall begin immediately and be carried out in a timely manner as a high priority for all involved City departments.

Underscored Material - New
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PASSED AND ADOPTED THIS 14th DAY OF December, 1998

BY A VOTE OF: 5 FOR 3 AGAINST.

Yes: 5

No: Brasher, Bregman, McEntee

Excused: Adams

Alan B. Armijo

Alan B. Armijo, President
City Council

APPROVED THIS 5th DAY OF January, 1999

BILL NO. R-128

Jim Baca

Jim Baca, Mayor
City of Albuquerque

ATTEST:

Mary Lou Archuleta

City Clerk

Underscored Material - New
[Bracketed Material] - Deletion

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Table 2-2
Major Public Open Space Network Planning Process

Process	New, Existing or Modified by Plan	Responsibilities			
		Staff/Administration	Open Space Advisory Board (OSAB)	EPC/CPC	City Council/BCC
Evaluation and Acquisition					
• Site Evaluation and Open Space Register Nomination (p. 19)	Existing	OS staff evaluates site and prepares nomination form	Evaluates site, reviews staff recommendations and approves or denies nomination		
• Open Space Acquisition/ Protection Priority List (p. 19)	Existing	OS staff prepares report to OSAB	Reviews staff recommendations and approves priorities		
• Comprehensive Plan Amendment (p. 19)	Existing	Additions - Through evaluation and acquisition process			
		Deletions - Applicant submits application, staff review	Makes recommendation to EPC/CPC	Public hearing; recommendation to City Council/BCC	Final Action
• Acquisition request	Existing	Administrative approval - final	Requests administrative approval		
• Acquisition (p. 20)	Existing	City Real Property or County staff responsibility			
• Survey, Protection (p. 20)	Modified	OS staff responsibility			
Management Planning					
• Resource Management Plan (RMP) - applies to large MPOS areas (p. 20)	New	OS staff responsible for RMP	Reviews RMP and makes recommendation to EPC and/or CPC	Reviews document, hold public hearing, and makes recommendations to the City Council/BCC for final action	Final Action
• Master Development Plan - applies to smaller areas or properties of 100+ acres w/no RMP (p. 21)	New	OS staff responsible for Master Development Plan	Reviews Master Development Plan and makes recommendation to EPC and/or CPC	EPC - final action for MDPs within the City; CPC reviews document, hold public hearing, and makes recommendations to the BCC	County only - BCC for final action
• Site Plan and Vegetation Management Plan (p. 21)	New	OS staff responsible for site plan and vegetation management plan	Reviews site, vegetation management plans. Final action on plans w/permissive uses in MPOS (p. 24). Makes recommendation to EPC / CPC if plans propose uses other than permissive	Final action on plans that propose uses other than those permissive in MPOS.	
• Design & Construction (p. 21)	Existing	OS/CIP staff responsibility			
Public Involvement (p. 21)	Modified	OS staff responsible for public meetings, scheduling public hearings	Provides opportunity for public comment at monthly meetings	Key opportunity for public input into MPOS plans and proposed development	Key opportunity for public input into MPOS plans

October 29, 2020

Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Mr. Chairman,

This is a request to the Environmental Planning Commission (EPC) in its role as advisory to the City Council to recommend the adoption of a Rank 3 Plan, the City of Albuquerque Candelaria Nature Preserve (CNP) Resource Management Plan (RMP).

The effective Integrated Development Ordinance (IDO) Section 6-3(C) states that Rank 3 Plans are not subject to the review and decision processes in the IDO, but relevant implementing City departments may choose to have Rank 3 Plans reviewed by the EPC and/or accepted by the City Council when additional input is desired. In addition, the City's Legal Department determined that EPC recommendation is required in this case because the existing Rank 2 Plan, the City of Albuquerque Major Public Open Space Facility Plan (adopted January 1999), states that a new Resource Management Plan shall be reviewed by the EPC, and recommendation forwarded to City Council for Final Action.

A Resource Management Plan is defined as "a Rank 3 Plan developed by the Open Space Division of the City Parks and Recreation Department to provide policy guidance on how to manage and protect natural, historic, or cultural resources and/or scenic views for individual City-owned or managed Major Public Open Space. Resource Management Plans also guide visitor uses, budgeting, and decision making."

The Candelaria Nature Preserve Open Space encompasses approximately 167 acres east of the Rio Grande within the municipal limits of the City of Albuquerque. The City purchased the CNP lands partially using the federal Land and Water Conservation Fund (LWCF), which requires that the property remain in outdoor recreation use in perpetuity. In 2016 and 2017, the City Council passed two resolutions (R-16-147 and R-17-159) to develop a Resource Management Plan that will bring the City of Albuquerque's Open Space Division into compliance with the LWCF guidelines and address public concerns. This resource management plan (RMP) provides the framework for implementing that mandate and helps to ensure compliance with the federal LWCF regulations and guidelines and the Major Public Open Space Facility Plan. The Open Space Division conducted extensive public involvement while developing the existing draft as well as the required neighborhood meeting prior to submission of this application.

The following applicant responses address the Review and Decision Criteria for an Amendment to the Rank 2 Major Public Open Space Facility Plan pursuant to IDO Section 14-16-6-7(B)(3).

a) 14-16-6-7(B)(3)(a) The proposed plan or amendment is consistent with the spirit and intent of the ABC Comp Plan, as amended, and with other policies and plans adopted by the City Council.

ABC Comp Plan Policy 10.1. 1: Distribution: Improve the community's access to recreational opportunities by balancing the City and County's parks and Open Space system within the built environment.

Applicant Response: The Open Space Division has developed the subject RMP to balance available resources in the appropriate locations within the CNP. The CNP RMP is designed to implement habitat restoration to the benefit of wildlife for the purposes of nature study and wildlife viewing. The plan allows for preservation of existing Open Space lands and conversion from farming to natural habitat in certain areas, therefore allowing for additional natural habitat within the existing built environment of the North Valley neighborhood.

ABC Comp Plan Policy 10.1.2: Universal Design: Plan, design program, and maintain parks, Open Space, and recreation facilities for use by people of all age groups and physical abilities.
A) Design and maintain landscaping and park features appropriate to the location, function, public expectation, and intensity of use.

Applicant Response: The CNP RMP includes recreation facilities to be used by people of all age groups and physical abilities by planning to implement habitat restoration to the benefit of wildlife for the purposes of nature study and wildlife viewing, recreational activities, and educational outreach. The RMP will design and maintain park features appropriate to the location, function, public expectation, and intensity of use by outlining expectations for specific areas of the CNP as well as estimating the time-line and costs to achieve those goals.

ABC Comp Plan Policy 10.1.4: Water Conservation: Employ low-water use and reclamation strategies to conserve water.
A) Incorporate native vegetation and low-water use species wherever possible, particularly in areas without easy access to irrigation.
B) Integrate irrigation, water conservation, drainage, and flood control functions within parks and Open Spaces with ecological preservation and recreational purpose.

Applicant Response: Water efficiency will continue to be a priority in managing the property. Critical to the operation of the CNP is the use of surface irrigation water rights to irrigate the property.

The permeability and poor drought tolerance of the soils combined with the variability in rainfall indicate that the success of habitat restoration depends on efficient use of the irrigation system. In order to achieve this, application of water in the right amount at the right time is critical. Fields must be properly laser leveled and the ditches must be kept in good working condition.

The ability to work closely with the MRGCD during the irrigation period, as described in the RMP, is imperative to efficiently meet the demands of these fields. The RMP intends to perpetuate the use of flood irrigation to establish and sustain crops and restored habitat areas at the Candelaria North Tract.

ABC Comp Plan Policy 10.3.2: Preservation: Identify and manage sensitive lands within the Open Space network to protect their ecological functions.
A) Manage public access to best protect natural resources.
B) Ensure that development within Open Space is compatible with its preservation purpose.

Applicant Response: The RMP identifies appropriate outdoor recreation activities for the CNP, as well as outlines a process, schedule, and protocols for reasonable public access consistent with the wildlife preserve objective. The RMP includes a Public Access and Outdoor Recreation Implementation Plan and a Habitat Implementation Plan with detailed lists of activities and implementation schedules over the 20-year plan.

The RMP includes a section describing habitat types that will be improved or newly established at the CNP and the specific requirements and plant assemblages in developing these areas. While the OSD will manage the CNP to achieve the wildlife habitat goals, it is unpredictable how the natural processes, plant succession, and ecosystem functions may unfold. Monitoring and adaptive management will be essential.

ABC Comp Plan Policy 10.3.3: Use: Provide low-impact recreational and educational opportunities consistent with the carrying capacity of the Open Space resources.

Applicant Response: The RMP will permit the implementation of low-impact recreational and educational opportunities consistent with the carrying capacity of the Open Space resources by including an educational program protocols such as:

- Maximum number of program participants allowed at one time is generally limited to 24 people, although exceptions may be made if there is sufficient staffing available to divide into small groups and ensure a quality educational experience.
- Maximum of three events per week.
- School groups limited to 60 students per fieldtrip and enough staff and adult supervision to manage the group well.
- No unguided or unreserved groups. However, groups or individuals who have a Special Use or other agreement with the OSD may access the CNP unguided under established protocols.
- May include access for wildlife monitoring, restoration projects, service-learning activities, educational programs or assisting with management of the property.
- Access through the preserve for guided programs shall generally be restricted to official trails and roads.
- User created trails shall be closed and revegetated.
- Educational and monitoring activities may take place in the wetland, the farm fields and the bosque area, taking care to minimize environmental disturbance.

ABC Comp Plan Policy 10.3.4: Bosque and Rio Grande: Carefully design access to the Rio Grande, the bosque, and surrounding river lands to provide entry to those portions suitable for recreational, scientific, and educational purpose, while controlling access in other more sensitive areas to preserve the natural wildlife habitat and maintain essential watershed management and drainage functions. A) Minimize disturbance or removal of existing natural vegetation from the bosque.

Applicant Response: Additional goals of increasing bosque physical structural diversity, and bosque plant species diversity will be considered part of the bosque wildlife habitat function. Newly planted bosque species will be planned over the next 20 years to provide a landscape network of wildlife corridors for movement, and habitat for food and shelter. A 20-year multi-phase plan will be developed to determine the best landscape arrays, and plant species compositions of bosque, relative to adjacent habitats.

b) 6-7(B)(3)(b) The proposed plan or amendment promotes the efficient use or administration of public or quasi-public facilities.

Applicant Response: The intention of the RMP is to administer the efficient use of public facilities at the CNP. The Candelaria Nature Preserve (CNP) is to be managed as a nature study area and wildlife preserve providing access to outdoor recreational opportunities for all residents and visitors. The vision is an improved ecosystem health and increased biodiversity of the CNP, ensuring compliance with LWCF guidelines by providing opportunities for nature study and wildlife-oriented recreation.

c) 6-7(B)(3)(c) The plan or amendment will promote public health, safety, and general welfare.

Applicant Response: The LWCF regulations require that properties acquired or developed with LWCF assistance shall be operated and maintained so as to appear attractive and inviting to the public; protective of public safety and health; kept open for public use at reasonable hours and times of the year, according to the type of facility; kept in reasonable condition to prevent undue deterioration and to encourage public use; and shall have posted an LWCF acknowledgement sign at the project site.

The RMP includes a section regarding Conservation Buffers which are recommended to provide multiple benefits. By establishing a safe distance between outdoor recreation and habitat, wildlife disturbance is limited. Additional vegetation buffers serve secondary environmental functions. In addition, the recent increase in non-native vegetation has been identified as the most significant indicator of failing ecological health in the riparian ecosystem and the RMP describes methods for managing non-native vegetation. The RMP CNP includes Site and Habitat Area Protocols such as:

- Keeping the Equipment Area reasonably clean, tidy, safe, and operable. No hazardous materials shall be kept at the farm without permission from the OSD.
- Vehicles and farm equipment must drive slowly on farm roads, so as to maintain public safety and avoid creating dust.

In addition to general guidance on habitat restoration, outdoor recreation, and educational outreach, the RMP was written to include guidance for specific areas of the CNP such as the Candelaria South Tract, the Candelaria North Tract, the Woodward House, and the Tree Nursery Tract. The City of Albuquerque Parks and Recreation Department Open Space Division respectfully requests recommendation of approval for this thoughtfully developed draft Resource Management Plan (RMP) for the Candelaria Nature Preserve (CNP) (included in this application).

Sincerely,
City of Albuquerque
Parks and Recreation Department
Open Space Division

October 29, 2020

Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Mr. Chairman,

This is a request to the Environmental Planning Commission (EPC) in its role as advisory to the City Council to recommend the adoption of a Rank 3 Plan, the City of Albuquerque Candelaria Nature Preserve (CNP) Resource Management Plan (RMP).

The effective Integrated Development Ordinance (IDO) Section 6-3(C) states that Rank 3 Plans are not subject to the review and decision processes in the IDO, but relevant implementing City departments may choose to have Rank 3 Plans reviewed by the EPC and/or accepted by the City Council when additional input is desired. In addition, the City's Legal Department determined that EPC recommendation is required in this case because the existing Rank 2 Plan, the City of Albuquerque Major Public Open Space Facility Plan (adopted January 1999), states that a new Resource Management Plan shall be reviewed by the EPC, and recommendation forwarded to City Council for Final Action.

A Resource Management Plan is defined as "a Rank 3 Plan developed by the Open Space Division of the City Parks and Recreation Department to provide policy guidance on how to manage and protect natural, historic, or cultural resources and/or scenic views for individual City-owned or managed Major Public Open Space. Resource Management Plans also guide visitor uses, budgeting, and decision making."

The Candelaria Nature Preserve Open Space encompasses approximately 167 acres east of the Rio Grande within the municipal limits of the City of Albuquerque. The City purchased the CNP lands partially using the federal Land and Water Conservation Fund (LWCF), which requires that the property remain in outdoor recreation use in perpetuity. In 2016 and 2017, the City Council passed two resolutions (R-16-147 and R-17-159) to develop a Resource Management Plan that will bring the City of Albuquerque's Open Space Division into compliance with the LWCF guidelines and address public concerns. This proposed Resource Management Plan (RMP) provides the framework for implementing that mandate and helps to ensure compliance with the federal LWCF regulations and guidelines and the Major Public Open Space Facility Plan. The Open Space Division conducted extensive public involvement while developing the existing draft as well as the required neighborhood meeting prior to submission of this application.

The following applicant responses address the Review and Decision Criteria for an Amendment to the Rank 2 Major Public Open Space Facility Plan pursuant to IDO Section 14-16-6-7(B)(3).

a) 14-16-6-7(B)(3)(a) The proposed plan or amendment is consistent with the spirit and intent of the ABC Comp Plan, as amended, and with other policies and plans adopted by the City Council.

GOAL 4.1 Character: Enhance, protect, and preserve distinct communities.

POLICY 4.1.5 Natural Resources: Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions.

Applicant Response: The proposed RMP provides a plan to incorporate the natural setting and ecosystem function into the core of the City of Albuquerque and North Valley neighborhood; and provide more opportunities for public interaction.

GOAL 4.2 Process Engage communities to identify and plan for their distinct character and needs.

POLICY 4.2.2Community Engagement: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

Applicant Response: The Open Space Advisory Board convened a Technical Advisory Group (TAG) including but not limited to Neighborhood Association representatives, partner agencies, and citizen biologists who guided the development of the Plan. In addition, the Open Space Division engaged in an extensive Public Process including stakeholder interviews, several public meetings, and nature discovery hikes as outlined under Public Process in the proposed RMP.

GOAL 5.3 Efficient Development Patterns Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

POLICY 5.3.4Conservation Development: Encourage conservation development to promote private open space and preserve natural landscape, agricultural lands, and other features of the natural environment to encourage development that is sensitive to the open, natural character of the area and the geological and cultural conditions.

Applicant Response: The proposed RMP is intended for conservation development by establishing natural habitat species in previous commercial fields. The RMP provides a plan to preserve the natural landscape and maintain a smaller portion of agricultural land. In this way, the proposed RMP encourages development that is sensitive to the open, natural area as well as the cultural condition of the historic location.

GOAL 5.6 City Development Areas Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

POLICY 5.6.3Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

Applicant Response: The proposed RMP reinforces the surrounding Area of Consistency in the North Valley neighborhood by maintaining the existing use of the Nature Preserve and proposing a management plan for the area without significantly changing development use or intensity.

GOAL 10.1 Facilities & Access: Provide parks, Open Space and recreation facilities that meet the need of all residents and use natural resources responsibly.

POLICY 10.1. 1: Distribution: Improve the community's access to recreational opportunities by balancing the City and County's parks and Open Space system within the built environment.

Applicant Response: The proposed RMP is designed to balance available resources in the appropriate locations and implement habitat restoration to the benefit of wildlife for the purposes of nature study and wildlife viewing. The plan allows for preservation of existing Open Space lands and conversion from farming to natural habitat in certain areas, therefore allowing for additional natural habitat within the existing built environment of the North Valley neighborhood.

POLICY 10.1.2: Universal Design: Plan, design program, and maintain parks, Open Space, and recreation facilities for use by people of all age groups and physical abilities.
A) Design and maintain landscaping and park features appropriate to the location, function, public expectation, and intensity of use.

Applicant Response: The proposed RMP includes recreation facilities to be used by people of all age groups and physical abilities by planning to implement habitat restoration to the benefit of wildlife for the purposes of nature study and wildlife viewing, recreational activities, and educational outreach. The proposed RMP will design and maintain park features appropriate to the location, function, public expectation, and intensity of use by outlining expectations for specific areas of the CNP as well as estimating the time-line and costs to achieve those goals.

POLICY 10.1.4: Water Conservation: Employ low-water use and reclamation strategies to conserve water.
A) Incorporate native vegetation and low-water use species wherever possible, particularly in areas without easy access to irrigation.
B) Integrate irrigation, water conservation, drainage, and flood control functions within parks and Open Spaces with ecological preservation and recreational purpose.

Applicant Response: Water efficiency will continue to be a priority in managing the property. Critical to the operation of the CNP is the use of surface irrigation water rights to irrigate the property.

The permeability and poor drought tolerance of the soils combined with the variability in rainfall indicate that the success of habitat restoration depends on efficient use of the irrigation system. In order to achieve this, application of water in the right amount at the right time is critical. Fields must be properly laser leveled and the ditches must be kept in good working condition.

The ability to work closely with the MRGCD during the irrigation period, as described in the proposed RMP, is imperative to efficiently meet the demands of these fields. The proposed RMP intends to perpetuate the use of flood irrigation to establish and sustain crops and restored habitat areas at the Candelaria North Tract.

GOAL 10.3 Open Space: Protect the integrity and quality of the region's natural features and environmental assets and provide opportunities for outdoor recreation and education.

POLICY 10.3.2: Preservation: Identify and manage sensitive lands within the Open Space network to protect their ecological functions.
A) Manage public access to best protect natural resources.
B) Ensure that development within Open Space is compatible with its preservation purpose.

Applicant Response: The proposed RMP identifies appropriate outdoor recreation activities for the CNP, as well as outlines a process, schedule, and protocols for reasonable public access consistent with the wildlife preserve objective. The proposed RMP includes a Public Access and Outdoor Recreation Implementation Plan and a Habitat Implementation Plan with detailed lists of activities and implementation schedules over the 20-year plan.

The proposed RMP includes a section describing habitat types that will be improved or newly established at the CNP and the specific requirements and plant assemblages in developing these areas. While the OSD will manage the CNP to achieve the wildlife habitat goals, it is unpredictable how the natural processes, plant succession, and ecosystem functions may unfold. Monitoring and adaptive management will be essential.

POLICY 10.3.3: Use: Provide low-impact recreational and educational opportunities consistent with the carrying capacity of the Open Space resources.

Applicant Response: The proposed RMP will permit the implementation of low-impact recreational and educational opportunities consistent with the carrying capacity of the Open Space resources by including an educational program protocols such as:

- Maximum number of program participants allowed at one time is generally limited to 24 people, although exceptions may be made if there is sufficient staffing available to divide into small groups and ensure a quality educational experience.
- Maximum of three events per week.
- School groups limited to 60 students per fieldtrip and enough staff and adult supervision to manage the group well.
- No unguided or unreserved groups. However, groups or individuals who have a Special Use or other agreement with the OSD may access the CNP unguided under established protocols.
- May include access for wildlife monitoring, restoration projects, service-learning activities, educational programs or assisting with management of the property.
- Access through the preserve for guided programs shall generally be restricted to official trails and roads.
- User created trails shall be closed and revegetated.
- Educational and monitoring activities may take place in the wetland, the farm fields and the Bosque area, taking care to minimize environmental disturbance.

POLICY 10.3.4: Bosque and Rio Grande: Carefully design access to the Rio Grande, the Bosque, and surrounding river lands to provide entry to those portions suitable for recreational, scientific, and educational purpose, while controlling access in other more sensitive areas to preserve the natural wildlife habitat and maintain essential watershed management and drainage functions.
A) Minimize disturbance or removal of existing natural vegetation from the Bosque.

> *Applicant Response:* Additional goals of increasing Bosque physical structural diversity, and Bosque plant species diversity will be considered part of the Bosque wildlife habitat function. Newly planted Bosque species will be planned over the next 20 years to provide a landscape network of wildlife corridors for movement, and habitat for food and shelter. A 20-year multi-phase plan will be developed to determine the best landscape arrays, and plant species compositions of Bosque, relative to adjacent habitats.

GOAL 11.1 Traditional, Rural and Agricultural Heritage.

POLICY 11.1 Acequia Preservation: Support efforts to protect and preserve the acequia system for agricultural and low-impact recreation purposes and strengthen connections with adjacent neighborhoods and development.

> *Applicant Response:* The CNP incorporates part of the historic acequia system and intends to preserve and maintain low-impact recreation surrounding the system as well as respecting adjacent neighborhoods that rely on the system. The CNP RMP also proposes interpretive guided educational programs that may include acequia systems and water monitoring.

GOAL 11.3 Cultural Landscapes: Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

POLICY 11.3.1 Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

POLICY 11.3.3 Bosque: Regulate development on adjacent lands to preserve and enhance the Bosque as an important cultural landscape that contributes to the history and distinct identity of the region, as well as nearby neighborhoods.

> *Applicant Response:* The RMP is intended to preserve and enhance the natural and cultural characteristics and features of the CNP cultural landscape. The CNP is a cultural landscape because it occupies a land with a long entrenched natural and human history surrounding the Rio Grande and its historic relationship to farming and acequia irrigation in the region.

GOAL 12.1 Infrastructure Plan, coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the Comp Plan's vision for future growth.

POLICY 12.1.5Irrigation System: Coordinate with MRGCD and other stakeholders to protect the irrigation system.

Applicant Response: The proposed CNP RMP recognizes the importance of partnering closely with the MRGCD during the irrigation period to efficiently meet the demands of the fields and to protect the irrigation system and proposes a plan to accomplish this goal.

GOAL 12.3 Public Services Plan, coordinate, and provide efficient, equitable, and environmentally sound services to best serve residents and protect their health, safety, and well-being.

POLICY 12.3.8Education: Complement programming provided by educational institutions to expand educational opportunities for residents in all cultural, age, economic, and educational groups.

Applicant Response: Guided programs will be led year-round by OSD staff, RGNCSP, community partners and trained volunteers. During wintering bird and nesting seasons from November through July, staff will pay special attention to minimize disturbance to wildlife. Hands-on activities will be offered that use scientific techniques to engage the public and assist with monitoring plants and wildlife at the property.

GOAL 12.4 Coordination Coordinate with other providers to leverage resources, maximize efficiencies, bridge service gaps, and provide added value.

POLICY 12.4.5 Facility Plans: Develop, update, and implement facility plans for infrastructure systems, such as drainage, electric transmission, natural gas, and information technology that benefit from cross-agency and public-private coordination.

Applicant Response: This application submits a Facility Plan to implement and benefit from cross-agency coordination for the CNP.

GOAL 13.2 Water Supply & Quality Protect and conserve our region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.

POLICY 13.2.2Water Conservation: Foster the efficient management and use of water in development and infrastructure.

Applicant Response: Please refer to POLICY 10.1.4 above.

GOAL 13.4 Natural Resources Protect, conserve, and enhance natural resources, habitat, and ecosystems.

Applicant Response: The proposed CNP RMP intends to protect, conserve, and enhance natural resources, habitat, and ecosystems by increasing habitat types on previously farmed lands, which will improve local and migratory wildlife and native plants interconnections.

POLICY 13.4.4Unique Landforms and Habitats: Protect areas with unique landforms, and crucial habitat for wildlife, through sensitive urban development or acquisition as Open Space.

Applicant Response: The proposed CNP RMP furthers this policy because it endeavors to protect the unique landscape and crucial wildlife habitat existing within the Candelaria Nature Preserve, an existing historic Open Space property located in an urban context, by transferring a large portion of the agricultural land to wildlife habitat and managing the rest of the property to support sensitive development.

b) 6-7(B)(3)(b) The proposed plan or amendment promotes the efficient use or administration of public or quasi-public facilities.

Applicant Response: The proposed RMP (submitted herein for EPC review) was prompted by the State's LWCF Representative who determined that the City was out of compliance in managing the property by allowing commercial farming and not providing adequate public access and outdoor recreation opportunities to the whole property. The Resource Management Plan was mandated through City Council Resolutions R-16-147 and R-17-159. The CNP RMP was developed by a Technical Advisory Group (TAG) with oversight from the Open Space Advisory Board to promote the efficient administrative of the City's CNP Open Space Facility.

Currently, the property is closed to the public with the exception of guided tours and through visual access into the property through a perimeter fence. This is mainly due to the designation of the property as an Open Space Preserve and the fact that education and recreation has been traditionally served at the property through the activities at the Rio Grande Nature Center State Park that is on the Candelaria Nature Preserve and managed by the New Mexico State Parks and Recreation Department through a Joint Use Agreement with the City. Despite this, the LWCF representative determined that the City was out of compliance by not allowing access to the entire property, including the farm fields.

The current management plan for the CNP allows agriculture use at the property through a contract farmer who will grow a percentage of the crops for wildlife and manage the property, including the farm fields and irrigation ditches, and offset those costs by also growing and selling alfalfa. The proposed RMP deviates from the current practice by not allowing any crops grown commercially.

The proposed RMP addresses the issues of access and recreation to come into LWCF compliance. The property will not be open to the public to limit disturbance to wildlife; however, a detailed implementation plan has been developed for engaging the public through citizen science, stewardship activities and guided tours through a limited access scheme. Enhanced visual access will also be offered through wildlife viewing blinds strategically located around the perimeter of the property.

The proposed RMP focuses on providing crops solely for wildlife while eventually transitioning away from farming all together and restoring the farm fields to native vegetation types to provide the most optimal habitat for a wide variety of wildlife. This puts a larger financial burden on the City to directly pay for a contractor to grow crops for wildlife and maintain the property as well as the cost for restoring the farm fields. However, it aligns with the initial intent

of the property to serve as an Open Space Preserve and allows the City to come into National Park Service per LWCF compliance.

The intention of the proposed RMP is to administer the efficient use of public facilities at the CNP by employing efficient protocols for management of each area and converting a portion from existing commercial farming to habitat. The Candelaria Nature Preserve (CNP) is to be managed as a nature study area and wildlife preserve providing access to outdoor recreational opportunities for all residents and visitors. The vision is an improved ecosystem health and increased biodiversity of the CNP, ensuring compliance with LWCF guidelines.

c) 6-7(B)(3)(c) The plan or amendment will promote public health, safety, and general welfare.

Applicant Response: The LWCF regulations require that properties acquired or developed with LWCF assistance shall be operated and maintained so as to appear attractive and inviting to the public; protective of public safety and health; kept open for public use at reasonable hours and times of the year, according to the type of facility; kept in reasonable condition to prevent undue deterioration and to encourage public use; and shall have posted an LWCF acknowledgement sign at the project site.

The proposed RMP includes a section regarding Conservation Buffers which are recommended to provide multiple benefits. By establishing a safe distance between outdoor recreation and habitat, wildlife disturbance is limited. Additional vegetation buffers serve secondary environmental functions. In addition, the recent increase in non-native vegetation has been identified as the most significant indicator of failing ecological health in the riparian ecosystem and the proposed RMP describes methods for managing non-native vegetation. The RMP CNP includes Site and Habitat Area Protocols such as:

- Keeping the Equipment Area reasonably clean, tidy, safe, and operable. No hazardous materials shall be kept at the farm without permission from the OSD.
- Vehicles and farm equipment must drive slowly on farm roads, so as to maintain public safety and avoid creating dust.

In addition to general guidance on habitat restoration, outdoor recreation, and educational outreach, the RMP was written to include guidance for specific areas of the CNP such as the Candelaria South Tract, the Candelaria North Tract, the Woodward House, and the Tree Nursery Tract. The City of Albuquerque Parks and Recreation Department Open Space Division respectfully requests recommendation of approval for this thoughtfully developed draft Resource Management Plan (RMP) for the Candelaria Nature Preserve (CNP) (included in this application).

Sincerely,
City of Albuquerque
Parks and Recreation Department
Open Space Division

NEIGHBORHOOD MEETINGS

Somerfeldt, Cheryl

From: Carmona, Dalaina L.
Sent: Friday, October 2, 2020 1:23 PM
To: Somerfeldt, Cheryl
Subject: Western end of Candelaria Rd NW Neighborhood Meeting Inquiry
Attachments: IDOZoneAtlasPage_G-12-Z-outlineb.pdf

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1
Rio Grande Compound HOA	Ann	King	akingnm@hotmail.com	3004 Calle De Alamo NW
Rio Grande Compound HOA	Judd	West	judd@westlawfirmpllc.com	2900 Calle Grande NW
Alvarado Gardens NA	Robert	Poyourow	vp@alvaradoneighborhood.com	2812 Candelaria Road NW
Alvarado Gardens NA	Diana	Hunt	president@alvaradoneighborhood.com	2820 Candelaria Road NW
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW
Rio Grande Boulevard NA	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW
Rio Grande Boulevard NA	Eleanor	Walther	eawalth@comcast.net	2212 Camino De Los Artesanos NW

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail. https://www.cabq.gov/planning/urban-design-development/public-notice

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each:
http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,

Dalaina L. Carmona
Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods

Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Friday, October 02, 2020 12:10 PM
To: Somerfeldt, Cheryl <csomerfeldt@cabq.gov>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:
a Rank 3 Plan, the Candelaria Nature Preserve Resource Management Plan (CNP RMP)

Contact Name
Cheryl Somerfeldt
Telephone Number
619-573-5324
Email Address
csomerfeldt@cabq.gov
Company Name
COA Parks and Recreation Department
Company Address
1801 4th St NW
City
Albuquerque
State
NM
ZIP
Legal description of the subject site for this project:
TRACT A-1-A REVISED PLAT OF TRACTS A-1 A-2 B-1 & B-2 CANDELARIA FARM AREA BEING LANDS OF NM CREDIT CORP & ALL FAITHS RECEIVING HONIE INC) CONT 95.8638AC; TR B-1 REVISED PLAT OF TRACTS A-1, A-2, B-1 & B-2 CANDELARIA FARM AREA (BE NG LANDS OF N M CREDIT CORP & ALL FAITHS RECEIVING HOME INC) CONT 9.778 AC; TRS 16B2B1, 16B2A & 16B1 MRGCD MAP 34 CONT 7.0 AC M/L; TR X1 SUMMARY PLAT CITY OF ALBUQUERQUES REPL TR X ALVARADO GARDENS UNIT 2 CONT 15.245 AC
Physical address of subject site:
Western end of Candelaria Rd NW
Subject site cross streets:
Candelaria NW and Trellis NW
Other subject site identifiers:
This site is located on the following zone atlas page:
IDOZoneAtlasPage_F-12-Z and IDOZoneAtlasPage_G-12-Z

==========
This message has been analyzed by Deep Discovery Email Inspector.

Somerfeldt, Cheryl

From: Somerfeldt, Cheryl
Sent: Friday, October 2, 2020 1:43 PM
To: 'akingnm@hotmail.com'; 'judd@westlawfirmpllc.com'; 'vp@alvaradoneighborhood.com'; 'president@alvaradoneighborhood.com'; 'peggynorton@yahoo.com'; 'newmexmba@aol.com'; 'eawalth@comcast.net'
Cc: Langan-McRoberts, Colleen; Simon, David J.; Schultz, Shanna M.
Subject: Notice of Public Hearing for Candelaria Nature Preserve (CNP) Resource Management Plan (RMP)

Public Notice Electronic Mail

In accordance with the procedures in the City of Albuquerque's (COA) Integrated Development Ordinance (IDO), we are notifying you as a Neighborhood Association representative that the City of Albuquerque Parks and Recreation Department Open Space Division, the applicant and property owner of the ***Candelaria Nature Preserve (CNP)*** (2901 CANDELARIA RD NW). is submitting an application to the Environmental Planning Commission (EPC) for review of a ***Resource Management Plan (RMP)*** (a Rank 3 Plan). For more information about the Candelaria Nature Preserve (CNP) and the latest version of the CNP RMP, please visit: https://www.cabq.gov/candelaria-nature-preserve

RMPs are not typically subject to the IDO's review and decision processes; however, the Major Public Open Space Facility Plan, adopted in 1999, determined the approval process for a new Open Space Resource Management Plan (RMP) to be an EPC public hearing review with a recommendation to City Council for final action.

Pursuant to the ONC Neighborhood Association Recognition Ordinance 14-8-2-6 (A), the City is required to notify neighborhood associations located partially or completely within or adjacent to the relevant plan area. Pursuant to IDO Section 14-16-6-4(C)(4), the Neighborhood Association must respond within 15 consecutive days of the email being sent. If the Neighborhood Association does not respond or declines the meeting, the applicant may proceed. If the Neighborhood Association chooses to meet, the meeting must be scheduled for a date within 30 consecutive days of the meeting request being accepted by the Neighborhood Association.

Due to the Open Space Division's previous public meetings as described in the RMP (linked above), the Open Space Division is attempting to finalize the neighborhood meeting for this application before the next EPC application deadline, which is *October 29th, 2020*.

Anyone may request a City-sponsored facilitated meeting based on the complexity and potential impacts of a proposed project; therefore, the Open Space Division intends to pursue this option if a neighborhood meeting is requested. For more information about facilitated meetings, visit: https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development#facilitated-meetings-criteria

The public hearing for this request is anticipated to be on *December 10, 2020* at 8:40am. Due to the COVID-19 health emergency, this meeting will be a public Zoom video conference. EPC agendas and staff reports are posted one week prior to the hearing date here: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes

Please contact the Parks and Recreation Department with any questions or concerns via email to myself and Colleen Langan-McRoberts, Open Space Superintendent, at cmcroberts@cabq.gov.

Sincerely,
City of Albuquerque Parks and Recreation Department Open Space Division

Attachments: *Zone Atlas Pages*

CHERYL SOMERFELDT
senior planner
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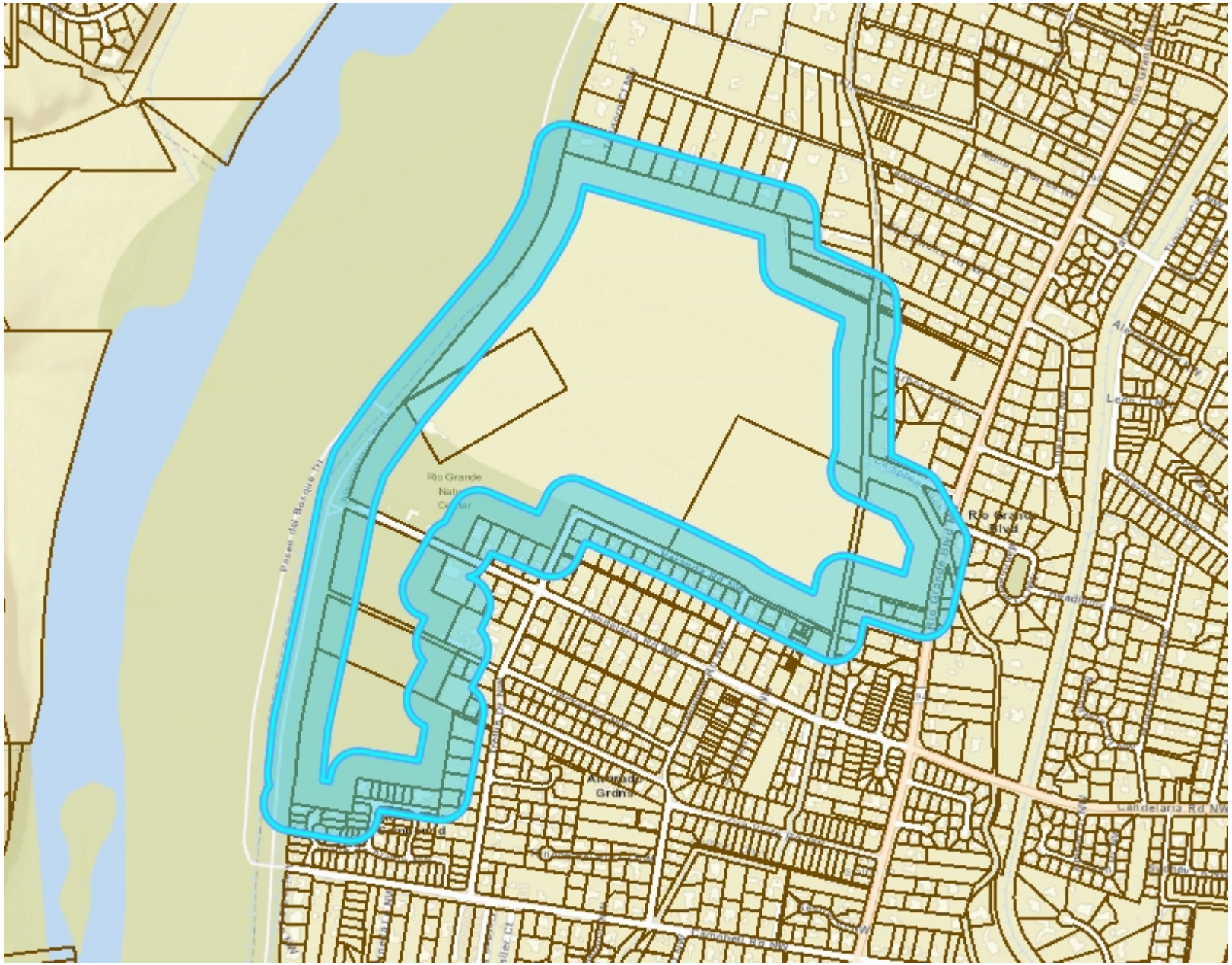
Candelaria Nature Preserve



Legend

- Bernalillo County Parcels

Notes

170-Ft Buffer

1,795 0 897 1,795 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
10/7/2020

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1: 10,767

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

geometry	UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUS Address	Tax Dist	Legal Description	Prop	Acres
Geocortex.(	101206046139310712	MORGAN BLAZE FAMILY TRUST ATTN: BRAVO MDANAT & MONICA MONTGOMERY	PO BOX 15092	RIO RANCHO NM 87174	3136 GLENWOOD NW	ALBUQUERQUE	A1AM	*C AMENDED REPL/	R	0.25
Geocortex.(	101306000240220309	SILVER CHARLES M & MILLER BRIAN N TRUSTEES SILVER & MILLER RVT	160 PASEO DE CORRALES	CORRALES NM 87048-9573	3227 RIO GRANDE BLVD NW	ALBUQUERQUE	A1AM	ALVARADO GARDEN	R	0.55
Geocortex.(	101206049639012019	DAVICK THOMAS K & LINDA E	2518 VERANDA ST NW	ALBUQUERQUE NM 87107-2939	2518 VERANDA ST NW	ALBUQUERQUE	A1AM	LT 4 PLAT OF VERAN	R	0.0884
Geocortex.(	101206025228220136	GOTTLIEB ERIC J & FEIERMAN LISA ANN	3001 CALLE DEL BOSQUE NW	ALBUQUERQUE NM 87104-3113	3001 CALLE DEL BOSQUE NW	ALBUQUERQUE	A1AM	LT 1-A PLAT OF LT 1	R	0.442
Geocortex.(	101306006842420412	SANCHEZ ERNEST G & CYNTHIA A	3219 MANCHESTER CT NW	ALBUQUERQUE NM 87107-3016	3219 MANCHESTER CT NW	ALBUQUERQUE	A1AM	* 014 VALLEY HAVE	R	0.56
Geocortex.(	101206150409640118	MONTOYA ELIAS E & VIRGINIA	2501 DON ONOFRE TRL NW	ALBUQUERQUE NM 87107	2501 DON ONOFRE TRL NW	ALBUQUERQUE	X1AM	MAP 31 T L 119 CON	R	1.19
Geocortex.(	101206020425920160	STEWART STEPHEN MALCOLM & MARITZA TRUSTEES STEWART TRUST	3105 CALLE DE ALAMO NW	ALBUQUERQUE NM 87104-3139	3105 CALLE DE ALAMO NW	ALBUQUERQUE	A1AM	* 5 6 SUB'D PLAT FC	R	0.0963
Geocortex.(	101206042041110614	NAGUAL PROPERTIES LLC	2724 DECKER AVE NW	ALBUQUERQUE NM 87107-2969	2618 VERANDA RD NW	ALBUQUERQUE	A1AM	*P NEW MEXICO CR	R	0.45
Geocortex.(	101206019825820162	SUNWEST TRUST CUSTODIAN FBO CHRISTINE TURPEN IRA	PO BOX 36371	ALBUQUERQUE NM 87176-6371	3113 CALLE DE ALAMO NW	ALBUQUERQUE	A1AM	* 7 6 SUB'D PLAT FC	R	0.1128
Geocortex.(	101206022425820151	BATEMAN DUPUY & ELLEN W	3015 CALLE DE ALAMO NW	ALBUQUERQUE NM 87104-3138	3015 CALLE DE ALAMO NW	ALBUQUERQUE	A1AM	LT 7A LTS 5A & 7A B	R	0.2313
Geocortex.(	101206021129020130	BISSETT PAUL R & JUDITH G	3109 CALLE DEL BOSQUE NW	ALBUQUERQUE NM 87104-3119	3109 CALLE DEL BOSQUE NW	ALBUQUERQUE	A1AM	*11-A REPLAT OF TF	R	0.2399
Geocortex.(	101206154507440116	TIERRA ESPERANZA COMPANY C/O MICHAEL G ROSENBERG & ASSOC	17665 HIGHWAY 82	CARBONDALE CO 81623-9516	3531 RIO GRANDE BLVD NW B	ALBUQUERQUE	X1AM	TRACT 121A1-2 HER	R	1.375
Geocortex.(	101306004548721103	EWING STEVEN C & CORI SIMMS	3401 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	3401 RIO GRANDE BLVD NW	ALBUQUERQUE	A1AM	ELY PORTION LT 24	R	0.502
Geocortex.(	101206026927420106	RICKS J BRENT	2835 TRELLIS DR NW	ALBUQUERQUE NM 87107-2933	2835 TRELLIS DR NW	ALBUQUERQUE	A1AM	* 026 ALVARADO GI	R	0.58
Geocortex.(	101206023333520125	CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248	N/A	ALBUQUERQUE	A1AM	TR X1 SUMMARY PL	V	15.24
Geocortex.(	101306000850421101	STONE DANA H & VANGILS FRIEDJE J	2437 CHEROKEE RD NW	ALBUQUERQUE NM 87107-3003	2437 CHEROKEE RD NW	ALBUQUERQUE	A1AM	SWLY PORTION OF I	R	0.83
Geocortex.(	101206017127120169	FELLOWS CATHERINE CARTER	2913 CALLE DEL RIO NW	ALBUQUERQUE NM 87104	2913 CALLE DEL RIO NW	ALBUQUERQUE	A1AM	*14 6 SUB'D PLAT F	R	0.1089
Geocortex.(	101206042840710612	TAYLOR DIRK GATES	PO BOX 122477	ARLINGTON TX 76012-8477	2610 VERANDA NW	ALBUQUERQUE	A1AM	*O NEW MEXICO CF	R	0.4362
Geocortex.(	101206146312440123	JARAMILLO MICHAEL R & IRENE	2514 TEODORO RD NW	ALBUQUERQUE NM 87107-3051	2514 TEODORO RD NW	ALBUQUERQUE	X1AM	TR J-3 REPL OF TR J	R	0.5138
Geocortex.(	101306100900531101	ANELLA A ANTHONY	2420 ARBOR RD NW	ALBUQUERQUE NM 87107-3001	2420 ARBOR RD NW	ALBUQUERQUE	A1AM	LOT 249B SUMMAR	R	0.386
Geocortex.(	101206028444910801	MINERALS & NATURAL RESOURCES DEPARTMENT (STATE PARKS)	1220 ST FRANCIS DR	SANTA FE NM 87505-4225	2833 CANDELARIA RD NW	ALBUQUERQUE	A1AM	* 095 REPLAT OF AL	V	0.53
Geocortex.(	101206032043210805	MORRIS WILLIAM F & ENGEL PAMELA JOY	2801 CANDELARIA RD NW	ALBUQUERQUE NM 87107-2914	2801 CANDELARIA RD NW	ALBUQUERQUE	A1AM	* 091 REPLAT OF AL	R	0.53
Geocortex.(	101206022226020194	RIO GRANDE COMPOUND HOMEOWNERS ASSOCIATION INC	2801 CALLE DEL RIO NW	ALBUQUERQUE NM 87104-3141	N/A	ALBUQUERQUE	A1AM	TRACT B ALL PRIVA	V	2.3935
Geocortex.(	101206048937410708	GUADERRAMA LAURO G	PO BOX 6712	ALBUQUERQUE NM 87197-6712	2500 VERANDA RD NW	ALBUQUERQUE	A1AM	LOT 30B1 REPLAT O	R	0.77
Geocortex.(	101206030244010803	MARX JANE & ILENE WEISS	2825 CANDELARIA BLVD NW	ALBUQUERQUE NM 87107-2914	2825 CANDELARIA RD NW	ALBUQUERQUE	A1AM	* 093 REPLAT OF AL	R	0.53
Geocortex.(	101306004741320417	VALENCIA DONALD & YVONNE MAY	3228 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	3228 RIO GRANDE BLVD NW	ALBUQUERQUE	A1AM	MAP 34TR 119A1B	R	0.29
Geocortex.(	101206142315940127	PRICE EVE H	2608 TEODORO RD NW	ALBUQUERQUE NM 87107-3068	2608 TEODORO RD NW	ALBUQUERQUE	X1AM	LAND OF TEODORO	R	1.62
Geocortex.(	101206022937920115	CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248	W TERMINUS DECKER AVE NW	ALBUQUERQUE	A1AM	TRS 16B2B1, 16B2A	V	7
Geocortex.(	101206040441810616	BENAK MARK S & REMBE EMILY D	2630 VERANDA RD NW	ALBUQUERQUE NM 87107-2940	2630 VERANDA NW	ALBUQUERQUE	A1AM	*R NEW MEXICO CR	R	0.45
Geocortex.(	101306004346020901	GUTIERREZ JOHN R & CONNIE L	5501 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	3313 RIO GRANDE BLVD NW	ALBUQUERQUE	A1AM	LOT 196 EXCEPT PO	R	0.35
Geocortex.(	101206026628420107	RICKS J BRENT	2835 TRELLIS NW	ALBUQUERQUE NM 87107	N/A	ALBUQUERQUE	A1AM	LOT 26-B ALVARADO	V	0.266
Geocortex.(	101206034645310625	FREDRICKSON CRAIG L & REGINA R	2742 VERANDA RD NW	ALBUQUERQUE NM 87107-2941	2742 VERANDA RD NW	ALBUQUERQUE	A1AM	* 115 LT 115 EXC SV	R	0.27
Geocortex.(	101206037143310621	HALL MIRIAM P	2718 VERANDA RD NW	ALBUQUERQUE NM 87107-2941	2718 VERANDA RD NW	ALBUQUERQUE	A1AM	*V NEW MEXICO CR	R	0.44
Geocortex.(	101206027329520108	BYERS WHEATON H JR & ALEXANDER LAURETTE TRUSTEES BYERS-ALEXANDER RVT	2851 TRELLIS DR NW	ALBUQUERQUE NM 87107-2933	2851 TRELLIS DR NW	ALBUQUERQUE	A1AM	* 025 ALVARADO GI	R	0.58
Geocortex.(	101206023228420134	CERNOSEK RICHARD W	3013 CALLE DEL BOSQUE NW	ALBUQUERQUE NM 87104-3113	3013 CALLE DEL BOSQUE NW	ALBUQUERQUE	A1AM	LT 6A BLK 5 RIO GR/	R	0.1338
Geocortex.(	101206049346010810	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248	N/A	ALBUQUERQUE	A1AM	TRACT A-1-B REVISE	V	3.17
Geocortex.(	101206028641410407	HUNT WARREN L & DIANA D TRUSTEES HUNT RVT	2810 CANDELARIA RD NW	ALBUQUERQUE NM 87107-2915	2820 CANDELARIA RD NW	ALBUQUERQUE	A1AM	* 068 ALVARADO GI	R	0.65
Geocortex.(	101306005139220419	VALENCIA PAUL HENRY	7008 HARTFORD PL NW	ALBUQUERQUE NM 87114	3224 RIO GRANDE BLVD NW	ALBUQUERQUE	A1AM	TR B LAND DIVISION	R	0.367
Geocortex.(	101206034344210626	ERICHSEN GERTRUD TRUSTEE ERICHSEN RVLT	3618 TRELLIS DR NW	ALBUQUERQUE NM 87107-2953	2740 VERANDA RD NW	ALBUQUERQUE	A1AM	SWLY 100 FT TR 115	R	0.23
Geocortex.(	101306103405230117	ULIBARRI JOANN B	1855 GRIEGOS RD NW	ALBUQUERQUE NM 87107-2834	3535 RIO GRANDE BLVD NW	ALBUQUERQUE	A1AM	TRS 120B & 120C M	R	1.11
Geocortex.(	101206027633620116	LINNELL SUSAN M	2941 TRELLIS DR NW	ALBUQUERQUE NM 87107	2941 TRELLIS NW	ALBUQUERQUE	A1AM	*A3 REPLAT OF TRA	R	0.25
Geocortex.(	101206050836610905	SHAW JEANNE	3117 CAMINO CABALLETE NW	ALBUQUERQUE NM 87107-2901	3117 CAMINO CABALLETE NW	ALBUQUERQUE	A1AM	LOT 5 LOS ARTESAN	R	0.2707
Geocortex.(	101306000138920303	WORDEN BRUCE K & PLOWITZ-WORDEN KATHRYN A	3213 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107-3031	3213 RIO GRANDE BLVD NW	ALBUQUERQUE	A1AM	LT 33-D PLAT OF LO	R	0.3969
Geocortex.(	101306000939020307	KITTS JAMES C & MARILYN K	3221 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	3221 RIO GRANDE BLVD NW	ALBUQUERQUE	A1AM	* 034 ALVARADO GI	R	1.21
Geocortex.(	101306001152521112	DEMERSSEMAN CLYDE W	2418 ARBOR RD NW	ALBUQUERQUE NM 87107-3001	2418 ARBOR RD NW	ALBUQUERQUE	A1AM	LOT 249-A SUMMA	R	0.396
Geocortex.(	101306000238720339	THOMPSON BRUCE E	3207 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107-3031	3207 RIO GRANDE BLVD NW	ALBUQUERQUE	A1AM	LT 33-C PLAT OF LO	R	0.4114
Geocortex.(	101206022326520153	MILLER KENNETH M	2908 CALLE DE PALOMA NW	ALBUQUERQUE NM 87104-3144	2908 CALLE DE PALOMA NW	ALBUQUERQUE	A1AM	* 8 4 SUB'D PLAT FC	R	0.1309
Geocortex.(	101306101907930120	ROBINS JOAN E & DENISE R WHEELER	3565 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	3565 RIO GRANDE BLVD NW	ALBUQUERQUE	A1AM	TRACT 132A1 CRESE	R	1.052

geometry	UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUS Address	Tax Dist	Legal Description	Prop	Acres
Geocortex.(	101206037942910620	MOFFITT MELINDA J TRUSTEE RVLT & DUNLAP ANN B TRUSTEE DUNLAP RVLT	2710 VERANDA RD NW	ALBUQUERQUE NM 87107-2941	2710 VERANDA RD NW	ALBUQUERQUE	A1AM	*U NEW MEXICO CF	R	0.45
Geocortex.(	101306104803130101	BANDONI LAWRENCE A & LINDA S CO-TRUSTEES BANDONI RVT	1705 SAN CRISTOBAL RD SW	ALBUQUERQUE NM 87104-1130	ARBOR RD NW	ALBUQUERQUE	A1AM	LTS 294 THRU 301 R	R	4.9
Geocortex.(	101206031143610804	HART JOHN S SR & DEBRA SICKLER-HART	2815 CANDELARIA RD NW	ALBUQUERQUE NM 87107-2914	2815 CANDELARIA RD NW	ALBUQUERQUE	A1AM	* 092 REPLAT OF AL	R	0.53
Geocortex.(	101306001952021111	BARNETT DAVID O JR & KENNEY JAMES C	2416 ARBOR RD NW	ALBUQUERQUE NM 87107-3001	2416 ARBOR RD NW	ALBUQUERQUE	A1AM	LOT 248-A SUMMAI	R	0.376
Geocortex.(	101206028434520118	DOMENICI LISA A	2953 TRELLIS DR NW	ALBUQUERQUE NM 87104-2935	2953 TRELLIS DR NW	ALBUQUERQUE	A1AM	*A1 REPLAT OF TRA	R	0.33
Geocortex.(	101206019126020164	UNDERWOOD ROBERT K & MARY	3121 CALLE DE ALAMO NW	ALBUQUERQUE NM 87104-3153	3121 CALLE DE ALAMO NW	ALBUQUERQUE	A1AM	LT 8A BLK 6 PLAT OI	R	0.2433
Geocortex.(	101206145914540124	HINKES JASON	2516 TEODORO RD NW	ALBUQUERQUE NM 87107-3051	2516 TEODORO RD NW	ALBUQUERQUE	X1AM	LD OF TEODORO PA	R	1.5
Geocortex.(	101206020925920159	SCOTT AMY A TRUSTEE SCOTT TRUST	3101 CALLE DE ALAMO NW	ALBUQUERQUE NM 87104-3139	3101 CALLE DE ALAMO NW	ALBUQUERQUE	A1AM	* 4 6 SUB'D PLAT FC	R	0.136
Geocortex.(	101206022328720132	HALCOM MIKE	3021 CALLE DEL BOSQUE NW	ALBUQUERQUE NM 87104-3113	3021 CALLE DEL BOSQUE NW	ALBUQUERQUE	A1AM	* 9 5 SUB'D PLAT FC	R	0.1263
Geocortex.(	101206144715040125	WARD CAROLE TRUSTEE WARD RVT	2600 TEODORO RD NW	ALBUQUERQUE NM 87107-0000	2600 TEODORO RD NW	ALBUQUERQUE	X1AM	LAND OF TEODORO	R	1.56
Geocortex.(	101206021828820131	SCHAAB JUDITH C	3101 CALLE DEL BOSQUE NW	ALBUQUERQUE NM 87104-3119	3101 CALLE DE BOSQUE NW	ALBUQUERQUE	A1AM	*10 5 SUB'D PLAT FI	R	0.1263
Geocortex.(	101206019327220167	DANNESKOLD JAMES D & NEWHALL MARY ANNE	2908 CALLE DEL RIO NW	ALBUQUERQUE NM 87104-3142	2908 CALLE DEL RIO NW	ALBUQUERQUE	A1AM	*12 6 SUB'D PLAT FI	R	0.1589
Geocortex.(	101206022426820154	BURROWS RICHARD & PENNY	2912 CALLE DE PALOMA NW	ALBUQUERQUE NM 87104-3144	2912 CALLE DE PALOMA NW	ALBUQUERQUE	A1AM	LOT 9-A PLAT OF LT!	R	0.1177
Geocortex.(	101206139215640121	CHEW WAYNE G & ELAINE W CHEW RVT	2633 TEODORO RD NW	ALBUQUERQUE NM 87107-3046	N/A	ALBUQUERQUE	X1AM	TR D-2 OF A CORRE(	V	1.18
Geocortex.(	101206027030220113	MULLANE TIMOTHY P & HELEN H TRUSTEES MULLANE RVT	2901 TRELLIS DR NW	ALBUQUERQUE NM 87107-2935	2901 TRELLIS DR NW	ALBUQUERQUE	A1AM	LTS 25A & 25B REPL	R	0.5601
Geocortex.(	101206138417040130	CHEW WAYNE G & CHEW ELAINE W RVT	2633 TEODORO RD NW	ALBUQUERQUE NM 87107-3046	TEODORO RD NW	ALBUQUERQUE	X1AM	LAND OF TEODORO	V	1.71
Geocortex.(	101306004537720420	SANTIAGO ANDRES	3216 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	3216 RIO GRANDE BLVD NW	ALBUQUERQUE	A1AM	LT 2A1 PLAT OF LTS	R	0.3374
Geocortex.(	101206049939412017	TONG SUSAN ANN C & EDMUND Y F	184 CORONA ST	SAN FRANCISCO CA 94127-2808	2512 VERANDA RD NW	ALBUQUERQUE	A1AM	LT 2 PLAT OF VERAN	R	0.0506
Geocortex.(	101206026834620112	OUR LAND LLC	2724 DECKER AVE NW	ALBUQUERQUE NM 87107-2969	N/A	ALBUQUERQUE	A1AM	*A4 REPLAT OF TRA	V	0.83
Geocortex.(	101206020827120157	UNZE WAYNE J & MARGARET B TRUSTEES UNZE FAMILY TRUST	2913 CALLE DE PALOMA NW	ALBUQUERQUE NM 87104-3145	2913 CALLE DE PALOMAS NW	ALBUQUERQUE	A1AM	* 2 6 SUB'D PLAT FC	R	0.1344
Geocortex.(	101206136016040194	WAYNE G CHEW & ELAINE W CHEW RVT	PO BOX X	ALBUQUERQUE NM 87125-1536	2633 TEODORO RD NW	ALBUQUERQUE	X1AM	TRACT A-1 PLAT OF	R	1.0559
Geocortex.(	101206029137710404	ALL FAITHS RECEIVING HOME INC	1709 MOON ST NE	ALBUQUERQUE NM 87112-3973	3001 TRELLIS DR NW	ALBUQUERQUE	A1AM	TRACT B-2-A PLAT C	C	2.3198
Geocortex.(	101306006541220411	SMITH WILLIAM F & MASSARSKY TARA M	3215 MANCHESTER CT NW	ALBUQUERQUE NM 87107	3215 MANCHESTER CT NW	ALBUQUERQUE	A1AM	* 013 VALLEY HAVE	R	0.65
Geocortex.(	101306004742420416	CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248	RIO GRANDE BLVD NW	ALBUQUERQUE	A1AM	BOULEVARD VIEW S	V	0.02
Geocortex.(	101206051636610906	MARTINEZ ROBERTO J & ROSITA O	3120 CAMINO CABALLETTE NW	ALBUQUERQUE NM 87107-2902	3120 CAMINO CABALLETTE NW	ALBUQUERQUE	A1AM	* 06 LOS ARTESANC	R	0.1951
Geocortex.(	101206020726720158	RILEY FRANCES S TRUSTEE RILEY RVT	2909 CALLE DE PALOMA NW	ALBUQUERQUE NM 87104-3145	2909 CALLE DE PALOMA NW	ALBUQUERQUE	A1AM	* 3 6 SUB'D PLAT FC	R	0.1498
Geocortex.(	101206024626920142	GINERIS BETH L & ROMANIK RONALD L	2912 CALLE GRANDE NW	ALBUQUERQUE NM 87104-3146	2912 CALLE GRANDE NW	ALBUQUERQUE	A1AM	* 5 3 SUB'D PLAT FC	R	0.1358
Geocortex.(	101206027828220195	GALEWSKY JOSEPH & STERNER JESSICA	3712 SILVER AVE SE	ALBUQUERQUE NM 87108	2843 TRELLIS DR NW	ALBUQUERQUE	A1AM	LOT 26-A ALVARAD(	R	0.2941
Geocortex.(	101206049538712020	MOORE FELICITY M	2520 VERANDA RD NW	ALBUQUERQUE NM 87107	2520 VERANDA ST NW	ALBUQUERQUE	A1AM	LT 5 PLAT OF VERAN	R	0.0882
Geocortex.(	101206033541910628	LUNA ROY R & EMMA O	3610 TRELLIS DR NW	ALBUQUERQUE NM 87107-2953	2733 CANELARIA RD NW	ALBUQUERQUE	A1AM	LOT 90B PLAT OF LT	R	0.25
Geocortex.(	101206043640310611	LEWIS-PARADOX TRUST & LEWIS JOAN PATRICIA	2600 VERANDA RD NW	ALBUQUERQUE NM 87107	2600 VERANDA RD NW	ALBUQUERQUE	A1AM	LOT N NEW MEXICC	R	0.45
Geocortex.(	101206150608540117	QUINTANA DARLENE	3535 RIO GRANDE BLVD NW D	ALBUQUERQUE NM 87107-3072	3535 RIO GRANDE BLVD NW D	ALBUQUERQUE	X1AM	MAP 31 TR 120A CC	R	1.35
Geocortex.(	101206022828620133	ALLEN JEANETTE E TRUSTEE ALLEN RVT	3017 CALLE DEL BOSQUE NW	ALBUQUERQUE NM 87104-3113	3017 CALLE DEL BOSQUE	ALBUQUERQUE	A1AM	* 8 5 SUB'D PLAT FC	R	0.1136
Geocortex.(	101206028036020126	CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248	2226 JOHN ST SE	ALBUQUERQUE	A1AM	MAP 34 TR 16B2B2/	V	0.152
Geocortex.(	101306101705030115	PARTLOW KAREN M & KARIN L PERRY	3533 RIO GRANDE BLVD NW A	ALBUQUERQUE NM 87107-3072	3533 RIO GRANDE BLVD NW A	ALBUQUERQUE	A1AM	TR A PLAT OF TRAC	R	0.3187
Geocortex.(	101206028237020128	KILPATRICK JULIE ELIZABETH TRUSTEE KILPATRICK RVT	2724 DECKER AVE NW	ALBUQUERQUE NM 87107-2969	2724 DECKER AVE NW	ALBUQUERQUE	A1AM	LOT 2 PLAT OF TRA(	R	0.25
Geocortex.(	101206039542210617	BAUMGARTNER BRUCE E & YOLANDA M	2638 VERANDA NW	ALBUQUERQUE NM 87107	2638 VERANDA RD NW	ALBUQUERQUE	A1AM	*S NEW MEXICO CR	R	0.44
Geocortex.(	101206045038710702	DENECKE ROSELLE	3113 DALLAS ST NE	ALBUQUERQUE NM 87110-2233	3120 GLENWOOD DR NW	ALBUQUERQUE	A1AM	*E REPLAT OF NORT	R	0.28
Geocortex.(	101206141016340128	NATIONS KAY	2512 ELFEGO RD NW	ALBUQUERQUE NM 87107	TEODORO RD NW	ALBUQUERQUE	X1AM	LAND OF TEODORO	V	1.65
Geocortex.(	101206022741310403	CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248	DECKER AVE NW	ALBUQUERQUE	A1AM	TR B-1 REVISED PLA	C	9.77
Geocortex.(	101206041241510615	TRUJILLO VIRGINIA M	2624 VERANDA NW	ALBUQUERQUE NM 87107	2624 VERANDA NW	ALBUQUERQUE	A1AM	*Q NEW MEXICO CF	R	0.44
Geocortex.(	101306002749221102	GALICKI ALAN MICHAEL & MCBRIDE MARTA CO-TRUSTEES GALICKI RVT	2029 SWIFT BLVD NW	HOUSTON TX 77030-1213	3403 CHEROKEE RD NW	ALBUQUERQUE	A1AM	LOT 240 EXC SW CO	R	1.43
Geocortex.(	101206028633320117	GREENWALT ROBERT L & LOUISE M	2949 TRELLIS NW	ALBUQUERQUE NM 87107	2949 TRELLIS NW	ALBUQUERQUE	A1AM	*A2 REPLAT OF TRA	R	0.251
Geocortex.(	101206020125920161	ANDERSON JANIE	3109 CALLE DE ALAMO NW	ALBUQUERQUE NM 87104-3139	3109 CALLE DE ALAMO NW	ALBUQUERQUE	A1AM	* 6 6 SUB'D PLAT FC	R	0.1066
Geocortex.(	101206027142210409	SEIS KENT JAMES & DONA MARIE TRUSTEES SEIS RVT	2828 CANDELARIA RD NW	ALBUQUERQUE NM 87104	2828 CANDELARIA RD NW	ALBUQUERQUE	A1AM	* 066 ALVARADO GI	R	1.24
Geocortex.(	101206045838610711	KEATING SHARON N	PO BOX 1943	CORRALES NM 87048	3132 GLENWOOD NW	ALBUQUERQUE	A1AM	*B AMENDED REPL/	R	0.21
Geocortex.(	101206049639612016	RODGER DAVID WILLIAM	2510 VERANDA ST SE	ALBUQUERQUE NM 87107-2939	2510 VERANDA ST NW	ALBUQUERQUE	A1AM	LT 1 PLAT OF VERAN	R	0.0688
Geocortex.(	101206035444010624	LEYBA MICHAEL L & ANNETTE	2732 VERANDA RD NW	ALBUQUERQUE NM 87107-2941	2732 VERANDA RD NW	ALBUQUERQUE	A1AM	* 116 ALVARADO GI	R	0.55
Geocortex.(	101206022327220155	RABY MARK H	3018 CALLE DEL BOSQUE NW	ALBUQUERQUE NM 87107-3120	3018 CALLE DEL BOSQUE NW	ALBUQUERQUE	A1AM	LT 10-A PLAT OF LTS	R	0.1379

geometry	UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUS Address	Tax Dist	Legal Description	Prop	Acres
Geocortex.(	101306005040020418	ARAGON ANTONETTE F	3226 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107-3032	3226 RIO GRANDE BLVD NW	ALBUQUERQUE	A1AM	TR A LAND DIVISION	R	0.175
Geocortex.(	101306005543920415	ROMERO TRANCITO E & DOROTHY L	3340 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	3340 RIO GRANDE BLVD NW	ALBUQUERQUE	A1AM	* 017 VALLEY HAVE	R	0.39
Geocortex.(	101206019226820166	MENDEN DAPHNE LEA	2904 CALLE DEL RIO NW	ALBUQUERQUE NM 87104-3142	2904 CALLE DEL RIO NW	ALBUQUERQUE	A1AM	*11 6 SUB'D PLAT F	R	0.1425
Geocortex.(	101206038742510619	SPECTOR JANET D & O MALLEY KATHLEEN	2704 VERANDA RD NW	ALBUQUERQUE NM 87107-2941	2704 VERANDA NW	ALBUQUERQUE	A1AM	*T NEW MEXICO CR	R	0.45
Geocortex.(	101306001237720315	CARRILLO GILBERT D & ELIZABETH B	3225 1/2 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	3225 5 RIO GRANDE BLVD NW	ALBUQUERQUE	A1AM	ALVARADO GARDEN	R	0.26
Geocortex.(	101206143515440126	SYKES JONATHAN A & HATCH KARI	PO BOX 5415	BERKELEY CA 94705-5415	2604 TEODORO RD NW	ALBUQUERQUE	X1AM	LAND OF TEODORO	R	1.59
Geocortex.(	101206046638210710	BRIN DEBORAH J	2530 VERANDA RD NW	ALBUQUERQUE NM 87107-2939	2530 VERANDA RD NW	ALBUQUERQUE	A1AM	LT A-1 ALVARADO G	R	0.606
Geocortex.(	101206029344410802	AAGAARD JAIME & STOKER CAMERON A	2829 CANDELARIA RD NW	ALBUQUERQUE NM 87107-2914	2829 CANDELARIA RD NW	ALBUQUERQUE	A1AM	* 094 REPLAT OF AL	R	0.53
Geocortex.(	101206017427620168	DRAP ALBERT J JR & DONNA M SIGL	PO BOX 3669	FORT SMITH AR 72913-3669	2917 CALLE DEL RIO NW	ALBUQUERQUE	A1AM	*13 6 SUB'D PLAT F	R	0.1382
Geocortex.(	101206016826220171	RUDDY CHRISTIAN A TRUSTEE RUDDY RVT	2905 CALLE DEL RIO NW	ALBUQUERQUE NM 87104-3143	2905 CALLE DEL RIO NW	ALBUQUERQUE	A1AM	LT 16A BLK 6 REPLA	R	0.1038
Geocortex.(	101206150406640115	TIERRA ESPERANZA COMPANY C/O MICHAEL G ROSENBERG	17665 HIGHWAY 82	CARBONDALE CO 81623-9516	3531 RIO GRANDE BLVD NW	ALBUQUERQUE	X1AM	MAP 31 TR 133 A	V	0.35
Geocortex.(	101206025226820141	BROWN DANA	2908 CALLE DEL BOSQUE NW	ALBUQUERQUE NM 87104-3133	2908 CALLE DEL BOSQUE NW	ALBUQUERQUE	A1AM	* 4 3 SUB'D PLAT FC	R	0.1389
Geocortex.(	101206029953010808	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248	2901 CANDELARIA RD NW	ALBUQUERQUE	A1AM	TR A-2 REVISED PLA	C	8.9
Geocortex.(	101206018426020165	GRAHAM DAVID SCOTT & JEAN A	2900 CALLE DEL RIO NW	ALBUQUERQUE NM 87104-3142	2900 CALLE DEL RIO NW	ALBUQUERQUE	A1AM	*10 6 SUB'D PLAT F	R	0.1937
Geocortex.(	101306104604730110	BANDONI LARRY A & LINDA S	1705 SAN CRISTOBAL RD SW	ALBUQUERQUE NM 87104	3525 RIO GRANDE BLVD NW	ALBUQUERQUE	A1AM	MAP 31 TR 133B	R	0.33
Geocortex.(	101206020927620156	WILLIAMS SHERRY L	3108 CALLE DEL BOSQUE NW	ALBUQUERQUE NM 87104-3121	3108 CALLE DE BOSQUE NW	ALBUQUERQUE	A1AM	LT 1 BLK 6 REPL OF I	R	0.1282
Geocortex.(	101206146713940133	JARAMILLO MICHAEL & IRENE JARAMILLO	2512 TEODORO RD NW UNIT B	ALBUQUERQUE NM 87107-3161	2512 TEODORO RD NW	ALBUQUERQUE	X1AM	TR J-2 REPL OF TR J	R	0.5138
Geocortex.(	101206024028320135	FITZ-GERALD ERIN E	3007 CALLE DEL BOSQUE NW	ALBUQUERQUE NM 87104-3113	3007 CALLE DEL BOSQUE NW	ALBUQUERQUE	A1AM	LT 5A BLK 5 RIO GR	R	0.1313
Geocortex.(	101206138001140114	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248	2901 CANDELARIA RD NW	ALBUQUERQUE	A1AM	TRACT A-1-A REVISE	V	95.86
Geocortex.(	101206034042810601	LUNA ROY R & EMMA O	3610 TRELLIS DR NW	ALBUQUERQUE NM 87107-2953	3610 TRELLIS DR NW	ALBUQUERQUE	A1AM	LOT 90A PLAT OF LT	R	0.3307
Geocortex.(	101206029440010408	POYOUROW ROBERT TR POYOUROW RVT & BORGES STEPHANY P TR BORGES RVT	2812 CANDELARIA RD NW	ALBUQUERQUE NM 87107	2812 CANDELARIA RD NW	ALBUQUERQUE	A1AM	TR 69-B PLAT OF TR	R	0.3209
Geocortex.(	101206036343710623	CUMMINGS JAN A	2724 VERANDA RD NW	ALBUQUERQUE NM 87107-2941	2724 VERANDA NW	ALBUQUERQUE	A1AM	*W NEW MEXICO C	R	0.44
Geocortex.(	101206045339810713	KEATING SHARON N	PO BOX 1943	CORRALES NM 87048	3128 GLENWOOD NW	ALBUQUERQUE	A1AM	*D REPLAT OF NOR	R	0.32
Geocortex.(	101206027531220120	SKRAK PAUL J & ELLEN T	2923 TRELLIS ST NW	ALBUQUERQUE NM 87107-2935	2923 TRELLIS ST NW	ALBUQUERQUE	A1AM	SLY PORTION OF E 2	R	0.61
Geocortex.(	101206148713440122	PADILLA LAWRENCE & LAURA L	2506 TEODORO RD NW	ALBUQUERQUE NM 87107	2506 TEODORO RD NW	ALBUQUERQUE	X1AM	TR K-3 PLAT OF TRA	R	2.91
Geocortex.(	101206050239312018	MICHELS ANNE M	2514 VERANDA RD NW	ALBUQUERQUE NM 87107-2939	2514 VERANDA ST NW	ALBUQUERQUE	A1AM	LT 3 PLAT OF VERAN	R	0.0506
Geocortex.(	101206017026720170	CAVANAUGH MARY ANN	2909 CALLE DEL RIO NW	ALBUQUERQUE NM 87104-3143	2909 CALLE DEL RIO NW	ALBUQUERQUE	A1AM	*15 6 SUB'D PLAT F	R	0.1058
Geocortex.(	101306002239620308	SMITH THERESA R & ANTHONY P & HELMICK TERI A & PARELLO ANTHONY P & ETAL	3225 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107-3031	3225 RIO GRANDE BLVD NW	ALBUQUERQUE	A1AM	TR 34B1 ALVARADO	R	0.46
Geocortex.(	101206027732420111	HOMANN KIERA	2929 TRELLIS RD NW	ALBUQUERQUE NM 87107	2929 TRELLIS DR NW	ALBUQUERQUE	A1AM	NORTH EASTERLY P	R	0.63
Geocortex.(	101206023427220146	ROBERTS NATALIE S	2917 CALLE GRANDE NW	ALBUQUERQUE NM 87104-3147	2917 CALLE DEL BOSQUE NW	ALBUQUERQUE	A1AM	* 1 4 SUB'D PLAT FC	R	0.1411
Geocortex.(	101206027337620127	KILPATRICK JULIE ELIZABETH & CECIL LINDA KAY	2724 DECKER AVE NW	ALBUQUERQUE NM 87107-2969	2728 DECKER AVE NW	ALBUQUERQUE	A1AM	LOT 1 PLAT OF TRA	R	0.26
Geocortex.(	101206049438412021	SCHAUER JANE E	2522 VERANDA ST NW	ALBUQUERQUE NM 87107	2522 VERANDA ST NW	ALBUQUERQUE	A1AM	LT 6 PLAT OF VERAN	R	0.0722

October 8, 2020

Dear Property Owner,

In accordance with the procedures in the City of Albuquerque's (COA) Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a nearby Property Owner that the City of Albuquerque Parks and Recreation Department Open Space Division, the applicant and property owner of the **Candelaria Nature Preserve (CNP)** (2901 CANDELARIA RD NW), is submitting an application to the Environmental Planning Commission (EPC) for review of a **Resource Management Plan (RMP)** (a Rank 3 Plan). For more information about the Candelaria Nature Preserve (CNP) and the latest version of the CNP RMP, please visit: https://www.cabq.gov/candelaria-nature-preserve

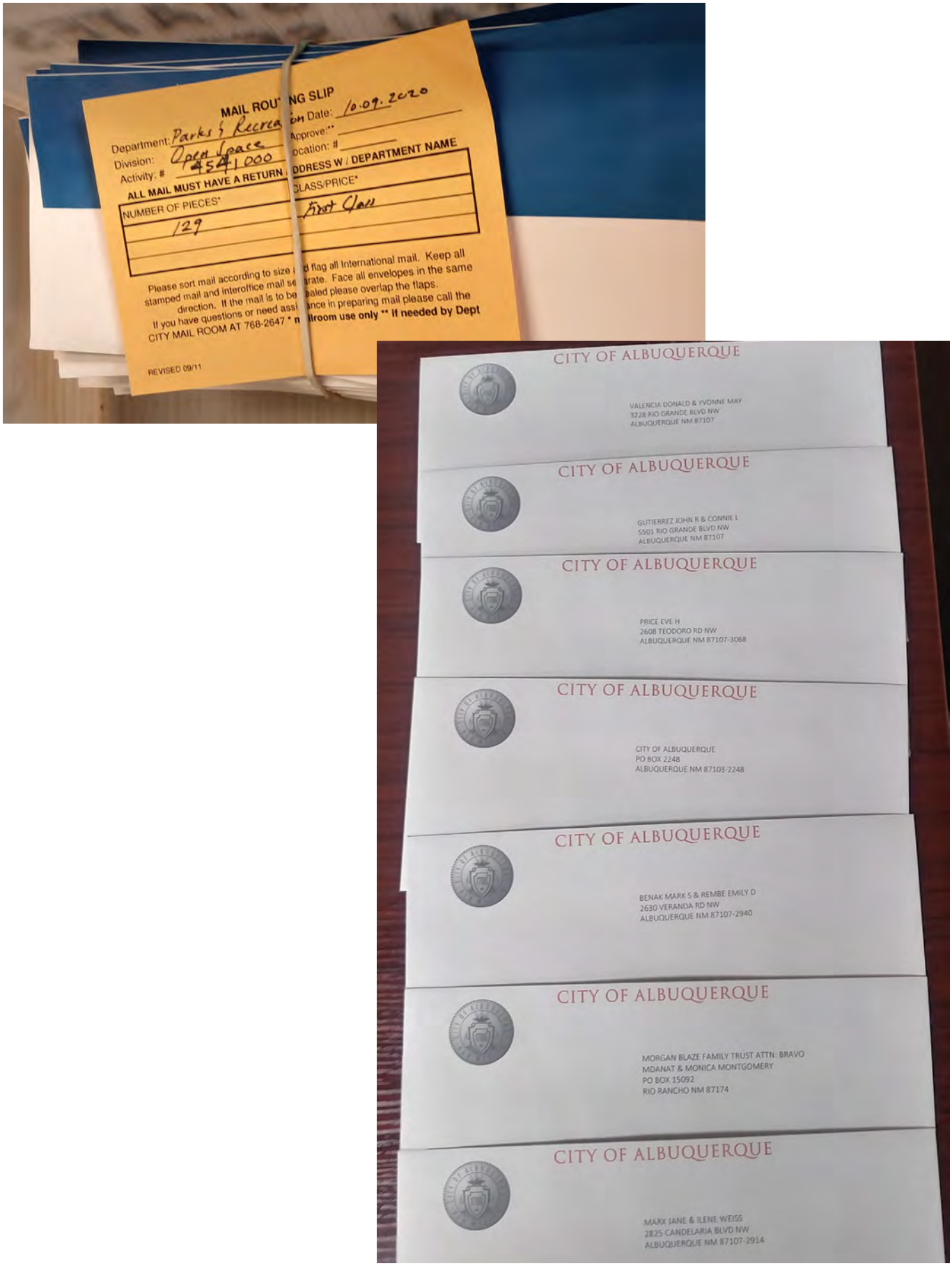
RMPs are not typically subject to the IDO's review and decision processes; however, the Major Public Open Space Facility Plan, adopted in 1999, determined the approval process for a new Open Space Resource Management Plan (RMP) to be an EPC public hearing review with a recommendation to City Council for final action. Due to the Open Space Division's previous public meetings as described in the RMP, the Open Space Division is attempting to finalize the application before the next EPC application deadline, October 29th, 2020.

The public hearing for this request is anticipated to be on **December 10, 2020** at 8:40am. Due to the COVID-19 health emergency, this meeting will be a public Zoom video conference. The EPC agenda, the Planning Department's staff report, and instructions to join the meeting are posted one week prior to the hearing date here: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes

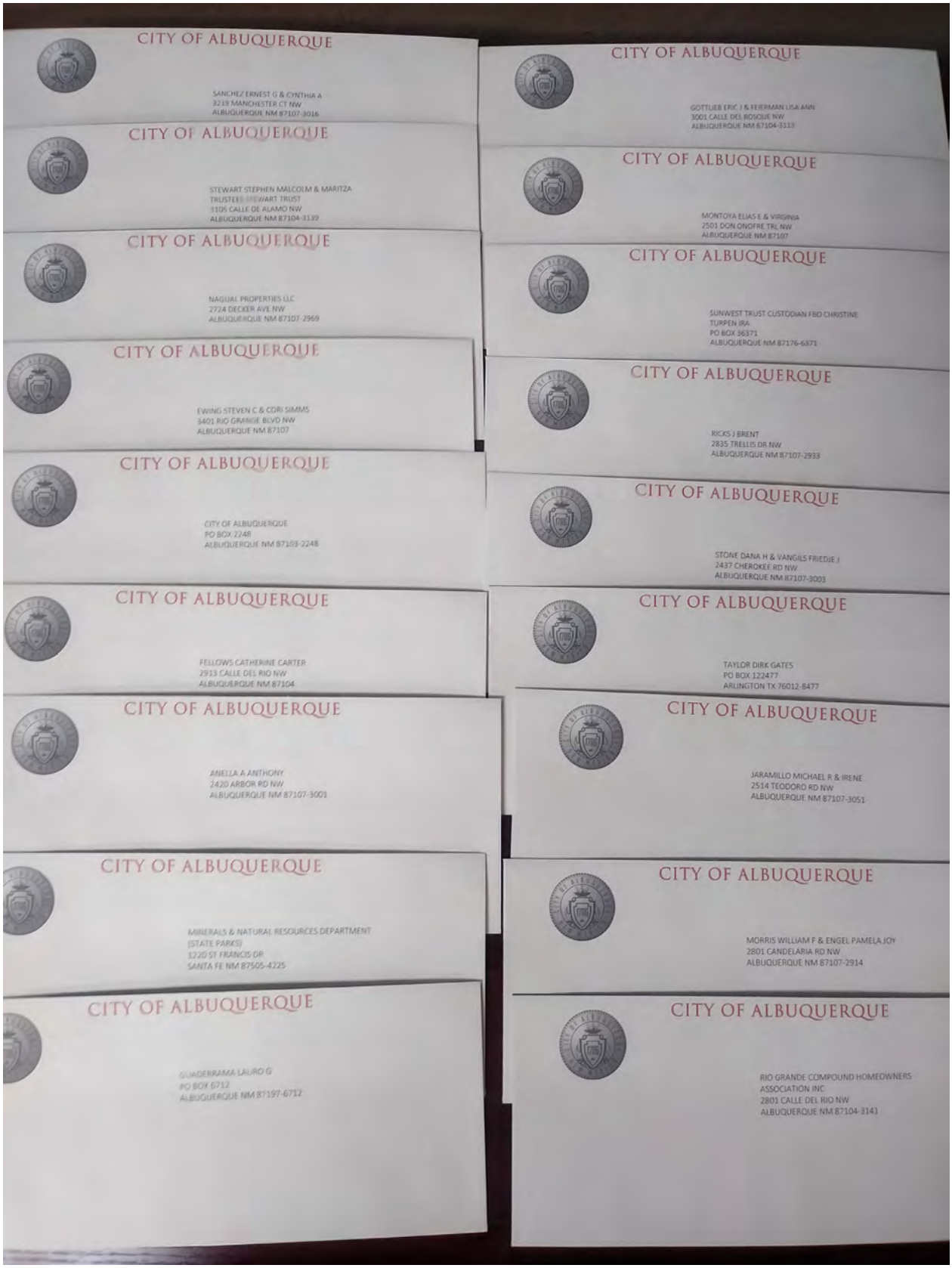
Anyone may request a City-sponsored facilitated meeting based on the complexity and potential impacts of a proposed project. The Open Space Division is pursuing this option and is attempting to schedule a meeting in the evening during the week starting October 19th, 2020. Please contact me as soon as possible if you would like to be involved. For more information about facilitated meetings, visit: https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development#facilitated-meetings-criteria

Please contact the Parks and Recreation Department with any questions or concerns via email to myself, Cheryl Somerfeldt, Parks and Recreation Senior Planner at csomerfeldt@cabq.gov, and Colleen Langan-McRoberts, Open Space Superintendent, at cmcroberts@cabq.gov.

Sincerely,
City of Albuquerque
Parks and Recreation Department
Open Space Division


MAIL ROUTING SLIP
Department: Parks & Recreation
Division: Open Space
Activity: # 454100
Date: 10.09.2020
Approve:**
Location: #
ALL MAIL MUST HAVE A RETURN ADDRESS W / DEPARTMENT NAME
NUMBER OF PIECES*
CLASS/PRICE*
129
First Class
REVISED 09/11
CITY OF ALBUQUERQUE
VALENCIA DONALD & YVONNE MAY
3228 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
GUTIERREZ JOHN R & CONNIE L
5501 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
PRICE EVE H
2608 TEODORO RD NW
ALBUQUERQUE NM 87107-3068
CITY OF ALBUQUERQUE
CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248
CITY OF ALBUQUERQUE
BENAK MARK S & REMBE EMILY D
2630 VERANDA RD NW
ALBUQUERQUE NM 87107-2940
CITY OF ALBUQUERQUE
MORGAN BLAZE FAMILY TRUST ATTN: BRAVO
MDANAT & MONICA MONTGOMERY
PO BOX 15092
RIO RANCHO NM 87174
CITY OF ALBUQUERQUE
MARX JANE & ILENE WEISS
2825 CANDELARIA BLVD NW
ALBUQUERQUE NM 87107-2914

CITY OF ALBUQUERQUE
KILPATRICK JULIE ELIZABETH TRUSTEE KILPATRICK
RVT
2724 DECKER AVE NW
ALBUQUERQUE NM 87107-2969
CITY OF ALBUQUERQUE
DENECKE ROSELLE
3113 DALLAS ST NE
ALBUQUERQUE NM 87110-2233
CITY OF ALBUQUERQUE
NATIONS KAY
2512 ELFEGO RD NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
TRUJILLO VIRGINIA M
2624 VERANDA NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
GREENWALT ROBERT L & LOUISE M
2949 TRELLIS NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
SEIS KENT JAMES & DONA MARIE TRUSTEES SEIS
RVT
2828 CANDELARIA RD NW
ALBUQUERQUE NM 87104
CITY OF ALBUQUERQUE
RODGER DAVID WILLIAM
2510 VERANDA ST SE
ALBUQUERQUE NM 87107-2939
CITY OF ALBUQUERQUE
RABY MARK H
3018 CALLE DEL BOSQUE NW
ALBUQUERQUE NM 87107-3120
CITY OF ALBUQUERQUE
ROMERO TRANCITO E & DOROTHY L
3340 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
PARTLOW KAREN M & KARIN L PERRY
3533 RIO GRANDE BLVD NW A
ALBUQUERQUE NM 87107-3072
CITY OF ALBUQUERQUE
BAUMGARTNER BRUCE E & YOLANDA M
2638 VERANDA NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248
CITY OF ALBUQUERQUE
GALICKI ALAN MICHAEL & MCBRIDE MARTA CO-
TRUSTEES GALICKI RVT
2029 SWIFT BLVD NW
HOUSTON TX 77030-1213
CITY OF ALBUQUERQUE
ANDERSON JANIE
3109 CALLE DE ALAMO NW
ALBUQUERQUE NM 87104-3139
CITY OF ALBUQUERQUE
KEATING SHARON N
PO BOX 1943
CORRALES NM 87048
CITY OF ALBUQUERQUE
LEYBA MICHAEL L & ANNETTE
2732 VERANDA RD NW
ALBUQUERQUE NM 87107-2941
CITY OF ALBUQUERQUE
ARAGON ANTONETTE F
3226 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107-3032
CITY OF ALBUQUERQUE
MENDEN DAPHNE LEA
2904 CALLE DEL RIO NW
ALBUQUERQUE NM 87104-3142


CITY OF ALBUQUERQUE
SANCHEZ ERNEST G & CYNTHIA A
3219 MANCHESTER CT NW
ALBUQUERQUE NM 87107-3016
CITY OF ALBUQUERQUE
STEWART STEPHEN MALCOLM & MARITZA
TRUSTEES STEWART TRUST
3105 CALLE DE ALAMO NW
ALBUQUERQUE NM 87104-3139
CITY OF ALBUQUERQUE
NAGUAL PROPERTIES LLC
2724 DECKER AVE NW
ALBUQUERQUE NM 87107-2969
CITY OF ALBUQUERQUE
EWING STEVEN C & CORI SIMMS
3401 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248
CITY OF ALBUQUERQUE
FELLOWS CATHERINE CARTER
2913 CALLE DEL RIO NW
ALBUQUERQUE NM 87104
CITY OF ALBUQUERQUE
ANELLA A ANTHONY
2420 ARBOR RD NW
ALBUQUERQUE NM 87107-3001
CITY OF ALBUQUERQUE
MINERALS & NATURAL RESOURCES DEPARTMENT
(STATE PARKS)
1220 ST FRANCIS DR
SANTA FE NM 87505-4225
CITY OF ALBUQUERQUE
GUADERRAMA LAURO G
PO BOX 6712
ALBUQUERQUE NM 87197-6712
CITY OF ALBUQUERQUE
GOTTLIEB ERIC J & FEIERMAN LISA ANN
3001 CALLE DEL BOSQUE NW
ALBUQUERQUE NM 87104-3113
CITY OF ALBUQUERQUE
MONTOYA ELIAS E & VIRGINIA
2501 DON ONOFRE TRL NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
SUNWEST TRUST CUSTODIAN FBO CHRISTINE
TURPEN IRA
PO BOX 36371
ALBUQUERQUE NM 87176-6371
CITY OF ALBUQUERQUE
RICKS J BRENT
2835 TRELLIS DR NW
ALBUQUERQUE NM 87107-2933
CITY OF ALBUQUERQUE
STONE DANA H & VANGILS FRIEDJE J
2437 CHEROKEE RD NW
ALBUQUERQUE NM 87107-3003
CITY OF ALBUQUERQUE
TAYLOR DIRK GATES
PO BOX 122477
ARLINGTON TX 76012-8477
CITY OF ALBUQUERQUE
JARAMILLO MICHAEL R & IRENE
2514 TEODORO RD NW
ALBUQUERQUE NM 87107-3051
CITY OF ALBUQUERQUE
MORRIS WILLIAM F & ENGEL PAMELA JOY
2801 CANDELARIA RD NW
ALBUQUERQUE NM 87107-2914
CITY OF ALBUQUERQUE
RIO GRANDE COMPOUND HOMEOWNERS
ASSOCIATION INC
2801 CALLE DEL RIO NW
ALBUQUERQUE NM 87104-3141

CITY OF ALBUQUERQUE
BRIN DEBORAH J
2530 VERANDA RD NW
ALBUQUERQUE NM 87107-2939
CITY OF ALBUQUERQUE
AAGAARD JAIME & STOKER CAMERON A
2829 CANDELARIA RD NW
ALBUQUERQUE NM 87107-2914
CITY OF ALBUQUERQUE
RUDDY CHRISTIAN A TRUSTEE RUDDY RVT
2905 CALLE DEL RIO NW
ALBUQUERQUE NM 87104-3143
CITY OF ALBUQUERQUE
BROWN DANA
2908 CALLE DEL BOSQUE NW
ALBUQUERQUE NM 87104-3133
CITY OF ALBUQUERQUE
GRAHAM DAVID SCOTT & JEAN A
2900 CALLE DEL RIO NW
ALBUQUERQUE NM 87104-3142
CITY OF ALBUQUERQUE
WILLIAMS SHERRY L
3108 CALLE DEL BOSQUE NW
ALBUQUERQUE NM 87104-3121
CITY OF ALBUQUERQUE
FITZ-GERALD ERIN E
3007 CALLE DEL BOSQUE NW
ALBUQUERQUE NM 87104-3113
CITY OF ALBUQUERQUE
CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248
CITY OF ALBUQUERQUE
LUNA ROY R & EMMA O
3610 TRELLIS DR NW
ALBUQUERQUE NM 87107-2953
CITY OF ALBUQUERQUE
CARRILLO GILBERT D & ELIZABETH B
3225 1/2 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
DRAP ALBERT J JR & DONNA M SIGL
PO BOX 3669
FORT SMITH AR 72913-3669
CITY OF ALBUQUERQUE
TIERRA ESPERANZA COMPANY C/O MICHAEL G
ROSENBERG
17665 HIGHWAY 82
CARBONDALE CO 81623-9516
CITY OF ALBUQUERQUE
CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248
CITY OF ALBUQUERQUE
BANDONI LARRY A & LINDA S
1705 SAN CRISTOBAL RD SW
ALBUQUERQUE NM 87104
CITY OF ALBUQUERQUE
JARAMILLO MICHAEL & IRENE JARAMILLO
2512 TEODORO RD NW UNIT B
ALBUQUERQUE NM 87107-3161
CITY OF ALBUQUERQUE
POYOUROW ROBERT TR POYOUROW RVT &
BORGES STEPHANY P TR BORGES RVT
2812 CANDELARIA RD NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
CUMMINGS JAN A
2724 VERANDA RD NW
ALBUQUERQUE NM 87107-2941
CITY OF ALBUQUERQUE
KEATING SHARON N
PO BOX 1943
CORRALES NM 87048

CITY OF ALBUQUERQUE
CHEW WAYNE G & CHEW ELAINE W RVT
2633 TEODORO RD NW
ALBUQUERQUE NM 87107-3046
CITY OF ALBUQUERQUE
SANTIAGO ANDRES
1216 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
TONG SUSAN ANN C & EDMUND Y T
184 CORONA ST
SAN FRANCISCO CA 94127-2808
CITY OF ALBUQUERQUE
DUR LAND LLC
2724 DECKER AVE NW
ALBUQUERQUE NM 87107-2969
CITY OF ALBUQUERQUE
UNZE WAYNE J & MARGARET B TRUSTEES UNZE
FAMILY TRUST
2913 CALLE DE PALOMA NW
ALBUQUERQUE NM 87104-3145
CITY OF ALBUQUERQUE
BATEMAN DUPUY & ELLEN W
3015 CALLE DE ALAMO NW
ALBUQUERQUE NM 87104-3138
CITY OF ALBUQUERQUE
BISSETT PAUL R & JUDITH G
3109 CALLE DEL BOSQUE NW
ALBUQUERQUE NM 87104-3119
CITY OF ALBUQUERQUE
TIERRA ESPERANZA COMPANY C/O MICHAEL G
ROSENBERG & ASSOC
17665 HIGHWAY 82
CARBONDALE CO 81623-9516
CITY OF ALBUQUERQUE
HALCOM MIKE
3021 CALLE DEL BOSQUE NW
ALBUQUERQUE NM 87104-3113
CITY OF ALBUQUERQUE
WARD CAROLE TRUSTEE WARD RVT
2600 TEODORO RD NW
ALBUQUERQUE NM 87107-6000
CITY OF ALBUQUERQUE
SCHAAB JUDITH C
3101 CALLE DEL BOSQUE NW
ALBUQUERQUE NM 87104-3119
CITY OF ALBUQUERQUE
DANNESKOLD JAMES D & NEWHALL MARY ANNE
2908 CALLE DEL RIO NW
ALBUQUERQUE NM 87104-3142
CITY OF ALBUQUERQUE
BURROWS RICHARD & PENNY
2912 CALLE DE PALOMA NW
ALBUQUERQUE NM 87104-3144
CITY OF ALBUQUERQUE
CHEW WAYNE G & ELAINE W CHEW RVT
2633 TEODORO RD NW
ALBUQUERQUE NM 87107-3046
CITY OF ALBUQUERQUE
MULLANE TIMOTHY P & HELEN W TRUSTEES
MULLANE RVT
2901 TRELLIS DR NW
ALBUQUERQUE NM 87107-2935

CITY OF ALBUQUERQUE
SYKES JONATHAN A & HATCH KARI
PO BOX 5415
BERKELEY CA 94705-5415
CITY OF ALBUQUERQUE
ALL FAITHS RECEIVING HOME INC
1709 MOON ST NE
ALBUQUERQUE NM 87112-3973
CITY OF ALBUQUERQUE
CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248
CITY OF ALBUQUERQUE
RICKS J BRENT
2835 TRELLIS NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
HALL MIRIAM P
2718 VERANDA RD NW
ALBUQUERQUE NM 87107-2941
CITY OF ALBUQUERQUE
CERNOSEK RICHARD W
3013 CALLE DEL BOSQUE NW
ALBUQUERQUE NM 87104-3113
CITY OF ALBUQUERQUE
HUNT WARREN L & DIANA D TRUSTEES HUNT RVT
2810 CANDELARIA RD NW
ALBUQUERQUE NM 87107-2915
CITY OF ALBUQUERQUE
ERICHSEN GERTRUD TRUSTEE ERICHSEN RVLT
3618 TRELLIS DR NW
ALBUQUERQUE NM 87107-2953
CITY OF ALBUQUERQUE
SILVER CHARLES M & MILLER BRIAN N TRUSTEES
SILVER & MILLER RVT
160 PASEO DE CORRALES
CORRALES NM 87048-9573
CITY OF ALBUQUERQUE
SPECTOR JANET D & O MALLEY KATHLEEN
2704 VERANDA RD NW
ALBUQUERQUE NM 87107-2941
CITY OF ALBUQUERQUE
WAYNE G CHEW & ELAINE W CHEW RVT
PO BOX X
ALBUQUERQUE NM 87125-1536
CITY OF ALBUQUERQUE
SMITH WILLIAM F & MASSARSKY TARA M
3215 MANCHESTER CT NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
MARTINEZ ROBERTO J & ROSITA O
3120 CAMINO CABALLETTE NW
ALBUQUERQUE NM 87107-2902
CITY OF ALBUQUERQUE
FREDRICKSON CRAIG L & REGINA R
2742 VERANDA RD NW
ALBUQUERQUE NM 87107-2941
CITY OF ALBUQUERQUE
BYERS WHEATON H JR & ALEXANDER LAURETTE
TRUSTEES BYERS-ALEXANDER RVT
2851 TRELLIS DR NW
ALBUQUERQUE NM 87107-2933
CITY OF ALBUQUERQUE
CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248
CITY OF ALBUQUERQUE
VALENCIA PAUL HENRY
7008 HARTFORD PL NW
ALBUQUERQUE NM 87114
CITY OF ALBUQUERQUE
DAVICK THOMAS K & LINDA E
2518 VERANDA ST NW
ALBUQUERQUE NM 87107-2939

CITY OF ALBUQUERQUE
PADILLA LAWRENCE & LAURA L
2506 TEODORO RD NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
CAVANAUGH MARY ANN
2909 CALLE DEL RIO NW
ALBUQUERQUE NM 87104-3143
CITY OF ALBUQUERQUE
SMITH THERESA R & ANTHONY P & HELMICK TERI A
& PARELLO ANTHONY P & ETAL
3225 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107-3031
CITY OF ALBUQUERQUE
ROBERTS NATALIE S
2917 CALLE GRANDE NW
ALBUQUERQUE NM 87104-3147
CITY OF ALBUQUERQUE
SCHAUER JANE E
2522 VERANDA ST NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
GALEWSKY JOSEPH & STERNER JESSICA
3712 SILVER AVE SE
ALBUQUERQUE NM 87108
CITY OF ALBUQUERQUE
MOORE FELICITY M
2520 VERANDA RD NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
LEWIS-PARADOX TRUST & LEWIS JOAN PATRICIA
2600 VERANDA RD NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
ALLEN JEANETTE E TRUSTEE ALLEN RVT
3017 CALLE DEL BOSQUE NW
ALBUQUERQUE NM 87104-3113
CITY OF ALBUQUERQUE
SKRAK PAUL J & ELLEN T
2923 TRELLIS ST NW
ALBUQUERQUE NM 87107-2935
CITY OF ALBUQUERQUE
MICHELS ANNE M
2514 VERANDA RD NW
ALBUQUERQUE NM 87107-2939
CITY OF ALBUQUERQUE
HOMANN KIERA
2929 TRELLIS RD NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
KILPATRICK JULIE ELIZABETH & CECIL LINDA KAY
2724 DECKER AVE NW
ALBUQUERQUE NM 87107-2969
CITY OF ALBUQUERQUE
RILEY FRANCES S TRUSTEE RILEY RVT
2909 CALLE DE PALOMA NW
ALBUQUERQUE NM 87104-3145
CITY OF ALBUQUERQUE
GINERIS BETH L & ROMANIK RONALD L
2912 CALLE GRANDE NW
ALBUQUERQUE NM 87104-3146
CITY OF ALBUQUERQUE
LUNA ROY R & EMMA O
3610 TRELLIS DR NW
ALBUQUERQUE NM 87107-2953
CITY OF ALBUQUERQUE
QUINTANA DARLENE
3535 RIO GRANDE BLVD NW D
ALBUQUERQUE NM 87107-3072
CITY OF ALBUQUERQUE
CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

CITY OF ALBUQUERQUE
CHEW WAYNE G & CHEW ELAINE W RVT
2633 TEODORO RD NW
ALBUQUERQUE NM 87107-3046
CITY OF ALBUQUERQUE
SANTIAGO ANDRES
3216 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
TONG SUSAN ANN C & EDMUND Y F
184 CORONA ST
SAN FRANCISCO CA 94127-2808
CITY OF ALBUQUERQUE
OUR LAND LLC
2724 DECKER AVE NW
ALBUQUERQUE NM 87107-2969
CITY OF ALBUQUERQUE
UNZE WAYNE J & MARGARET B TRUSTEES UNZE
FAMILY TRUST
2913 CALLE DE PALOMA NW
ALBUQUERQUE NM 87104-3145
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BATEMAN DUPUY & ELLEN W
3015 CALLE DE ALAMO NW
ALBUQUERQUE NM 87104-3138
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BISSETT PAUL R & JUDITH G
3109 CALLE DEL BOSQUE NW
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CITY OF ALBUQUERQUE
TIERRA ESPERANZA COMPANY C/O MICHAEL G
ROSENBERG & ASSOC
17665 HIGHWAY 82
CARBONDALE CO 81623-9516
CITY OF ALBUQUERQUE
ULIBARRI JOANN B
1855 GRIEGOS RD NW
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HALCOM MIKE
3021 CALLE DEL BOSQUE NW
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CITY OF ALBUQUERQUE
WARD CAROLE TRUSTEE WARD RVT
2600 TEODORO RD NW
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SCHAAB JUDITH C
3101 CALLE DEL BOSQUE NW
ALBUQUERQUE NM 87104-3119
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DANNESKOLD JAMES D & NEWHALL MARY ANNE
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ALBUQUERQUE NM 87104-3142
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BURROWS RICHARD & PENNY
2912 CALLE DE PALOMA NW
ALBUQUERQUE NM 87104-3144
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CITY OF ALBUQUERQUE
MULLANE TIMOTHY P & HELEN H TRUSTEES
MULLANE RVT
2901 TRELLIS DR NW
ALBUQUERQUE NM 87107-2935

CITY OF ALBUQUERQUE
CHEW WAYNE G & CHEW ELAINE W RVT
2633 TEODORO RD NW
ALBUQUERQUE NM 87107-3046
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SANTIAGO ANDRES
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184 CORONA ST
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OUR LAND LLC
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FAMILY TRUST
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ALBUQUERQUE NM 87104-3145
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ROSENBERG & ASSOC
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BURROWS RICHARD & PENNY
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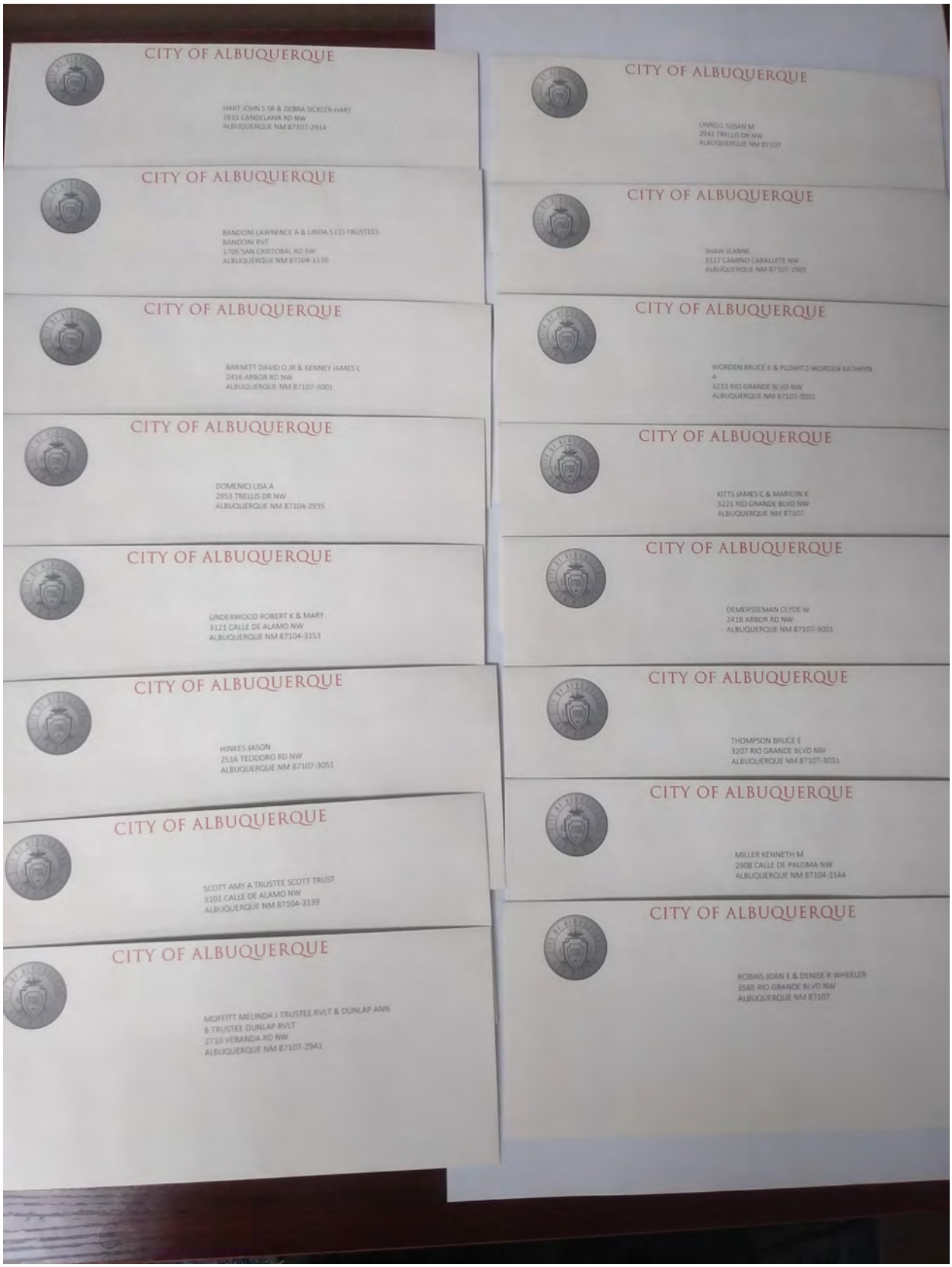
CHEW WAYNE G & ELAINE W CHEW RVT
2633 TEODORO RD NW
CITY OF ALBUQUERQUE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BANDONI LAWRENCE A & LINDA S CO-TRUSTEES
BANDONI RVT
1705 SAN CRISTOBAL RD SW
ALBUQUERQUE NM 87104-1130
CITY OF ALBUQUERQUE
BARNETT DAVID O JR & KENNEY JAMES C
2416 ARBOR RD NW
ALBUQUERQUE NM 87107-3001
CITY OF ALBUQUERQUE
DOMENICI LISA A
2953 TRELLIS DR NW
ALBUQUERQUE NM 87104-2935
CITY OF ALBUQUERQUE
UNDERWOOD ROBERT K & MARY
3121 CALLE DE ALAMO NW
ALBUQUERQUE NM 87104-3153
CITY OF ALBUQUERQUE
HINKES JASON
2516 TEODORO RD NW
ALBUQUERQUE NM 87107-3051
CITY OF ALBUQUERQUE
SCOTT AMY A TRUSTEE SCOTT TRUST
3101 CALLE DE ALAMO NW
ALBUQUERQUE NM 87104-3139
CITY OF ALBUQUERQUE
MOFFITT MELINDA J TRUSTEE RVLT & DUNLAP ANN
B TRUSTEE DUNLAP RVLT
2710 VERANDA RD NW
ALBUQUERQUE NM 87107-2941
CITY OF ALBUQUERQUE
LINNELL SUSAN M
2941 TRELLIS DR NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
SHAW JEANNE
3117 CAMINO CABALLETE NW
ALBUQUERQUE NM 87107-2901
CITY OF ALBUQUERQUE
WORDEN BRUCE K & PLOWITZ-WORDEN KATHRYN
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3233 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107-3031
CITY OF ALBUQUERQUE
KITTS JAMES C & MARILYN K
3221 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107
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DEMERSSEMAN CLYDE W
2418 ARBOR RD NW
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CITY OF ALBUQUERQUE
THOMPSON BRUCE E
3207 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107-3031
CITY OF ALBUQUERQUE
MILLER KENNETH M
2908 CALLE DE PALOMA NW
ALBUQUERQUE NM 87104-3144
CITY OF ALBUQUERQUE
ROBINS JOAN E & DENISE R WHEELER
3565 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project: Pre-EPC application for Candelaria Nature Preserve Resource Management Plan

Property Description/Address: 2901 Candelaria Rd. NW
Date Submitted: 26 October 2020

Submitted By: Jocelyn M. Torres

Meeting Date/Time: Thursday 22 October 2020 5:00-7:00 pm

Meeting Location: Zoom

Facilitator: Jocelyn M. Torres

Co-facilitator: Philip Crump

Parties:
Applicant: City of Albuquerque Open Space Division of the Parks and Recreation Department

Neighborhood Associations/Interested Parties: Rio Grande Compound HOA, Alvarado Gardens NA, Rio Grande Boulevard NA, North Valley Coalition.

Background/Meeting Summary:

This meeting was held in order to review elements of the Candelaria Nature Preserve [CNP] Resource Management Plan [RMP] to be heard by the EPC following application to be submitted on 29 October 2020. A presentation by the Open Space Superintendent reviewed the history and current status of the CMP and the impetus for the current application. Discussion generally focused on two areas and issues—transition of the farm plot (North Tract) from farming to wildlife habitat and the current and future condition of the Tree Nursery.

While City Council resolutions mandate returning the farm area to a nature preserve as originally intended, some attendees said they like the farm tract as it is and do not see the need to transform it. As for the Tree Nursery, neighbors complained vociferously about the trash and green waste that is placed there by the Parks Department. They also expressed concern about the parking plan and the proposed restroom, saying that would negatively impact the adjacent residents.

Information about the Resource Management Plan, notes from public meetings and reports are on the website https://www.cabq.gov/candelaria-nature-preserve.

Outcome: Near the end of the meeting, some neighbors complained about the insufficient notice given for the meeting, and the limited opportunity for all neighbors to express their opinions. They asked that a second neighborhood facilitated meeting be organized. The City has agreed to provide a second meeting.

Meeting Specifics:

1) CNP Background:

a) The Candelaria Nature Preserve was initiated by the City's $600,000 purchase of 167 acres, using federal Land and Water Conservation Fund money, in 1978.

   i) The terms stipulated the area be used in perpetuity for outdoor recreation and wildlife study and habitat.

ii) CNP comprises several areas—North and South Tracts, Tree Nursery and the Rio Grande Nature Center State Park (leased from the City).

(1) The North Tract is currently farmed, with the majority of the tract in alfalfa, sorghum or fescue.

(a) The alfalfa lease is a source of funding for the Preserve.

(2) Approximately 250,000 people visit the Nature Center each year.

b) A 2016 audit found that the CNP was not incompliance with the original requirements.

i) City Council Resolutions R-16-147 and R-17-159 resulted from the audit.

(1) The resolutions mandated compliance--outdoor recreation throughout the property, return of the farmed area to wildlife habitat and creation of a Resource Management Plan for the entire facility, to be approved by City Council and the National Park Service.

(2) Oversight of the 3-year process was undertaken by the Open Space Advisory Board [OSAB], a Technical Advisory Group [TAG] of knowledgeable community members, and a group of expert consultants.

(3) The RMP is designed to cover developments over a 20 year period, with reviews every 4 years.

(a) Numerous public meetings were held, along with guided tours through the property.

(b) Both the OSAB and TAG voted in early 2020 to approve the RMP.

2) Resource Management Plan:

a) Both South and North Farm Tracts are to be restored to wildlife habitat over 20 years.

i) Over the transition period, alfalfa will no longer be grown, wildlife crops will be planted and Siberian Elms will be replaced.

ii) Wetlands and bosque will be expanded.

iii) At the end of the 20-year plan, there will be no alfalfa farmed areas and the entire properties will be restored habitat, with differing eco-zones.

(1) Some habitats may include: bosque, hedgerows, pollinator plantings, wetlands, and grassland.

(2) Areas are specified in detail in the RMP.

b) Outdoor recreation will be available on a limited access basis.

i) It was decided to limit access to guided tours, restoration projects, wildlife viewing and improved trails.

(1) Trails in the both tracts will be limited in extent.

(2) Details for the Tree Nursery Tract have not yet been determined.

ii) The number of groups will be limited to groups of 24—and three per week.

c) The Plan estimated total cost is $9,144,000.00, with the majority ($7.4 million) to be spent in the first four years, as the transition commences.

3) TAG-Identified Issues & Concerns:

a) Tree Nursery Tract and Public Access

i) It is felt that the TNT is a more convenient parking area for the North Tract, for guided tours.

(1) Neighbors have concerns about use of the area for parking, due to noise as well as the potential for use of residential streets for overflow parking.

(2) Language has been adopted to indicate that "work on the TNT will not proceed until a complete plan for the site is developed, with neighbor participation."

(a) This calls for an entire second process specific to the Tree Nursery, starting in 2021.

b) Weed Management

i) While there are few specific details in the RMP, the general outlines are given.

ii) The approach is to use Integrated Pest Management, designed to control specific weed and invasive species.

iii) Communication with neighbors will be an important part of the approach.

c) Expectations, Fun ding and Staffing

i) The property will look different in the future from this beautiful farmed area.

(1) The Division is asking for patience during the transition.

ii) Funding is critical—without funding and staffing, there will be no progress toward the desired future.

4) Neighbor Questions and Concerns:

a) Q: Is the <u>document approved by OSAB</u> the same as on the website and in the application?

i) OSAB added two amendments, which are in the submitted version.

(1) The call for an Annual Report was strengthened to say "shall present" such a report.

(2) There were specific items related to the Tree Nursery, as previously noted, to hold any work until a final plan is approved.

b) Q: Related to the EPC submittal, what are the notes about <u>transportation documentation</u> from City Planning?

i) These are generic to the process, not specific to the RMP submittal.

(1) After the application is formally submitted, there may be a call for a Traffic Impact Study when the Transportation Division looks at the submittal.

(2) The assigned case planner can look at transportation issues.

c) Q: LWCF requires that <u>farming cease</u> within 3 years of funding. That should have happened by 1980, but did not happen. Could there be farming—even wildlife farming—for another 20 years?

i) We have a 1-year extension for alfalfa farming; it does allow for wildlife farming, not commercial farming.

ii) Ultimately, NPS will approve the transition out of farming into wildlife habitat.

d) Q: How do you propose to <u>fund</u> this $9 million project?

i) We do not have a full answer; the budget part of the RMP provides a laundry-list of potential funding sources.

(1) TAG members have committed to helping us find grants and other sources of funds.

(a) We have been able to secure $400,000 in Capital Outlay funds, which is currently available

(b) It expires within 3 or 4 years.

ii) State Capital Outlay funds provided by the 2020 Legislature ($275,000) are not yet available

e) Q: Do notes on the October 22, 2020 Pre-application meeting become part of the <u>application submittal</u> to the EPC on the 29th of October?

i) Yes, they are part of the application submittal.

(1) The case planner is assigned when the application is submitted.

(a) Written comments to be reviewed by staff and included in the EPC packets may be sent to the planner up to one week prior to the EPC hearing—November 30th.

(b) Other comments may be sent up to 48 hours prior—9:00 am on December 8th.

ii) The application will distributed to the adjacent NAs and will be available from the assigned case planner via email or in hard copy.

f) Q: The initial construction cost table of the RMP calls for 4-strand tensile fence material. What are these fences going to be?

i) A concern has been discussed about providing wildlife-friendly access, but inhibiting illegal human access.

(a) We will need to assess in which areas fencing is needed. And which type.

(b) We will identify breaches along the northern section, working with adjacent homeowners.

(c) Along the Rio Grande Nature Center, there are breaches in the chain link fence, mainly for wildlife, where animals have burrowed under the fence

(d) Along the South Tract, there is no fence along the west side due to the presence of elms and the ditch; this area may not need fencing.

g) Q: Is there a map of fencing somewhere?

i) Even on the north side of the North Tract, near homeowners, probably just wood posts and high-tensile wire would be needed.

ii) For the South Tract, there needs to be discussion.

(1) TAG determined that with limited access, we should secure all the boundaries.

(2) We need community conversations about fencing, as we will about weed management.

h) Q: What will the Tree Farm planning process timetable and format be?

i) We will be working with the MRW and contractor as soon as the RMP is approved by Council.

ii) They will also be planning the wildlife blinds and viewing platform, and try to include all in the process, which should start in 2021.

(1) Initial planning for the blinds and platform might not be finalized until the Tree Nursery Tract plan is complete.

i) Q: I have been inconsistently informed of meetings; how will we be informed?

i) Distribution will be made to everyone who sent email addresses to the facilitator; these will be provided to the Open Space Division.

j) Q: will you commit to notify neighbors by mail?

i) Perhaps the facilitators could supply these addresses.

(1) These are not available to the facilitators.

(2) Parks and Recreation has the ability to notify adjacent neighbors by email or mail, if the Open Space Division agrees.

k) Q: No parking is allowed at the end of Candelaria. Heather of Nature Center said it was for fire protection. Can we get the same protection, if there is an increase in visitors?

l) Q: In 2009, with paving in the North Valley, there was a lot of oil dripping on the ground from construction equipment. We have lots of restrictions through the IDO, but the City is leaving a lot of trash (not just green waste) in the Tree Nursery. Trash bags are being buried. The Tree Farm is open

space and trash is not permitted within 300 feet of such an area. Wells are 6 to 14 feet deep. Compost piles are not worked and turned. Can the City do the right thing? Is this going to continue?

i) For the long term, the Park management stopped the trash delivery to the nursery—there is a massive transition in how we operate, including dealing with compost.

ii) We were not aware of buried trash.

iii) We have been working with other departments to restrict access to the site with a locked gate, though it is sometimes left open.

iv) Water testing is part of the planning process.

v) Comment: The City needs permits for bringing in trash and storing green waste, which triggers an inspection process.

(1) We are looking for alternatives to composting on site. We spent almost $100,000.00 in hauling away green waste.

m) Q: The budget for managing the Tree Farm is shown as $5,000.00. Is that realistic?

i) The most recent version of the RMP has a section of capital costs—construction about $750,000.00 and about $75,000.00 for design.

(1) And by designating parking in the Tree Nursery, we will reduce chances of parking on residential streets.

n) Q: The OSAB is disturbed by photos of the piles of trash 15-20 feet tall. Last Tuesday, 3 trucks were dumping waste. This is a violation of the Zoning Code. When will the area be cleaned up?

o) Comment: Neighbors to the south and east of the Tree Farm do not have good internet service or do not do Zoom for meetings. Why the rush? Especially with the short notice, we find it arbitrary that the City is going ahead after doing nothing for months.

p) Comment: Also, the RMP has contradictions in language, especially regarding the Tree Farm; for example, it refers to "ongoing use" which may include using the area as a dump. This is a Zoning violation. This needs to be cleaned up. There are other examples.

q) Comment: In a meeting report, there is reference to neighbor "concerns" about parking, gates, etc. These are actually strong objections, not concerns. There is reference to "community support," though there is no support from neighbors to the south, north or east.

r) Comment: Tree canopies on the ditches are what draw people to the ditches. TAG wants to plant native trees, removing Siberian Elms. Articles indicate that Siberian elms are not necessarily pests—they are drought hardy and able to thrive in an urban environment. Why rip out mature trees?

s) Q: Bridge across the Duranes Lateral. Is this along the walking trail? It is on the project plan, the Acequia that runs along the east of the property.

t) Comment: The Open Space meeting minutes are inadequate, with no detail for references. It is hard for the public to follow. For instance, what does "minimize use of herbicides" mean, when there is reference to a plan for use of herbicides?

u) Comment: I want it on record that with the short notice of this meeting, there is not a good feeling that the City has acted in good faith.

v) Comment: My concern is that we are running out of time and we have not gotten to all the neighbor comments, per the agenda.

i) Facilitator: Unfortunately, we have only the two hours for the meeting.

w) Q: Will our letters be sent to the EPC?

i) All written material should be sent directly to the case planner, when that person has been designated. We send the report only.

x) Comment: I am really disturbed at the short notice (48 hours to that neighbor) of this meeting. There are important issues to be addressed, including oversight of the RMP and other neighbors have not had a chance to comment.

   i) We will relay that to the City. We have discussed the possibility of a second meeting; we will inquire whether a second meeting can be held.

Action Items:

1) Attendees were asked to send their email addresses and affiliations to the facilitator, for distribution of this report as well as future notifications.
2) Cheryl or Colleen will let the facilitator know whether the City can notify other adjacent residents of future meetings.
3) Cheryl or Colleen will notify the facilitator, who will notify the attendees when the case planner has been designated, along with the contact information.

Application Hearing Details: For an application submitted on 29 October 2020—

Hearing will be scheduled for 10 December 2020

1. Hearing Time:
   a. The Commission will begin hearing applications at 8:30 a.m.
   b. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule
2. Hearing Process:
   a. Comments from facilitated meetings will go into a report which goes to the City Planner.
   b. City Planner includes facilitator report in recommendations.
   c. The Commission will make a decision and parties have 15 days to appeal the decision.
3. Resident Participation at Hearing:
   a. Written comments to be considered by the planning staff and included in the EPC packet must be received by Monday 30 November and may be sent to:
      The designated City Planner - 600 2nd St., 3rd floor, Albuquerque, NM, 87102 OR
      Dan Serrano, EPC Chair, c/o Planning Department, 600 2nd St., 3rd floor, Albuquerque, NM, 87102
      i. Additional written comments may be sent as late as 9:00 am Monday 8 December.
4. EPC makes recommendations to the City Council. The Council decides whether to accept the recommendations.

MEETING ADJOURNED

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Names of Attendees Providing Affiliations and Contact Information:

Cheryl Langan-McRoberts, Open Space Superintendent
James Lewis, Open Space Assistant Superintendent
Cheryl Somerfeldt, Open Space Senior Planner
Mark Chavez, Parks & Recreation Assistant Director
Christianne Hinks, Neighbor
Cori and Steve Ewing, Neighbors
Eleanor Walther, Rio Grande Boulevard NA President
Friedje vanGils, Neighbor
Diana Hunt, Alvarado NA President
DM Sigler, Neighbor
Malinda Moffitt, Neighbor
Gil Carrillo, Neighbor
Peggy Norton, North Valley Coalition
Trancito Romero, Neighbor
Michael Jensen, Neighbor (several former CNP roles)
Twyla, Neighbor
Marta and Alan Galicki, Neighbors
Doyle Kimbrough, North Valley Coalition & Rio Grande Boulevard NA
Denise Wheeler, Neighbor

CABQ FACILITATED 2ND MEETING
REPORT AMENDMENT
Candelaria Nature Preserve Pre-Application Meeting

Date Submitted:	November 23, 2020
Original Submission:	November 16, 2020
Submitted By:	Jocelyn M. Torres
Facilitator:	Jocelyn M. Torres
Co-facilitator:	Philip Crump
Project Name:	Candelaria Nature Preserve Pre-application (Second Facilitated Meeting)
Meeting Date and Time:	November 12, 2020, 5:00 PM – 7:00 PM

[Changes or additions indicated with *italics*.]

Meeting Specifics:

5) TNT Fire Code Permit and Zoning.

a) ii) **Q/C:** There was a Fire Code enacted in *2019* for larger storage of chips and wood products.

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: EPC 2020-004639 for Candelaria Nature Preserve Resource Management Plan—**2nd Meeting**

Property Description/Address: 2901 Candelaria NW

Date Submitted: 16 November 2020

Submitted By: Jocelyn M. Torres

Meeting Date/Time: Thursday 12 November 2020 5:00-7:00 pm

Meeting Location: Zoom

Facilitator: Jocelyn M. Torres

Co-facilitator: Philip Crump

Parties:
Applicant: City of Albuquerque Open Space Division of the Parks and Recreation Department

Neighborhood Associations/Interested Parties: Rio Grande Compound HOA, Alvarado Gardens NA, Rio Grande Boulevard NA, North Valley Coalition

Background/Meeting Summary: This was a second meeting to review elements of the Candelaria Nature Preserve [**CNP**] Resource Management Plan [**RMP**] to be heard by the EPC on 10 December 2020. The previous Zoom meeting, held on 22 October 2020, concluded with some of the attendees complaining that there was insufficient notice for the meeting and that some were unable to share their views. This second meeting was requested and agreed upon by all participants.

The Agenda for this meeting was developed to address issues and concerns brought forward by Neighborhood Associations and nearby residents. Much of the discussion centered on the Tree Nursery Tract [**TNT**]—use of herbicides and pesticides and monitoring thereof, tree removal, trash and green waste piles at the tract, parking and access, and budget and administration of the TNT.

Information about the Resource Management Plan, notes from public meetings and reports are on the website https://www.cabq.gov/candelaria-nature-preserve.

Outcome: This meeting provided an opportunity for neighbors to express voice their opinions. City personnel also participated, provided background information and subject matter expertise. Eight current TNT photos and the recorded meeting are appended to the email circulating this report. The photos were discussed during the meeting and circulated to participants thereafter. Agenda items and timelines were carefully followed so that all neighbors had an opportunity to speak.

Meeting Specifics (in line with the published Agenda):

[**Q/C:** refers to a question or comment from an NA representative or other citizen]

1) Herbicide/Pesticide Use in the RMP and Integrated Pest Management Plan:

a) Open Space Division Superintendent Colleen Langan-McRoberts reviewed the Integrated Pest Management Plan outlined in Section 5.2.3 of the December 2019 Candelaria Nature Preserve Resource Management Plan [https://www.cabq.gov/parksandrecreation/documents/2019-cnp-rmp_master-copy_03272020.pdf].

i) This has been a major topic of discussion with the Technical Advisory Group [**TAG**].

(1) It has been worked on for the past year.

(2) It will take a lot of work, research and planning as the area transitions from farm to wildlife habitat.

ii) IPM is a systems approach that involves looking at all plant and animal species within the CNP that "interfere with the land management goals."

(1) The array of control methods is based on evaluation of the present or potential economic, social and ecological impact of each species.

(a) After identifying all the species in the soil with seed bank analysis, there will be a plan for each individual weed species.

(b) The City will utilize advice from contracted experts, including from the Valle de Oro National Wildlife Refuge, which is also transitioning from farmland to native habitat.

(2) Although IMP targets the management goals, defined when the RMP is final and approved, certain actions are being undertaken already.

(a) CNP is out of compliance with Park Service regulations, so we need to start working now.

(b) There will be an evaluation every four years to determine whether the process is helping move toward the established goals.

(c) We are taking decades-old farmland and turning it into native vegetation, which requires managing for weeds.

(d) **Q/C:** I am concerned about the emphasis on Valle de Oro, which uses herbicides and pesticides and would rather see no herbicides or pesticides, as in the Whitfield Conservation Area.

(i) An agreement years ago that the Nature Preserve would use neither has been violated.

(ii) Although it might make sense to blanket spray, I'd rather not see that; we are recovering from a blanket spray five years ago.

(iii) Herbicides are actually considered pesticides; we—TAG—agreed that any herbicide use would be approved by a committee including neighbors.

(iv) *Response*—We have not used herbicides for the past couple of years; we are really trying to limit their use.

1. We will not use herbicides first. As we transition to native habitat; we will use mechanical approaches but need every tool in our toolbox.

2. We are working closely with Whitfield.

(3) **Q/C:** I am concerned that using herbicide on all the trees along the Duranes Lateral would get down into the water table.

(a) Would anybody monitor that?

(b) *Response*—We are using mechanical means to get rid of smaller Siberian Elms and will use the same approach selectively for larger Elms.

(i) Larger Elms provide nesting habitat.

(ii) Once a tree is cut, we apply a direct herbicide to the stump to prevent re-sprouting.

2) TNT Herbicide/Pesticide Monitoring and Wells

a) In the RMP, we talked a lot about the TNT—what purpose it could serve, and potential for parking, public access, restrooms, gates, storage areas.

i) The Tree Nursery Tract is discussed in RMP 6.5.

ii) There will be a detailed planning phase (including neighbors) for a Site Plan for that 7 acres out of the 67 acres for the whole farm.

(1) The Site Plan will be developed only after the RMP is in place.

b) **Q/C:** Are there plans for monitoring if you are going to be spraying herbicides on the whole property—monitoring for groundwater?

i) Currently there are no monitoring wells.

ii) *Response*--There will be monitoring; a huge portion of the RMP concerns monitoring, to ensure that we do not repeat mistakes.

3) Exotic Tree Stump Removal

a) **Q/C**: There was concern in an early TAG about removing all the Elms along the Duranes Lateral

i) *Response*—That was not the actual plan—it was to remove some of the trees and plant native grasses along the ditch, to reduce the maintenance and spraying

(1) That plan has not gone anywhere.

(2) We are going to remove trees, but not along the Duranes Lateral—we cannot do that.

ii) **Q/C:** The trees along the Duranes Lateral kind of prohibit viewing into the property.

(1) *Response*—They really do provide important wildlife habitat and also hold the bank soil in place; removal could have some impact on the ditch itself.

(a) We have had conversations with the Middle Rio Grande Conservancy District about clearing those larger Elms and placing the wildlife blinds and maybe thinning smaller Elms.

(b) All those things would be considered even for the one area completely cleared for the wildlife blind.

(2) **Q/C:** We live on the south side of the fenced TNT and do not want all the trees removed; we do not want to be looking at buildings. We need that buffer.

(a) *Response*—We are thinking about how to beautify that area and add to it.

(i) We can do visual screens along the edges

(ii) There will be a lot of thought about existing trees and what resources are available to maintain them.

4) Deadline for Removal of (Compost and Other) Piles at the TNT and Photos

a) Trash is no longer being stored at the TNT.

b) A lot of the green waste piles have been reduced.

i) We are trying to figure out the best place to store that type of material.

(1) We do not have a timeline for when that is going to happen.

(2) There are several types of piles—sand, wood chips for playgrounds, and green waste from trees.

(3) This is a central location; we have to put the material somewhere.

ii) There was some material and equipment stored there during the construction of the Candelaria roundabout, but that has not happened since.

c) **Q/C:** We are right across from the TNT and are the ones that get the wood chips and stench when the wind blows from the west.

i) Two concerns—traffic and where the structure is going to be.

(1) We do not want to be looking at a building.

d) [Recent photos are appended to the email for this Report and were circulated to participants].

5) TNT Fire Code Permit and Zoning

a) Is a Fire Code Permit required and how is it obtained? And if not, why not?

i) *Response*—I am not aware of a Fire Code Permit requirement.

(1) At the appropriate time, we will get in touch with the Fire Department to determine what we need.

(a) The primary goal is not to permit continued use of the property to store that type of material; the goal is to remove all of that material.

(b) When we get to the detailed site planning, we will get to the Fire Code and Zoning issues.

ii) **Q/C:** There was a Fire Code enacted in 2009 for larger storage of chips and wood products.

(1) I am thinking of the safety of adjacent houses.

(2) I want it recognized that the goal is to get those piles out of there as quickly as possible.

(a) *Response*—We are going to get it out of there as soon as money and resources become available.

b) **Q/C:** Do you have a start date or timeline for the TNT site planning; for what this is going to be and look like?

i) *Response*--Yes, we have two consultants on contract already.

(1) One is for the TNT planning and the other is to design the wildlife blinds and viewing platform.

(2) Once the RMP is approved, we will start the process, because it is so complicated.

c) Q/C: I assume that none of the zoning issues will be addressed.

i) What I understood is that that is going to be part of the proper planning process, but not addressed right now.

(1) Response—Yes, it will be addressed in the planning process.

6) Vehicle and Bus Parking, Public Access

a) Will there be bus bays in the parking lot? If so, how many and where will they be located? What will the parking lot capacity be?

i) *Response*—Through the RMP process and the TAG, it was determined that the best place for parking and public access would be at the TNT.

(1) It has not been finally determined; perhaps there will be five; the Site Plan will be more specific; that is when we determine the layout, ADA access and other things.

(a) Nothing will be final until completion of the site plan developed in coordination with neighbors.

b) **Q/C:** If access would be in small groups of 4 at varied times of the week, why would there need to be four bus spaces?

i) So you are saying that bus and vehicle parking are a done deal, though the exact layout has not been determined.

(1) The TAG vote on that issue was illegal—the chair voted before the rest of the group had finished voting.

(a) *Response*—The RMP was approved unanimously by the TAG and the Open space Advisory Board.

(2) Also, the neighbors on three sides were not notified until the very end of the process, when suddenly here were dramatic plans for the TNT.

(a) We have written letters and raised this issue several times.

ii) If there is no bus parking at either of the Nature Center lots, why at the TNT?

(1) There is no bus parking at the Nature Center; buses drop off kids and then come back to pick them up.

iii) There is no parking all the way down Campbell Road--.6 miles--and the last block of Candelaria.

(1) A longtime resident said it was a real safety problem when they were building the Nature Center.

c) **Q/C:** The main issue is about parking potential on Glenwood and Veranda.

i) We do not want or need more parking there; we already have a lot of traffic coming through Candelaria getting to the Nature Center.

d) **Q/C:** The easement between Veranda and Candelaria is a private road.

i) We do not want this identified as a great parking area.

(1) We want the neighbors to be able to walk through what is essentially our driveway.

ii) *Response*—This is why we ended up identifying TNT for parking—it is not on a residential road; it already has an electric gate.

(1) We talked about having signs to divert people away from Cherokee or other residential areas.

(2) Also, there is a bus stop there, to accommodate the larger community and people who do not drive.

e) **Q/C:** It does concern me when I see they are talking about access to the Preserve; our Veranda and Glenwood already gets a lot of parking for access to the bike path.

i) A couple of years ago, there was parking for access to the walking trail when the cranes were there—a solid flow of cars.

f) Considering Public Access, TAG felt strongly to keep the area as a nature preserve and limit access except through monitored stewardship activities and guided tours.

i) We do need to provide perimeter access to viewing blinds

7) Budget and Oversight of the RMP

a) [A Screen Share showed the detailed budget] The budget was reviewed in detail by the TAG, by staff, and by two different consultants; it will change but for now, it is our best guess.

i) Design was allocated $75,000 but came out less than that.

ii) We have not fully defined capital costs because needed items have not been fully defined.

(1) We developed a draft site plan, just to be able to think through what budget items should be.

iii) Operation and management for the entire property includes a lot of different things and we may find more or less expenses, but we identified $930,000 plus for years 1-4 and about $1.6 or $1.7 million for years 5-20.

(1) The actual costs may change but we are looking at how to leverage our resources to get more money—through grants or partnering with other agencies.

(a) We really hope to rely on our Nature Preserve Friends group to support us in that effort, as they have mentioned.

8) Other Items

a) Blinds—

i) Not every place that people will want to be able to use viewing platforms will result in parking or access.

(1) Visual access is an important recreation activity on the property.

(2) We do want to find places that could be ADA compliant.

ii) **Q/C:** I appreciate the opportunity later to help plan the blinds so that we do not have concrete walls with windows and parking.

b) Enforcement—

i) **Q/C:** One thing I have not noticed is money set aside to monitor the plan.

(1) If there is to be no parking on Cherokee Road, no dumping (as there is now) on Cherokee, where is the enforcement?

(a) Someone needs to come along and give out parking tickets.

(b) There is planning on one side and follow-up and assurance that the planning is made real.

c) Leave it—

i) **Q/C:** Is there any possibility that they can just abandon ship and leave this tree farm?

(1) Just clean it up and add to it.

(a) The city needs trees; nothing beautifies an area so much as greenery.

(2) *Response*—We have some amazing ideas in terms of the tree nursery—how it can be used in keeping mature trees and rotating the small ones.

(a) That was the original intent, but they got a little big for us to move.

d) Historical Area—

i) **Q/C:** This area is an historical landmark.

(1) There used to be a historic sign right in front of the tree farm and somebody stole it.

(a) We have reported it and reported it but no one seems to want to acknowledge this as an historic area.

(b) The post is till there.

(2) The sign was posted during the Marty Chavez administration.

(a) It said something like acknowledging one of the first settlements in the North Valley and the early settlers of Albuquerque.

(3) *Response*—it would be interesting to know the historical significance of the property, to tie in to the planning process.

(a) There is a Historic Preservation Planner on staff—and she is the case planner for this application.—Leslie Naji.

(b) ACTION ITEM—I [Cheryl] can contact her and get her to follow up on this.

e) Transition Team—

i) **Q/C:** We have seen administrations change and things did not work out because personnel changed.

(1) I would like to see a Transition Team of TAG members to help with some of this transition.

(2) *Response*—In the Executive Summary of the RMP page iv, it notes that the plan covers 20 years and is to be implemented in four-year phases.

(a) There is to be a report to the Open Space Advisory Board every 4 years, to discuss potential updates and changes to the plan, in accordance with the goals of outdoor recreation and habitat restoration.

(3) **Q/C:** Okay, but what they get is a report at the end of the year rather than some sort of collaborative effort to plan.

(a) What is going to happen during the year?

(b) *Response*—We can add in quarterly or monthly meetings with our Friends group.

f) Correction to prior Chat Log of 10/22/20 -- Chat log should have said: "...*wasn't a tie breaker*" (not "want a tie breaker").

Action Items:

a) Historic Landmark—Cheryl Somerfeldt will contact Case Planner /Historic Preservation Planner Leslie Naji to determine the historic status of TNT

Application Hearing Details: For an application submitted on 29 October 2020—

Hearing will be scheduled for 10 December 2020

1. Hearing Time:
   a. The Commission will begin hearing applications at 8:30 a.m.
   b. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule.
2. Hearing Process:
   a. Comments from facilitated meetings will go into a report which goes to the City Planner.
   b. City Planner includes facilitator report in recommendations.
   c. The Commission will make a decision and parties have 15 days to appeal the decision.
3. Resident Participation at Hearing:
   a. Written comments to be considered by the planning staff and included in the EPC packet must be received by Monday 30 November and may be sent to:
   b. Planner Leslie Naji, lnaji@cabq.gov, (505) 924-3927,
      c/o Planning Department, 600 2nd St., 3rd floor, Albuquerque, NM, 87102
   c. OR
      Dan Serrano, EPC Chair, c/o Planning Department, 600 2nd St., 3rd floor, Albuquerque, NM, 87102
      i. Additional written comments may be sent as late as 9 am Monday 8 December.
4. EPC makes recommendations to the City Council. The Council decides whether to accept the recommendations.

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Names of Attendees Providing Affiliations and Contact Information:

David Simon, PRD Director
Colleen Langan-McRoberts, Open Space Superintendent
James Lewis, Open Space Assistant Superintendent
Cheryl Somerfeldt, Open Space Senior Planner
Mark Chavez, Parks & Recreation Assistant Director
Diane Dolan, City Councilor Isaac Benton's Policy Analyst
Christianne Hinks, Neighbor
Cori and Steve Ewing, Neighbors
Eleanor Walther, Rio Grande Boulevard NA President
Friedje vanGils, Neighbor
Diana Hunt, Alvarado NA President
Donna Sigl, Neighbor
Melinda Moffitt, Neighbor
Gil and Liz Carrillo, Neighbors
Peggy Norton, North Valley Coalition President
Trancito Romero, Neighbor
Marta and Alan Galicki, Neighbors
Doyle Kimbrough, North Valley Coalition & Rio Grande Boulevard NA
Denise Wheeler, Neighbor
Jeannie Allen, Rio Grande Compound Homeowners Association
Heather MacCurdy, Neighbor
Suzanne Shave, Neighbor
Joseph Sabatini, Near North Valley NA
Kiera Homann, Neighbor
Wendy Pederson, Neighbor
Richard Barish, Bosque Issues Sierra Club Chair
David Parsons, Neighbor
Mary Anne Santos Newhall, Neighbor

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

11/12/20 Chatbox

From S Shave to Everyone: 05:05 PM

I am. S uzanne Shave

From Pedersen to Everyone: 05:05 PM

I'm a resident f Alvarado Gardens

From marta & alan galicki, neighbors to Me: (Privately) 05:09 PM

I would like to ask a question after presentation. thanks

From Joseph Sabatini to Me: (Privately) 05:11 PM

I'm Joe Sabatini. I'm on the Board of the Near North Valley NA, but am attending out of personal interest.

From Kiera Homann to Everyone: 05:12 PM

Kiera Homann - khomann@hotmail.com

From marta & alan galicki, neighbors to Me: (Privately) 05:12 PM

Marta & Alan Galicki mmgalicki@me.com

From Richard Barish to Everyone: 05:12 PM

Hi everyone. I'm Richard Barish. I'm the Bosque Issues Chair of the Sierra Club. Richard.barish@gmail.com

From Mark to Me: (Privately) 05:12 PM

you can mute people as the host

From Pedersen to Everyone: 05:13 PM

Wendy Pedersen, Alvarado Gardens, antiwendy@yahoo.com

From Diana Hunt, Pres AGNA to Me: (Privately) 05:17 PM

can I just make a comment in the chat for the record instead of having to speak?

From Me to Diana Hunt, Pres AGNA: (Privately) 05:17 PM

Sure

From Denise Wheeler to Everyone: 05:18 PM

Denise Wheeler member RGBNA

From David Parsons to Everyone: 05:24 PM

David Parsons - ellobodave@comcast.net

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

11/12/20 Chatbox

From DM Sigl to Everyone: 05:25 PM

was the attachment to this meeting only a one page/photo? thank you.

From David Parsons to Everyone: 05:25 PM

David Parsons, resident of Alvarado Gardens, member of CNP Technical Advisory Group

From Doyle Kimbrough to Me: (Privately) 05:34 PM

Jocelyn,

From Diana Hunt, Pres AGNA to Everyone: 05:35 PM

AGNA would like to add a short formal comment here but will also submit a longer comment in print prior to the EPC hearing: On pg 91 I believe, of the Resource Management Plan (RMP) there is mention of Glenwood/Trellis being an access point with parking. AGNA is in opposition to anything that would increase additional parking on neighborhood streets. We feel new parking is better suited off Rio Grande.

From Me to DM Sigl: (Privately) 05:35 PM

I'll present the photos tonight.

From Doyle Kimbrough to Me: (Privately) 05:35 PM

Jocelyn my email is newmexmba@ol.com Doyle Kimbrough

From Peggy Norton to Everyone: 05:40 PM

I hope we will be talking about more than the Tree Nursery for the rest of this meeting.

Jocelyn - If we have our hand raised, could we please get called on.

From Heather MacCurdy to Me: (Privately) 05:44 PM

we don't see pictures

From Pedersen to Everyone: 05:45 PM

all I see is your directory

From . to Everyone: 05:45 PM

Photos are not showing on screen share

From Denise Wheeler to Everyone: 05:46 PM

I do not see any pictures

From Diana Hunt, Pres AGNA to Everyone: 05:47 PM

it is a tree farm right?

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

11/12/20 Chatbox

From . to Everyone: 05:48 PM

Try opening on your desk top before going to screen share

From friedjevangils to Everyone: 05:49 PM

Diana and AGNA: As a direct neighbor of the tree farm I hope that by parking “off Rio Grande” you don’t mean Cherokee Rd.!

From Diana Hunt, Pres AGNA to Everyone: 05:53 PM

Hi Friedje. I would create a space that is not on Cherokee but within the tree farm or elsewhere. I don’t believe parking of buses and cars should be on neighborhood streets.

From Melinda Moffitt to Everyone: 05:53 PM

Melinda Moffitt. dunlapmoffitt@gmail.com

From Eleanor to Everyone: 06:00 PM

As was stated in the last meeting, it seems designing blinds before the tree farm design is done seems to be putting the cart before the horse.

Why can't use use the parking lot at the RG State PArk since the City owns the land.

From marta & alan galicki, neighbors to Everyone: 06:07 PM

and at meeting Steve referenced the chairman voted & it want a tie breaker. illegal vote. can chair vote if not a tie? also some changed their vote 3 times

From Diana Hunt, Pres AGNA to Everyone: 06:07 PM

The comments about parking at the Nature Center - can you speak to why this is a problem?

From Colleen McRoberts to Everyone: 06:13 PM

https://www.cabq.gov/parksandrecreation/documents/2019-cnp-rmp_master-copy_03272020.pdf

From Peggy Norton to Me: (Privately) 06:13 PM

What happened to item 6 on the agenda?

From Colleen McRoberts to Everyone: 06:14 PM

LInk for RMP

Total budget - $9,144,416

From Diana Hunt, Pres AGNA to Me: (Privately) 06:18 PM

thanks Jocelyn.

From Diana Hunt, Pres AGNA to Everyone: 06:25 PM

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

11/12/20 Chatbox

Thank you for your comment Wendy.

Peggy thank you for your comment. AGNA has seen a lot of traffic and unauthorized parking.

From Diana Hunt, Pres AGNA to Me: (Privately) 06:36 PM

need to leave now but feel that a historic landmark/site is super interesting.

From marta & alan galicki, neighbors to Everyone: 06:38 PM

historic sites can be designated by city, state or federal govt. Look forward to hearing who placed marker there.

From Mary Anne Santos Newhall to Everyone: 06:51 PM

Thank you all.

From marta & alan galicki, neighbors to Everyone: 06:53 PM

thank you Ms Torres

From Philip Crump to Me: (Privately) 06:53 PM

let's talk...

From DM Sigl to Everyone: 06:54 PM

thank you!

Communication Record

DEKKER PERICH SABATINI
ARCHITECTURE DESIGN INSPIRATION

Project No.:	18-0098.001
Project:	**Candelaria Farm Preserve Resource Management Plan**
Date:	November 15, 2018
Time:	1:30 PM
Type:	
Attending:	Ken Romig, Heather MacCurdy, James Lewis, Matt McMillan, David Lightfoot
By:	Ken Romig
Copies To:	Attending
Issue Date:	11/20/18

Discussion Items:

1. This conversation record is derived from a meeting with SWCA, CABQ Open Space, DPS and Heather MacCurdy to discuss the existing environmental information available for the planning team.
2. Access issues are critical to the RGNC State Park.
    a. Stray dogs: 3-4 times a years there are reports of loose dogs in Candelaria Preserve and the CABQ animal control is called out to catch them. Many dogs are loose on the ditch and get into the preserve from the MRGCD laterals surrounding the property. When confronted the owners are usually dismissive or rude to Rangers. There have been numerous instances of dogs swimming in the ponds and chasing ducks and wildlife.
    b. Vehicles: The RGNC gates are often run into by vandals or partyers. At least once a year there are reports of unauthorized vehicles entering the property and ramming gates trying to get out. There have been instances of vehicles getting hung up on the berms around the ponds.
    c. Persons: There are often people walking in the Nature Preserve.
    d. Vandalism: Many things are stolen and vandalized on the property including the farm equipment, locks, and stolen stuff
3. There needs to be a permanent presence at the nature preserve to watch for public intrusion- which would take an upgrade of the Woodward house to have working bathrooms.
4. Heather has a staff of five to watch 38 acres and feels like that is not enough personnel to watch the preserve. The Center has 180 volunteers and the impression is that these volunteers are stretched thin across their responsibilities at the center. The CNP ought to have a 501c3 organization that can pursue grants and have a full time volunteer organizer.
5. Heather sees the CNP and RGNC as have similar goals and resources though the RGNC may be tasked with more responsibilities for the CNP. She fears that without a cooperative management agreement RGNC will have too much to manage and not enough resources. Specifically an agreement regarding income from visiting groups needs to be worked out. I.e. if groups access the nature center from CNP then the RGNC will not see any income from that visitation.
6. Rio Grande Nature Center does not use pesticides or herbicides because they do not want the residue and concentrations affecting the water quality in the ponds. They control invasive species with physical removals and do not burn weeds. Goats could be a solution to control invasive species and the center does not use fire to control vegetation. They trap animals and relocate them on a regular basis.
7. Heather reports that there are few amphibians except bullfrogs in the ponds and many turtles including snapping and soft shell turtles that are relocated to the river.
8. The center is very aware of runoff from adjacent farmed fields as affecting pond water quality. (This may be why there are berms around the ponds). Ponds are sometimes pumped into the fields. The ponds are plastic lined and their condition is unknown though the age of the liners may be reaching the end of their life. Tracking down the original construction plans would be valuable.
9. Habitat fragmentation and disturbance is a big concern to Heather who sees these threats as considerable difficulties the management plan should address. Judy should be consulted and asked what the definition of reasonable public access is to satisfy LWCF regulations.

10. Discovery walks: Dan Collins is a good person to conduct the discovery hikes. The thought is to have 1 hike on a weekend and 3 others during the weekday with no more than 20 persons who have to pre-register for the hike. Ken suggested that the topic of the urban/wildland interface be a significant topic of the discovery hikes. Ken will develop a series of potential talking points for the hikes to consider.

This report is assumed to be a true and accurate account of this communication unless notice to the contrary is received within 10 calendar days of issue.

End of Report

Communication Record

DEKKER PERICH SABATINI
ARCHITECTURE DESIGN INSPIRATION

Project No.:	18-0098.001
Project:	**Candelaria Farm Preserve Resource Management Plan**
Date:	12/06/18
Time:	11:00
Type:	Neighborhood meeting
Attending:	Peggy Norton, Oscar Simpson, Will Hoffman, Rob Dickerson, Pat Martinez, Leroy, Kyle, Catherine- North Valley Coalition and Ken Romig DPS
By:	Ken Romig, DPS
Copies To:	Attending
Issue Date:	12/11/18

Discussion Items:

1. Ken gave an overview of the planning process and why the planning effort is taking place. Explanations of the LWCF funding and LWCF regulations were described and outlined.
2. A member mentioned that constructed wetlands and restoring the urban tree canopy could be a use for the property.
3. Questions were asked regarding the target species for habitat development and currently the sandhill crane and the Canadian goose are the primary concern. To address other birdlife (quail or pheasant) will require the return of cover that was removed to reduce fire potential.
4. What does a mosaic of habitats look like?. Ken explained that hedgerows may grow in width and be planted with a variety of plants that provide food and parcels may be determined that provide a patchy set of habitats for wildlife.
5. The group agreed that the perimeter ought to fenced and access limited. No dogs ought to be allowed on the preserve. The majority of access will be visual. Overlooks or viewing areas could be fenced with window-like blind areas.
6. There will be at least one person in the Alvarado Park Neighborhood that would like to see a park.
7. Parking on Veranda for bird watchers has to be addressed.
8. The group stated that the preserve is not an isolated plot of land and the resource management plan being developed could be a model for the city or county open spaces.

This report is assumed to be a true and accurate account of this communication unless notice to the contrary is received within 10 calendar days of issue.

End of Report

Communication Record

DEKKER PERICH SABATINI
ARCHITECTURE DESIGN INSPIRATION

Project No.:	18-0098.001
Project:	**Candelaria Farm Preserve Resource Management Plan**
Date:	October 13, 2018
Time:	4:00 PM
Type:	

Attending:	Ken Romig, Carolyn and Johnathan Siegel
By:	Ken Romig

Copies To:
Issue Date:

Discussion Items:

1. The Siegel's live on Veranda Road and the neighborhood is very tight and communicative. i.e. many evenings the neighbors stroll the road and talk to one another and mingle.
2. They are aware of the loss of wildlife due to herbicide and pesticide use and are against using pesticides on the farm.
3. The neighborhood has entertained the construction of a small plaza at the corner of Trellis and Veranda with a small seating space and paved area. The Siegel's went so far as to ask the city if they could construct the plaza on public ROW and the idea was acceptable to Barbara Taylor, the previous assistant director of parks.

This report is assumed to be a true and accurate account of this communication unless notice to the contrary is received within 10 calendar days of issue.

End of Report

Communication Record

DEKKER PERICH SABATINI
ARCHITECTURE DESIGN INSPIRATION

Project No.:	18-0098.001
Project:	**Candelaria Farm Preserve Resource Management Plan**
Date:	October 13, 2018
Time:	4:00 PM
Type:	
Attending:	Ken Romig, Christianne Hinks
By:	Ken Romig
Copies To:	Attending
Issue Date:	

Discussion Items:

1. Christianne has been living in ABQ for 23 years and she never realized that the area was a Farm Preserve, not a nature preserve until she saw herbicides being used on trees in an irresponsible manner.
2. Christianne's primary concern is the use of pesticides and herbicides which is responsible for the loss of wildlife and the diversity of animals that she saw every day.
3. Christianne remembers corn being planted on the farm and seeing hundreds of cranes on the farm property in 1997.
4. The observed animals were weasels, toads and quail. After the herbicide spraying the wildlife populations declined and disappeared due to the loss of cover.
5. She is of the opinion that Jim Roberts maximized contiguous farming areas for his operations and the result was the loss of cover for wildlife.

This report is assumed to be a true and accurate account of this communication unless notice to the contrary is received within 10 calendar days of issue.

End of Report

Communication Record

DEKKER PERICH SABATINI
ARCHITECTURE DESIGN INSPIRATION

Project No.:	18-0098.001
Project:	**Candelaria Farm Preserve Resource Management Plan**
Date:	11/27/18
Time:	5:30
Type:	Stakeholder interview- North and East Homeowners Group
Attending:	Jason Hinkes and Carmel Lepore, Christianne Hinks, Karin Perry, Wayne Chew, Tony Anella, Cara McCulloch, Eve Price, Carole Ward, Joan Robins, Denise Wheeler
By:	Ken Romig
Copies To:	Attending
Issue Date:	11/28/18

Discussion Items:

1. The meeting began with Ken giving an overview of the planning effort including the purpose of LWCF compliance and the current CABQ operations of the Candelaria Nature Preserve (CNP). Primary elements of the overview included CNP compliance with the following:
   a. Reasonable public access for outdoor recreation
   b. Required Resource Management Plans to LWCF state representative and NPS.
   c. Definitions of commercial/contract farming, LWCF compliance and CABQ commitments to phase out contract farming in the foreseeable future.
2. Tony Anella requested the letter outlining the LWCF regulations and CNP compliance issues be forwarded to him. Ken agreed that this was public information and will be shared.
3. Outdoor recreation access was an important subject to all of the homeowners. Free and unhindered access was not an acceptable solution to the group. Picnic tables, bike and walking paths were something they do not want to see as part of the plan.
4. The homeowners also agreed that the CNP has to be monitored to limit access- there was a report of two bicyclists on the north edge of the property.
5. The group is concerned about the economics of operating the CNP. How will the farmer be paid if not through a sharecropping scenario? The city will have to find the funds to pay a full time farmer. Question- have funds been identified to pay for a farmer? Ken replied that the management plan will identify sources and collaborative partners to develop a funding source. The graphic and statistics Ken presented about how much land was dedicated to wildlife crops versus commercial crops in 2017 was disputed. There is the opinion that not as much wildlife crops were grown as indicated.
6. Tony Anella specifically asked that ecological science lead the design effort. He stated that the Rio Grande Bosque trail was not led by ecological science. Due to some past CABQ planning efforts there is a distrust of planning and the sense that public engagement can be perfunctory. Ken expressed the hope that this planning effort reestablishes trust between communities and CABQ administrations.
7. Pesticide/herbicide use was a discussion item that drew a lot of attention. The city resolution calls for no pesticide use, organic farming techniques and herbicide use shall be minimized. The group is a wary and cautious of herbicide use and **do not have faith in monitoring the use of herbicides** on CNP. Ken mentioned that there are strict protocols for Fish and Wildlife use of herbicides and this can be explored further r
8. Christianne mentioned that the current antagonistic relationship between the farmer/adjacent property owners and Open space has the potential to be less antagonistic with a good plan.
9. Side subjects: Drones should be banned from the CNP and Balloonists know they should not be landing on the CNP.
10. Ken mentioned that the RGNC is concerned about domestic animals, vehicles and human access from the edges, which disturb wildlife. Fencing/ barrier solutions will have to be discussed as part of the planning effort.
11. The Resource management plan will be approved by a variety of agencies including the TAG, Open Space Division, NM State parks, and the City council.

12. Ken stated that designs for the site that involve habitat/mosaic and crop relationships have yet to be developed. The homeowners would like to see their views and vistas into the agricultural areas preserved. Ken asked the group what limitations to their views they would accept, i.e. tall corn or tall perennial crops may block the view into the preserve. The group does not want a shrub screen/buffer, but seemed okay with tall crops that blocked views for a period of time like sorghum from July to October.
13. There was some discussion about the public making the decisions for the CNP and what kind of outcomes would be considered. The group wants experts to review the plan and scrutinize solutions that fit the purpose of CNP- the preservation of nature. Ken mentioned that the TAG, made up of experts in the field of ecology, biology and plants, is the primary group to focus the plan on wildlife/habitat support. The groups has confidence in the TAG's expertise.
14. There was a consensus that access to the CNP should be restricted to public education guided tours only and the Woodward House should not be a hub for public access i.e. parking lots and groups tours starting at that location. All visitation to the site should happen through the RGNC.
15. Ken asked if an observation decks along the Duranes lateral would be acceptable. There was a mixed reaction to this suggestion. Parking to access the lateral was problematic and should not occur on Arbor- but could occur at the tree farm. The general consensus is the observations decks/blinds would bring more foot traffic to the lateral and this was not desirable and that access to CNP be visual and not physical.
16. The ALB. Wildlife federation ought to be added to the list of stakeholders.
17. The planning team ought to be aware that the storage of farm equipment has caused contamination of soils with petrochemicals in the past.

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End of Report

Communication Record

DEKKER PERICH SABATINI
ARCHITECTURE DESIGN INSPIRATION

Project No.:	18-0098.001
Project:	**Candelaria Farm Preserve Resource Management Plan**
Date:	11/30/18
Time:	2:00PM
Type:	Stakeholder interview- Sierra Club and New Mexico Wilderness Alliance
Attending:	Richard Barish; Sierra Club Ken Cole; New Mexico Wilderness Alliance Ken Romig, Drew Seavey; D/P/S
By:	Drew Seavey
Copies To:	File; Parties present
Issue Date:	12/4/18

Discussion Items:

1. Ken, Drew, Richard and Ken met at the D/P/S office to go over initial comments and concerns regarding the Candelaria Nature Preserve resource management plan.
2. Richard introduced himself and discussed his involvement with the Rio Grande Chapter of the Sierra Club and its Bosque Action Team.
3. Ken Cole introduced himself and discussed his involvement with the New Mexico Wilderness Alliance. Ken is currently serving as their treasurer. Ken indicated that he had not interfaced very often with LWCF but worked more with the National Forest Service and Bureau of Land Management.
4. Richard indicated that he was familiar with the TAG and suggested they be given substantial deference in the creation of the resource management plan. Richard also indicated that the use of pesticides and herbicides should generally be forbidden and that any use of a pesticide or herbicide should be rare and done only with the approval of the relevant authority. The use of pesticides or herbicides should comply with stringent, specified criteria and only used if a conservation goal cannot reasonably be met some other way. Richard added that the use of pesticides or herbicides should not be used solely to increase crop yield.
5. Richard also expressed concern over public access to the preserve and its potential to disturb habitat. Ken Romig indicated that access would likely be limited to guided tours.
6. On the topic of trails, Richard suggested proposed trails should be limited in number and that they be narrow and constructed of natural materials that will minimize habitat fragmentation for small critters.
7. Richard indicated that the land should be managed to provide habitat for native species.
8. Richard mentioned a Todd Caplan who had done previous work in the Bosque on the topic of site characterization. Richard suggested a similar study be conducted on the preserve so decisions on what to plant where could be made based on soil type, distance to groundwater, etc.
9. Ken Cole and Richard both indicated that Valle de Oro, and Bosque del Apache would be valuable examples to study in the creation of the resource management plan. Ken Cole mentioned the Farm to Table restaurant in Albuquerque's north valley. The Hubbell Oxbow was mentioned, but Richard indicated this site had changed over the years and would not be a good example to draw from.
10. Ken Romig indicated that adjacent residents have expressed their desire to maintain views into the preserve, but some form of buffer may provide critical habitat. The concept of 'urban wildlife zones' came up while discussing what to do with the perimeters of the preserve. These transitional areas can be customized to bolster habitat and also work with the neighboring land owners.
11. On the topic of publicity, Richard indicated that he has a list serve of over 2,300 people. Richard offered to help get the word out regarding public meetings and other opportunities for the public to get involved.
12. On the topic of integrated pest management, Richard expressed his concern over the use of any herbicide or pesticide. Ken Romig asked if Ken Cole or Richard had any experience with 'goat crews' to control weeds. Richard indicated that this can cause a burst of weed growth, especially kochia.
13. The topic of parking was discussed. Ken Romig indicated that the bulk of the parking for the preserve would likely be located at the Rio Grande Nature Center. This remains a topic to be studied and vetted with stakeholders.

14. Ken Cole suggested that the Tree Farm to the east of the preserve would be valuable for the cultivation of native plant species to be planted throughout the preserve.
15. Ken Cole suggested involving the Central New Mexico Audobon Society in the planning process.
16. Richard suggested getting in touch with the head of the UNM Economy Department. This fellow (whose name Richard could not recall) had done research on the positive economic impact of conserving wild lands.

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End of Report

Communication Record

DEKKER PERICH SABATINI
ARCHITECTURE DESIGN INSPIRATION

Project No.:	18-0098.001
Project:	**Candelaria Farm Preserve (CNP) Resource Management Plan**
Date:	12/3/18
Time:	1:30
Type:	
Attending:	Scooter and Julia Haynes, Ken Romig, DPS
By:	Ken Romig
Copies To:	Attending
Issue Date:	12/10/18

Discussion Items:

1. Ken began the discussion to describe the events that have led up the CNP planning process including the LWCF funding and its regulations pertaining to the property.
2. Scooter stated that his farming operation on the Alamo Farm is a hobby and he is a developer by trade. And has only began farming the property in mid-2017. 2018 will be his full year of farming the Alamo.
3. The CABQ open space division farmed the area before them.
4. Scooter found that the soil health was very poor and inert. CABQ did not plant cover crops to rejuvenate the soils and the soils were extremely compacted. He and the CABQ open space worked out an arrangement that allowed him to spread CABQ compost over the site for $450.00 an acre. (Manure typically costs 1K an acre)
5. Scooter planted a cover crop of peas in October and the crop was entirely eaten by the birds before any seeds were produced.
6. Scooter stated that the best way to run an operation at the CABQ open space farms was through a private operational model. The reasons being is that the water can come at any time- day or night- and you have to be able to adjust your schedule quickly- it is not an 8-5 job.
7. Scooter began his operation by ripping the caliche layer to a depth of 24- 36” to provide drainage. Then plowing and running a screen of the soil clogs to break them up for planting.
8. Scooter cuts his silage to small pieces to till the silage into the soil, however, much of the silage clogs his machines. Whereas other farmers would cut the stalks into larger, bale able lengths for baling and sale.
9. Scooter suggested that anything less than a 5 year contract would not allow the farmer to make back any capital investments he makes in the property. I.e. Purchase of equipment or the use of compost. There are tilling costs and irrigation labor which runs $85.00/hour.
10. Other farmers to talk to include Jim Wagner of Wagner farms
11. Scooter expressed concern about the loss of contract farming arrangements the CABQ. Ken informed him that it is only land purchased with LWCF funds that are subject to contract farming scrutiny.
12. Scooter suggested a variety of crops to consider and he hopes to utilize these at the Alamo- buckwheat, canola, clover, vetch (although vetch is hard to control without herbicides) and sunflowers.
13. Scooter and Julia both mentioned that covered storage is critical to a good farm operation because the sun beats up tractors and equipment.

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End of Report

Communication Record

DEKKER PERICH SABATINI
ARCHITECTURE DESIGN INSPIRATION

Project No.:	18-0098.001
Project:	**Candelaria Nature Preserve Resource Management Plan**
Date:	12/04/18
Time:	1:00PM
Type:	TAG Field Trip to the Bernardo Waterfowl Area, a part of the Ladd S. Gordon Waterfowl Complex
Attending:	Brian Hanson, Carolyn Siegel, Dave Parsons, Peggy Norton, Richard Barish, Yolanda Homann; TAG Jim Stuart, Ryan Darr, Art Anaya, Milnor Lucero, Chuck Schultz; NM Dept. of Game and Fish Matt McMillan; SWCA Drew Seavey; D/P/S
By:	Drew Seavey
Copies To:	File; Parties present
Issue Date:	12/12/18

Discussion Items:

1. **Overview -** The TAG, project consultants, and representatives of the NM Dept. of Game and Fish (NMDGF) met at the Bernardo Waterfowl Area (BWA) which is a part of the Ladd S. Gordon Waterfowl Complex (LGWC) to gather and share information on existing wildlife management practices. Ryan Darr, a lands program manager with NMDGF, indicated that in addition to the BWA, there are three other properties in Valencia and Socorro Counties that are a part of the LGWC where habitat is maintained for migratory birds. These other areas include La Joya Wildlife Area north of Socorro, Belen Waterfowl Area, and the Casa Colorada Waterfowl Area south of Belen. Ryan indicated that a 500-acre revegetation project is planned for the property in Bernardo in the spring of 2019.
2. **Farming -** The group convened on a wildlife viewing platform, with hundreds of sandhill cranes trumpeting in the background, Milnor Lucero, Ryan Darr and Chuck Schultz described the farming practices employed at the BWA.
    a. The main forage crop grown to attract sandhill cranes on this site is corn. Sandhill cranes prefer larger grains, and corn is a good size for this species. Chuck mentioned that the reason cranes like larger grains is because they don't have to expend as much energy foraging. With smaller grains, cranes will have to peck, scratch and lower their heads more often to get comparable nutrients.
    b. In addition to palatability, corn is also widely used because it is less water intensive compared to other grains. Milnor indicated that they use GMO corn at BWA in order to maximize crop yield and to select corn varieties that use less water.
    c. Milnor indicated that they use RoundUp and 2,4-D herbicide to control weeds. Several members of the TAG indicated that pesticides and herbicides will not be used, or at least limited in use, at the Candelaria Nature Preserve (CNP), and asked NMDGF staff if they had any recommendations for weed control without the use of chemicals. Milnor indicated that disking the fields after letting the first flush of weeds grow from early spring irrigation may limit weed growth. Ryan also indicated that some "weeds" that are carried by irrigation water are native and have habitat value. The wholesale eradication of weeds that occurs at BWA is due to the fact that some crops, such as alfalfa, are used to generate revenue. Ryan indicated that if crops were not to be sold from the CNP, then it would not be as important to enforce a monoculture, and that allowing certain volunteer plants to grow would actually increase habitat value.
    d. On the topic of soil fertility, Milnor indicated that they use chemical fertilizers at BWA. Brian Hanson asked if there were alternatives to adding chemical fertilizers. Milnor and Ryan discussed crop rotation, green manures, intercropping, compost and the no till method of farming as alternatives to chemical fertilizers.

i. Corn and alfalfa are rotated on a four-year cycle at BWA. Alfalfa is a nitrogen fixing legume, and crop rotation with nitrogen fixing plants bolsters the soil for corn production. Ryan indicated that there are other leguminous, nitrogen fixing species that could be used instead of alfalfa, but alfalfa is used at BWA because of its market value. Since the CNP will not be used for commercial farming, other leguminous, nitrogen fixing species should be explored for habitat value and native status in addition to their soil building abilities. It should be noted that alfalfa exhibits allelopathic tendencies and will actually start to choke itself out over time. Another characteristic of alfalfa is that it is a relatively water hungry plant. It can be cut/harvested between three and six times per year. Milnor indicated that urea fertilizer is used for alfalfa crops and cow manure is used for corn crops at BWA.
ii. Milnor indicated that winter wheat is used as a winter cover crop between successions of corn. It is turned under as a green manure in the spring prior to corn planting.
iii. Ryan briefly touched on the concept of intercropping. One possible example would be to have 20-30' width rows of corn separated by strips of a groundcover species. This method has been shown to increase yields, as there will be less competition of the same resources that one would find in a monoculture crop. One could imagine greater biodiversity with this method.
iv. Milnor discussed compost. They use cow manure for corn crops at BWA, but also mentioned it can sometimes burn crops. It was suggested that manure be composted first to avoid burning crops. Milnor also suggested several potential sources for cow manure such as programs associated with the NM State Fair/Downs.
v. Ryan brought up the no-till method of farming as a way to grow forage crops without the use of chemical fertilizers. See items 4(c) and (d) below under research questions. No-till farming was not discussed in depth at this meeting but was brought to the discussion as a viable land management strategy to avoid the need for chemical fertilizers.

e. Chuck mentioned the NMSU cooperative extension service as a resource that should be consulted. Chuck mentioned there are a handful of NMSU Agricultural Experiment stations around New Mexico. There may be some existing research that can guide future farming practices.
f. Milnor summarized the sequence of actions normally taken to grow corn at BWA.
   i. In the winter, cranes eat corn after it is mowed down.
   ii. After cranes have exhausted the corn, the fields are disked and the residue is left to compost into the soil.
   iii. The fields are then ripped at a common depth of 30".
   iv. After ripping, the fields are then disked twice, laser leveled and borders added to contain flood irrigation water.
   v. The fields are irrigated and any volunteer species are allowed to grow. The volunteer plant succession is then disked, and finally corn or other crops are planted.
g. Corn, millet, milo, and Sudan grass were mentioned as crops that have been grown at BWA for wildlife forage. Sunflowers, triticale and native perennials and grasses such as New Mexico olive, wolfberry, inland saltgrass, alkali sacaton and three-leaf sumac were also mentioned as valuable wildlife species. Chuck suggested looking up the New Mexico Forestry plant list.
h. Milnor suggested using small test plots to determine what species do best at CNP.
i. At BWA corn is cut on a daily basis to provide forage for cranes. Milnor shared a simple equation to determine how much of a corn crop should be cut per day to provide easily accessible forage. Divide the area of the crop by 75 days, and this will indicate how much corn should be cut per day to ration forage throughout the migration season. It was mentioned that the cranes will continue browsing until the cut corn supply runs out and more needs to be cut.

3. Water management

a. Brian mentioned the uncertainty of water going into the future. Ryan indicated that millet and Sudan grass are some of the crops grown at BWA that may tolerate drier conditions.
b. Chuck discussed that concrete ditches allow for more efficient delivery of water without loss to infiltration. He also mentioned that there may be some hydrological benefit to having unlined ditches. This is an item that needs further research. Chuck indicated that the average lifespan for a concrete irrigation ditch is about 20 years depending on how it was constructed .

c. The topic of water rights came into the discussion and Ryan indicated that wetlands are not normally given the same priority as normal agricultural use of irrigation water.
d. Ryan suggested that the planning efforts for the CNP include early discussions with the MRGCD. It was also suggested that the CNP project may benefit from the counsel of a water rights attorney.
e. It was suggested that excess water from flood irrigation can be used to irrigate various wildlife mosaic pieces such as native shrub breaks and wetlands.

4. **Research Questions** (Drew Seavey)
    a. CNP is not going to grow crops for revenue, and alfalfa is commonly grown for its market value. Per Ryan Darr with NMDGF, there are other leguminous, nitrogen fixing species that could replace alfalfa in the intercropping modality of rotating corn and alfalfa on four-year cycles. What other leguminous, nitrogen fixing species could be used in lieu of alfalfa, and are any of them native and/or species with habitat value?
    b. Besides winter wheat, what other species can be used as green manure to be planted between corn seasons?
    c. How can no-till farming be employed at CNP? The following are research leads that will uncover opportunities and constraints associated with no-till farming.
        a. Profit and yield – no-till farming has been shown to reduce labor, fuel, irrigation and machinery costs (https://en.wikipedia.org/wiki/No-till_farming). No-till farming has been shown to increase yield due to better infiltration and storage of water on a site.
        b. Grants associated with no-till farming. Can the CNP receive grant money from sequestering carbon and engaging in conservation tillage?
    d. Conservation tillage is defined as any method of soil cultivation that leaves the previous year's crop residue on fields before and after planting the next crop to reduce soil erosion and runoff. This method helps sequester carbon and build soil. Local examples of this method should be investigated.
    e. What habitat supporting plants could be intercropped with corn, millet, milo, Sudan grass and other wildlife forage crops?
    f. Are there any existing publications or research that indicate irrigation ditches that are not lined with concrete help with groundwater recharge?
    g. What did cranes eat prior to the widespread cultivation of grains? Are there any native plants that cranes will attract cranes?
    h. What other allelopathic species besides alfalfa could be used at CNP. Can any of these species be used to control weeds?

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End of Report

CIUDAD SOIL AND WATER CONSERVATION DISTRICT
BOARD OF SUPERVISORS MEETING

NRCS Field Office
100 Sun Avenue
Room 160
Albuquerque, NM 87109

December 17, 2018
DRAFT
Meeting Minutes

1. **Call to Order** **4:37 pm**
   A. Supervisors present: Steve Glass, Tom Allen, Dan Conklin, Maria Young (arrived at 4:41pm) A quorum was present.
   B. Supervisors absent: Zoe Economou
   C. Others Present: Astrid Hueglin, Melissa McLamb, Zach Withers, Kate Zeigler, Andy Yuhas, Valerie Smith, George Schroeder, Ken Romig, Sarah Wintzel-Fisher, Ethan Williams, Sandy Withers, Brook Armijo, Gregg Schmades, Sani Withers, Ethan Withers

2. **Agenda** Review and Approval (**Action Item**): Mr. Conklin made a motion to approve the agenda as is, which was seconded by Mr. Allen. The agenda was approved unanimously.

3. **Guest Presentation -**
   A. Kate Zeigler with Zeigler Geological Consulting, Andy Yuhas with Western Geoinformatics - A powerpoint was presented (a copy is included in the digital meeting packet). Ms. Zeigler discussed the benefits of having a comprehensive long-term study of groundwater in the East Mountains. Zeigler's approach focuses on geology including the porosity, permeability and confinement of underground layers of rock to discover what the water table is actually doing. An overview of the implications for having a groundwater data set was provided including concerns for agriculture, commercial and residential development, etc. Mr. Zeigler shared a case study in Union County (Clayton, NM) where the water data set was initiated in 2007 by local SWCD. The data has been used to inform cropping rotation practices in a way to prevent water table decline. Recent geology and hydrology mapping of East Mountains area is available. A proposal was encouraged to review data which has already been done, identify data gaps to inform data collection and to use in planning. Mr. Withers addressed the Board regarding the significance of implementing a groundwater assessment of data done to date to assess what needs to be done. Mr. Glass informed that CSWCD has no regulatory power over development but does serve in advisory and education to regulatory authorities such as Bernalillo County Zoning. USGS is reinitiating a basin wide study regarding the Middle Rio Grande Valley, which could be helpful in this effort. On behalf of the board, Mr Glas offered to coordinate and support by offering letters of support and advice as needed. Question arose: Is there a way CSWCD can put the science in front of the decision makers? Is there an existing status report for policymakers? Mr. Glass will arrange a meeting with Dan MacGregor of Bernalillo County and County Commissioner to strategize how to utilize existing data and communicate it to commissioner and legislators. State Rep, 22, Mr. Schmedes encouraged the District to consider requesting capital outlay funds to support further mapping. Ms. Zeigler commented that capital outlay funds have been utilized previously for geologic mapping and will send that proposal to Mr. Schmedes and CSWCD to consider in potentially planning for a capital outlay request for further mapping in the East Mountains. The Board will continue to encourage Bernalillo County Zoning to request comments on development proposals from CSWCD and consider how to best inform landowners and development interests regarding the critical water resource concerns in the East Mountains.

   B. Ken Romig with SWCA on Candelaria Farms Preserve plan - Mr. Romig addressed the board regarding the preserve and his role in consulting for the City of Albuquerque on this project and requested comments and invited ongoing involvement. Land was originally purchased through land and water conservation funds, one of the stipulations being to provide "reasonable public access". Working with Technical Advisory Group to inform a regulatory plan on the land. Mr. Romig requested support from Ciudad SWCD to develop partnership on this project. The City will be looking for a farmer who is interested in farming fully for wildlife crop on the property. Mr. Allen expressed interest in being involved in the preliminary planning stages. Mr. Schroeder invited Mr. Romig to present to Grow the Growers (GTG) program in the Spring, with the possibility to utilitize GTG in future wildlife crop farming operation. Board Chair suggested to utilize Valle de Oro's management plan in regards to balancing protection and support of wildlife habitat with public access. Valle de Oro has a Standards of Practice which could perhaps be used to inform plan. Board Chair suggested planning for a riparian mosaic that would mimic pre-1940s Bosque riparian habitat as has been proposed by Kim Eichorst of University of New Mexico and Bosque Ecosystem Monitoring Project. Board provided several suggestions for organizations and groups to connect with which could be supportive in the planning process. The Board Chair requested that the District be placed on a list-serv regarding future announcements requesting public input and regarding development of the property.

4. **Reports of Partners.**
   A. EMNRD (Lawrence Crane): Mr. Crane was absent and no report was provided.
   B. BCOS (George Schroeder): Mr. Schroeder was present and a report of the Grow the Growers (GTG) program was provided and reviewed. Mr. Schroeder informed the Board that Agri-Cultura, the current manager of GTG, was recently selected by a sole procurement process. Funding has been allotted to continue to support the Rio Grande High School project managed by Querencia Institute, through a separate agreement with Ciudad SWCD. Bernalillo County provides support for GTG via staff support related to water rights and water infrastructure and funding. Mr. Glass mentioned that it is the District's position to help support local governmental agencies that align with the District initiatives which GTG absolutely does. Mr. Schroeder commented that he is pleased with the program thus far and CSWCD operational support. Collaborative efforts are occurring with Community of New Mexico (Kristen Benedict) to evaluate and enhance GTG curriculum for the participants.
   C. NRCS (Pearl Armijo): Ms. Armijo was absent and a report was provided and reviewed outside of the meeting.
   D. NMDA (Katie Mechenbier): Ms. Mechenbier was absent and a report was provided and reviewed. Mr. Glass remarked on a couple of trainings which were attended since November (Local Election Act and Inspection of Public Records trainings) and informed Board members who are coming up on end of term of service that they are to inform the County Clerk to put their names on a ballot. The District is to receive a notification from the Secretary of State and the County Clerks regarding the election process. As is, the District is required to pay $250 to the Secretary of State for each election. Mr. Glass will contact Ms. Mechenbier regarding the potential IRS standard rate mileage reimbursement for District staff.
   E. NMED (Meg Hennessey): Ms. Hennessey was absent and no report was provided.
   F. NMACD (Debbie Hughes): Ms. Hughes was absent and no report was provided.
   G. MRGSQT (Steve Glass): Mr. Glass was present and no report was provided.
   H. NMCCD (David King): Mr. King was absent and no report was provided. Mr. Glass recommended that the District pursue membership of NMCCD with an annual fee of $100. This consideration will be placed on the Board meeting agenda for January. Membership in the NMCCD is likely to help leverage CSWCD comments in regards to the development of the implications for SWCDS with the new local election act.

5. **Review and Approval of Minutes** (**Action Item**)
   A. Regular Board Meeting Minutes 11.19.18 - Mr. Conklin made a motion to postpone the approval of the meeting minutes until January which was seconded by Ms.Young and approved unanimously.

6. **Finance Committee Report (Action Item)**
   A. Year to date report (Astrid Hueglin) - Fiscal reports were provided and reviewed by the Board. Mr. Allen made a motion to accept the fiscal report which was seconded by Mr. Conklin and approved unanimously.

7. **District Staff Report** – Melissa McLamb & Sean Ludden - A report was provided for review outside of the meeting. Ms. McLamb offered to answer any questions regarding programs at anytime.

8. **Action Items**
   A. Consider approval of Joint Funding Agreement with Bernalillo County for Grow the Growers Program - Mr. Allen made a motion to authorize the Board Chair to sign the document on behalf of the Board. This motion was seconded by Ms. Young and approved by all.
   B. Consider designation of Custodian of Public Records - Mr. Glass suggested that Ms. Young be considered as the custodian. Mr. Conklin made a motion to appoint Ms. Young as the Custodian of Public Records. This motion was seconded by Mr. Allen and approved unanimously.
   C. Consider fee policy for Public Records Request - Mr. Allen made a motion to set the fee at the maximum amount of $1.00 per page, which was seconded by Mr. Conklin and approved unanimously.

9. **Reports** and possible **Action Items**
   A. Consider approval of IRS standard reimbursable mileage rate for District employees. Action was postponed pending clarification from Ms. Mechenbier on the statute.

10. **NMDA Points System FY2019**

11. **District Action Plan FY2019**

12. **Other Business**
   A. Logistical Updates - District shirts, files and materials at Hubbell House, District filing system. Ms. Economou was absent and not available to give an update on the shirts. Ms. Young will report more after the new year and Mr. Glass will meet with District staff to review the filing system and report back to the Board as needed.

Adjourned **7:14PM**

Submitted by: ___Melissa McLamb__

Date approved: _____

Communication Record

DEKKER PERICH SABATINI
ARCHITECTURE DESIGN INSPIRATION

Project No.:	18-0098.001
Project:	**Candelaria Farm Preserve Resource Management Plan**
Date:	12/20/18
Time:	1:30
Type:	
Attending:	Jim Roberts, JT Farms, Ken and Drew DPS
By:	Ken And Drew
Copies To:	Attending and TAG
Issue Date:	12/26/18

Discussion Items:
Conversation with Jim Roberts- Farmer of Candelaria Nature Preserve

Ken and Drew described DPS responsibilities for the planning process for the nature preserve.

Jim was surprised by the involvement of the federal government in the ownership of the property and was not aware of the federal land use requirements associated with the parcel. He was brought on the farm by Matt Schmader in 2016 (?) and was asked to "clean the place up." The idea was that Jim was the best person to fix the irrigation laterals, gates and turnouts, get rid of the trash, trees and make the farm efficient. Jim did not expect Matt to retire a year later, and he was expecting a 10 year lease on the contract farming agreement. As it stands Jim was given a two year lease and an option for another two years.

Jim was given control of the farm in May 2016(?). May was not the ideal month for him to have begun the farming operations. He had to hurry to get the plowing, discing and leveling done to have any crop that first year.

Jim spoke about the improvements and capital investments he has made:

- Concrete removal and reconstruction of irrigation laterals, turnouts and gates.
- Laser leveling of fields and grading the fields to maximize flood irrigation system.
- Removal of trash and dead/down trees.
- Purchasing of farm equipment and implements.

Factors effecting contract farming profit:

- Water availability
- Product quality and marketability
- Prior infrastructure capital investment
- Longevity of contract
- Cost and availability of fertilizers and seed
- Weather, soil stability, and the ability to run equipment on the land

An important point Jim wanted to make is that a farmer needs ten years to make up the capital investment they make in infrastructure to get a farm running efficiently.

Jim spoke about farming operations:

Jim is proud of his operation. He pointed to wildlife that was on the alfalfa fields on the north and claimed that there are many more cranes and geese in the preserve than when he started. There were many hundreds of geese and cranes in the alfalfa. Jim stated that he only got two cuts of alfalfa this year where in normal years there could be four. Jim made a point of saying that the wildlife that day were mostly feeding in the alfalfa, not the recently cut Sudan sorghum. Jim noted that wildlife were not in the fields of fescue.

Alfalfa and sorghum seed was expensive this year due to some regional Southern Colorado farming conditions. Controlling the invasive plantain, curly dock and Johnson grass is difficult without herbicides. He noted a two year old field that was infested with plantain. If there are weeds in alfalfa bales he must sell the alfalfa for a lower price. Jim stated that in normal water years he takes the first cut of the sorghum and pearl millet, however, because of the water conditions he did not get a first cut this year. He did not cut because he wanted for the sorghum to get a good seed head on it for the wildlife.

It is very difficult, if not impossible, to develop a cropping plan without knowing what the water availability will be. A cropping plan due in January may not be feasible to achieve if there is not enough snowpack to assure adequate water for the entire season.

Jim stated that he had some soil samples and that the soil was not healthy for the crops he had to grow. Jim used chemical fertilizers. He will send us the soil sample information and the chemical composition of the fertilizers.

According to the January 2018 contract supplement Jim is supposed to cut ¼ of the wildlife crops four times-once in October, November, December and January. The unexpected two inches of rain and snow in October made conditions difficult for adherence to the contract.

1. The rain and snow bent the 8' high sorghum over and covered the soil from sunlight. The soil took a long time to dry out, was difficult to drive on due to the risk of getting equipment stuck in the mud.
2. The bent over sorghum created humps of vegetation that could hide a coyote from sight. The birds would not use the field for fear of the predation.
3. The sorghum seed heads were buried and could not be easily reached by the birds.

In consultation and agreement with Open Space, Jim cut the entire field. Jim noted that the birds are eating not only the seeds, but also the downed stocks and leaves. Jim will cut the entire field in the spring, bale the stems and give the bales away. Jim mentioned that the zoo does not want to feed the zoo animals from the farm.

Jim stated that he would help the panning team to understand the costs of operating the farm.

This report is assumed to be a true and accurate account of this communication unless notice to the contrary is received within 10 calendar days of issue.

End of Report

Communication Record

DEKKER PERICH SABATINI
ARCHITECTURE DESIGN INSPIRATION

Project No.:	18-0098.001
Project:	**Candelaria Farm Preserve Resource Management Plan**
Date:	1/10/19
Time:	5:30
Type:	Stakeholder Interview
Attending:	See attached attendance list
By:	Ken Romig
Copies To:	attending
Issue Date:	1/11/19

Discussion Items:

1. Ken described the planning process, LWCF funding requirements and events that initiated the planning effort by the CABQ Open Space Division. The primary issues for LWCF compliance were emphasized 1. Public outdoor recreation access, 2. The contract/commercial farming operational framework and 3. The conservation of wildlife habitat.
2. Bruce spoke to the history of the area being a farm and that changes to the farm may diminish the sense and history of farming in the North Valley. The love for the farming landscape was shared by the group. Bruce was concerned that the focus on habitat diversity may change the landscape from its original
3. Each person in the group spoke to the issues above:
   a. Dianna- She loves the focus on migratory birds and hates roundup. She does not want mosquitos and wants the feel of Veranda Road to remain the same, and she loves the calm landscape.
   b. Carolyn- Wants an increase in diversity and no use of pesticides and fertilizers
   c. Christianne- With the TAG and Rio Grande Boulevard Association. Wants IPM and no artificial fertilizers and suggests a natural method for soil building that does not involve chemical fertilizers. Christianne mentioned that the CNP is an experiment in managing an open space. She also supports an increase in diversity.
   d. Leroy- Leroy supported Christianne's comments and is concerned about the loss of species and wants the CNP to focus on diversity beyond the migratory birds currently being focused on.
   e. Debra- Wants variety and diversity and does not want the open views disturbed. She likes the idea of organic farming and is concerned that organic plant material could be affected by drift from other non-organic farms. She'd like to see a focus on pollinators and is not opposed to a walk being established in the CNP, although the primary access to the CNP should be visual.
   f. Ken mentioned that the feedback from other stakeholders had been that the access to CNP be primarily visual. The group seemed to be in agreement with that approach.
   g. Trudy- Trudy thinks that pesticides and herbicides at a necessary evil in farming and recommended that they be handled responsibly. She is concerned about traffic and the number of visitors the CNP could get as a result of this plan. As the Alvarado Gardens NA president she wants the plan to address parking, access and safety.
   h. Felix- Loves the CNP as it is and does not want uncontrolled bird blinds all over the place. Supports diversity and farming for diversity.
   i. Phyllis- Phyllis is alright with cars parking on Veranda to watch the wildlife, She had no toads this summer- maybe because of the clearing of hedges. There were also fewer crickets and bees
   j. Cathy- Loves the CNP. If the fencing changes she wants to be part of the conversation. The neighborhood has taken care of the Veranda road area for 30 years and cleaned up the dump that was there.
   k. Kristin- She loves the CNP and did not see any toads, turtles this year either. She has seen some change in summer birds.
   l. Arana- Suggested that if we leave the CNP alone it will have less diversity. She would like to see the ecological balance restored and soil health prioritized. She does not want any pesticide use.
   m. Yolanda- Yolanda does not think that inviting the entire city to a meeting is a good idea. The less people the better. Toads and other wildlife are killed by the CABQ mosquito control program.

n. Bruce- Bruce likes the CNP as it is and has seen the management go downhill since the roundup incident. Bruce wants more diversity and wants the farm to be self-sustaining. Bruce does not trust that the City can manage the farm and does not have the longevity of purpose or capacity to keep it operating. He like to watch the people that come to view the wildlife and thinks that they are interesting to watch.
o. Lynn- Lynn is from Iowa so farming reminds her of home. She'd is ok with perennial cropping and wants the national organic standards to be employed on the farm. She does not want any pedestrian traffic through the CNP and the majority of access be visual from the perimeter.
p. Craig and Gina- They have lots of toads, turtles, owls, coyotes and skunks and raccoons.(they trapped 12 last year) This could be associated with the reduction in irrigation? They have seen a decline in Quail and pheasants. Craig likes the plowing and that the plowing controls the grasshoppers. He is not a fan of elms. They are okay with the controlled us of pesticides and want the management to be simple. Please don't post any more signs.
q. Joan- Preserve the views and birds, she does not want more traffic or elms. She remembers seeing the mountains from Veranda and the elms have grow to an extnt that has blocked that view. Pesticides and herbicides are a necessary evil- but must be limited in use. She wants to see only visual access to CNP and a return of the groundcover that harbored wildlife. Some beehives died recently and would give priority to pollinators

4. The group requested LWCF information and the letters from LWCF liaison and CABQ regarding compliance issues.
5. There is the opinion that the Japanese green beetles are coming from the tree farm compost and it is effecting the vegetation and gardens around the CNP.

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End of Report

1-800-STAPLES STAPLES www.staples.com

Veranda Meeting Jan. 10, 2019

Name	Address	Email + phone
GINA FREDRICKSON	2742 VERANDA RD NW	
KEN ROMIG	DPSD	KENR@DPSDESIGN.ORG
DEBORAH BRIN	2530 Veranda NW	DEBORAHBRIN2861@gmail.com
FELIX MOORE	2520 VERANDA NW	f.moore@netscape.com 717-1483
LeRoy Lehr	2612 ORO Vista Rd NW	lehrbasso@earthlink.net
CHRISTIANNE HINKS	3531-B RIO GRANDE BLVD NW	sandhill@swcp.com
CAROLYN R. SIEGEL	2726 Candelaria Rd NW	crsiegel@swcp.com
Diana D. Hunt	2820 Candelaria Rd NW	dianadaleo@yahoo.com
JAN LEWIS	2600 VERANDA RD NW	drlewis@extendednc.com
Bruce Baumgartner	2638 Venta NW	bruz@comcast.net
Yolanda Homann	2629 Candelaria NW	yhomann63@hotmail.com
Anara Kalwaic	3132 Glenwood Dr. NW #2	KlizKalwaic@yahoo.com
Kristin Hogge	3031 Calle San Angel NW	Krissiecarol@aol.com
Kathy Chilton	2604 Candelaria NW	katherinechilton@me.com 710-1929
Jill Schneider	2610 Veranda NW	~~505-250-5840~~ jillsou66@comcast.net
Trudy Merriman	2617 Decker NW	president@alvaradoneighborhood.com

TO: Jill
FROM: Melinda Moffitt and Ann Dunlap
2710 Veranda Rd. NW

RE: Input from Veranda Rd. residents about the new Resource Management Plan for Candelaria Farms .

Thank you for taking the lead in inviting input from our street's residents regarding these important decisions.

First, let us say that having read the Semi-annual Report from the TAG Committee, the hard work and expertise by all the committee is greatly appreciated. The plans sound practical and durable, and in alignment with the original requirements for a nature preservation type use of this area.

We have a few suggestions in regard to public access areas.

1. The possible location of a footpath access from the current viewing area at the East end of the Nature Center parking lot. This could be walkway decking that meanders closer to the pond area(s) in a loop that brings walkers back to the gate. This could easily be handicap accessible and is connected to the current parking lot in that area which also has handicap parking areas.
2. RE: the current tree nursery and compost storage area currently used by the City, could have a pedestrian access gate from the Duranes Lateral with a footpath to follow native plant growing areas with educational signing similar to the low impact current Nature Center herb and native plant garden.

   A part of this area might include a small recreation area with a few tables and benches and maybe a natural looking climbing wall for children.

3. Public access from Arbor Rd. to the Duranes lateral and the area around the Woodward House . A parking area might be needed there. A footpath loop along a hedgerow area to a viewing platform with educational signs as appropriate.

One or more such improvements would supplement the current viewing areas along Veranda Rd on the property's southern aspect, and the platform at the East end of the current Nature Center parking lot.

We certainly support the TAG's important work toward returning Candelaria Farms to the guidelines first established by the LWCF.

Best Regards,

Melinda and Ann

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Jill Schneider	2610 Veranda NW	~~505-250-5840~~ jillsou66@comcast.net
Trudy Merriman	2617 Decker NW	president@alvaradoneighborhood.com

Candelaria Discovery Hike Questionnaire responses 2/23/19
22 attendees
8 paper responses

1. What is the importance of the Candelaria Nature Preserve?
    - Preserve/protect wildlife habitat (5)
    - Restore native habitat (2)
    - Preserve Open Space property, wildlife diversity, plant diversity
    - Open Space & wilderness areas are crucial (2)
    - Access to edges for visual recreations and perhaps incursions with viewing platforms
    - Smart land use, no excessive water use
    - Part of migratory corridor
    - Educational & community science opportunity

2. What do you think Candelaria Nature Preserve should look like in ten years, twenty years, and beyond?
    - Mixture of nature habitat for all species
    - Continued growth and planting of native species (2)
    - Remove elms (2)
    - Increase wildlife (2)
    - Habitat restoration
    - Connect to migration of all species
    - Hedgerows
    - Planting both annuals and perennials
    - No cropping
    - Mosaic of wildlife-oriented crops and covered habitat
    - Access to public
    - Organic farming for wildlife pollinators
    - As much native habitat as possible, keeping climate change & water conditions in mind

3. Who else should we interview or involve in the planning process?
    - Public who goes outside (2)
    - Middle Rio Grande Endangered Species Collaborative
    - BEMP (2)
    - UNM Sustainability School
    - Neighbors (2)
    - State parks
    - SWCA
    - Indigenous groups
    - “Hidden Park” ABQ model
    - Experts on wildlife-beneficial cropping
    - Next Door app
    - Valle de Oro, Friends of Valle de Oro

4. What are your thoughts on:

    a. Farming for wildlife management?
        - Positive reponse (2)

No herbicides, no more cropping
Great if done to support all wildlife & within ecological limits

b. Native and invasive species management?
    Positive response (3)
    Remove invasives without toxic methods
    Add wild grasses
    There are a lot of elms
    Consider dominant species in the future

c. Water management and water rights?
    Important to preserve rights for natural areas
    Use existing structure for water capture
    Preserve groundwater table
    Use solar powered pumps
    Utilize water most efficiently, in multiples ways to optimize use

d. Climate resilience?
    Plant & plan for drought
    Soil preservation important
    Positive response (2)
    Climate change needs to be planned for in all ways moving forward

e. Habitat that improves biological diversity
    Positive response (3)
    Wildlife friendly plant species
    Most important goal; include mammals
    Increase porcupine, shrew, New Mexican jumping mouse
    Pollinators: herbs & flowers; grains for geese & cranes
    Multi-rotational plantings; swales; canopy habitat
    Diversity builds resilience & enhances ability to adapt to change

f. Outdoor recreation that is suitable for wildlife habitat?
    Minimal
    Photo hikes
    Planting sessions
    Positive response (3)
    Public access along periphery only
    With education, science, & community involvement; incorporate monitoring through professional & community scientists to learn about baseline change & impact of restoration

g. Funding and phasing for management transitions?
    Work with non-profits & state & local government
    Lobby for federal funds
    Positive response

Candelaria Nature Preserve

we are making plans and need your input!!

Discovery Hike Questionnaire

General Questions:

What is the importance of the Candelaria Nature Preserve?

- Community open space
- wildlife habitat
- part of migratory corridor
- restoration of native habitat
- educational + community science opportunity

What do you think Candelaria Nature Preserve should look like in ten years, twenty years, and beyond?

- organic, farming for wildlife + pollinators
- as much native habitat ~~and~~ as possible, keeping climate change + ~~editing~~ different water conditions in mind

Who else should we interview or involve in the planning process? BEMP, Valle de Oro NWR, Friends of Valle de Oro NWR

What are your thoughts on:

- Farming for wildlife management? Great, if done to support all wildlife + within limits
- Native and invasive species management? - important, also considering dominant species in the future
- Water management and water rights?
  - 2 → utilizing water most efficiently, in multiple ways to optimize use
- Climate resilience? climate change needs to be planned for in all ways moving forward
- Habitat that improves biological diversity?
  - Yes! - diversity builds resilience + enhances ability to adapt to change
- Outdoor recreation that is suitable for wildlife habitat? - supportive - w/ education, science, + community involvement
- Funding and phasing for management transitions?

(*) Incorporating monitoring through professional + community scientists to learn about baseline, change, + impact of restoration

- Thank you for all your hard work on this! -

Candelaria Nature Preserve

we are making plans and need your input!!

Discovery Hike Questionnaire

General Questions:

What is the importance of the Candelaria Nature Preserve?

wildlife, smart land use, no excessive water use

What do you think Candelaria Nature Preserve should look like in ten years, twenty years, and beyond?

Access to public? Elms on ditch! (exotic)
↳ provide canopy in the summer, heat Δ along ditch corridor

Who else should we interview or involve in the planning process?

next door = Neighborhood Communication Apr

What are your thoughts on:

- Farming for wildlife management?
- Native and invasive species management? There are a lot of elms
- Water management and water rights?

- Climate resilience?
- Habitat that improves biological diversity? porcupine shrew ex. meadow jumping mouse?

pollinators: herbs/flowers

multi-rotational plantings w/ N fixers

- Outdoor recreation that is suitable for wildlife habitat?
- Funding and phasing for management transitions?

Romaanes = light line (tinsel)? or wood rail

grains: geese / cranes

Alfalfa = cutting

no cows, sphagnum (SWALES!) ex. sandy habitat

Candelaria Nature Preserve

we are making plans and need your input!!

Discovery Hike Questionnaire

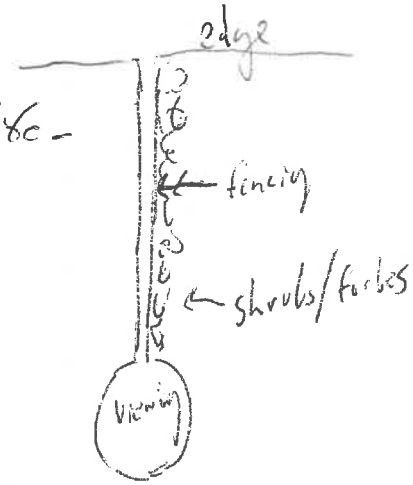
General Questions:

What is the importance of the Candelaria Nature Preserve?

Open space and wilderness are crucial. Access to edges for visual recreation and perhaps incursions w/ viewing platforms would be great

What do you think Candelaria Nature Preserve should look like in ten years, twenty years, and beyond?

I like the idea of a mosaic of wildlife-oriented crops and covered habitat



Who else should we interview or involve in the planning process?

Are there experts on wildlife-beneficial cropping?

What are your thoughts on:

- Farming for wildlife management?
- Native and invasive species management?
- Water management and water rights?

- Climate resilience?
- Habitat that improves biological diversity?

- Outdoor recreation that is suitable for wildlife habitat?
- Funding and phasing for management transitions?

CANDELARIA NATURE PRESERVE

we are making plans and need your input!!

Discovery Hike Questionnaire

General Questions:

What is the importance of the Candelaria Nature Preserve?

protect wildlife, preserve open space property
+ " diversity
plant + "

What do you think Candelaria Nature Preserve should look like in ten years, twenty years, and beyond?

hedgerows, planting both annuals + perennials
use native species
NO more cropping

Who else should we interview or involve in the planning process?

What are your thoughts on:

- Farming for wildlife management? no more than Y3 used for farming / NO maintenance - no more cropping - herbicides
- Native and invasive species management? yes (possibly yes)
- Water management and water rights?
- Climate resilience? yes
- Habitat that improves biological diversity? including mammals ← Yes most important
- Outdoor recreation that is suitable for wildlife habitat? yes
- Funding and phasing for management transitions?

public access along periphery only

Discovery Hike Notes

9:00 to 10:30 AM

Discussion:

1. Farming types and CABQ resources available to maintain farm. CABQ capacity to farm versus contracting with a farmer for maintenance of the property and wildlife crops.
2. Concerns were expressed over mosquito spraying and pesticide effects on the edges of the nature preserve. This is a coordination issue with CABQ environmental health.
3. Concerns were expressed regarding the loss of views due to hedgerow plantings.
4. Judy Kowalski reiterated the priority of LWCF funding to be outdoor recreation.
5. Further discussion involved the primary access to the CNP being visual from the perimeter.
6. Habitat can involve ephemeral ponds
7. The RMP may span 20 years and education was mentioned as a key to perpetuate the site. The idea of investing in education – more staff for environmental education is important. Many organizations were mentioned including involving BEMP, UNM resiliency institute, APS and the creation of a non-profit for CNP.
8. Wildlife observed- Blue Heron, Kestrels, Sandhill crane, Canadian geese,

11:00 to 12:30

Discussion:

1. Ted Hodoba from the Whitfield Nature preserve attended the hike and talked extensively about the management and operation of the facility. The Whitfield is managed by the soil and water conservation district and used to be an old dairy. The facility does not allow dogs, bikes or vehicles. The Whitfield sustains a salt grass meadow that took three years to create by mowing Kochia and other weeds. They use no till farming techniques and cover crops such as daikon radish. Ted mentioned that he has planted thousands of trees and established native grasses. The center does not farm anymore because the value of farming for two weeks of sandhill crane visitation was not worth it. They use no herbicides or pesticides and only organic herbicides. They hope to have only electric vehicles on site soon.
2. Monitoring of the Whitfield occurs through the master naturalist program which monitors wells and phenology for Sevillita, Whitfield, Valle Del Oro, ABQ Biopark and Santa Fe Botanic Gardne.
3. The Woodward house could be used as a center for citizen science.
4. No tilling farming techniques were discussed.
5. Wolfberry is a suggested plant for habitat value.
6. The question was asked- can volunteer activities (such as planting. monitoring or weeding) count towards the LWCF definition of outdoor recreation?
7. NM legislature just passed the healthy soils act which may provide an opportunity for the CNP to apply for funds.
8. Filling ponds with irrigation water introduces trash fish into the ponds
9. There were some mixed feelings about access and some suggested that the Woodward house be very accessible to the public and that there be a loop for walking into the CNP.

City of Albuquerque Parks & Recreation Department
OPEN SPACE DIVISION

10:30 HIKE

VOLUNTEER ASSUMPTION OF RISK AND WAIVER OF LIABILITY

Please read and Sign (If under the age of 18, a parent or legal guardian must sign on volunteer's behalf)

Date: 3-23-19 **Event / Program:** Discovery Hikes - Candelaria Nature Preserve

1. I understand that I, in choosing to maintain City Property, do so completely voluntarily and with the clear understanding that there is some degree of risk of injury or damage involved and that I will receive no payment, fee or remuneration from the City for my work or materials. I assume all risk of injury or damage that may arise from my participation in this project.
2. I understand that it will be left to me, as my own responsibility, to obtain and maintain any insurance that is necessary. I clearly understand that the maintenance of appropriate insurance is entirely my responsibility.
3. I understand that, as a result of any work I do, I am not and will not be considered a City employee, and am not eligible for any of the insurance coverage and benefits provided to regular City paid personnel, including worker's compensation and all health and medical benefits. Any injury or illness suffered by me during the time I choose to volunteer will be entirely my own responsibility.
4. I will HOLD HARMLESS and RELEASE FROM LIABILITY the City of Albuquerque from any and all claims, actions and judgments including costs and attorneys' fees, from any injury, up to and including death, or property damages arising from or related to participation as a volunteer to maintain City Property, whether official or unofficial.
5. I accept ANY AND ALL RISK for my medical conditions and agree to HOLD HARMLESS and RELEASE FROM LIABILITY the City of Albuquerque from any and all injuries, up to and including death stemming from my own volunteering that may occur from any medical condition, whether disclosed, undisclosed, known or unknown by either party.
6. I understand and acknowledge that I can stop participation in any activity or even at any time, for any reason.
7. This agreement will remain in force for any and all use or activities while I am on the City of Albuquerque property, regardless of whether I leave and then return to the property for additional participation.
8. In consideration of my voluntary participation in this program, I voluntarily agree to make this waiver for myself, my executors, administrators, heirs, next of kin, successors and assigns.

I CERTIFY THAT I HAVE READ THIS DOCUMENT AND I FULLY UNDERSTAND ITS CONTENT. I am aware that this is a waiver and release of liability and a contract and I sign it of my own free will.
*If volunteer is under the age of 18, a parent or legal guardian is required to sign on volunteer's behalf.
*Volunteers under the age of 14 need to be part of a group that has adequate adult supervision, or be with their parent or legal guardian while volunteering.

SIGNATURE	NAME-- Print name for self and minor child, if applicable	Address / email address (optional)	Youth/Adult
[illegible]	Jason Hinkes	2516 Teodoro Rd NW	A
[illegible]	Carole Ward	2600 Teodoro Rd NW	A
[illegible]	Sue Small	to_suesmall@hotmail.com	A
[illegible]	Betsy Vanlet	374 Los Ranchos NW	A
[illegible]	Jo Fairbanks	FRGNC	A
[illegible]	Anthony Ancilla	2420 Arbor Rd NW	A

City of Albuquerque Parks & Recreation Department
OPEN SPACE DIVISION

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	Susan Kutvirt and Dan Kutvirt	2711 Candelaria NW	2
Solomon	Solomon Sledge	2930 trellis drive	Youth
	Talia Sledge	2930 trellis drive	Adult
	Bruce Warden	3213 Rio Grande BLVD NW	Adult
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	Sum mers	3523 11th St NW	adult
J. Kowalski	JUDY KOWALSKI	2986 Corte Ojo de Agua, SF	ADULT

City of Albuquerque Parks & Recreation Department
OPEN SPACE DIVISION

VOLUNTEER ASSUMPTION OF RISK AND WAIVER OF LIABILITY

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Date: 3/23/19 **Event / Program:** DISCOVERY HIKES - CANDELARIA NATURE PRESERVE

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[illegible]	Bill Mason	ukch@webtv.net	A
Carol Siemens	Carol Siemens	2004 Circulo del Monte	A
Suzanne Graham	[illegible]	3540 Lila Cir NW	A
Cara McCullough	[illegible]	2420 Avon Rd NW	A
Ted Hodoba	Ted Hodoba	224 Hwy 47, Belen, NM	A

City of Albuquerque Parks & Recreation Department
OPEN SPACE DIVISION

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[illegible]	Renee Robillard	rjrelf@hotmail.com	
Carolyn Siegel	CAROLYN R. SIEGEL	CRSiegel@SWCP.com	Adult
[illegible]	Kathy Plowitz-Worden	kplowitz@yahoo.com	Adult
Wm. Hoffman	Wm. Hoffman	wlhoffman@earthlink.net	Adult
Karin Perry	Karin Perry	karin.l.perry@gmail.com	Adult
Karen Partlow	Karen Partlow	karen.partlow@gmail.com	Adult

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	Kevin Edwards	dnke@comcast.net	A
	Talia Sledge 2930 Trellis Dr. NW		A
	Jonathan Siegel		A
	Kelly Sullivan	drke@comcast.net	A
	Tamra & Jeff Mason	mason87104@comcast.net	A
	JULIE KUTZ	jukutz@yahoo.com	A

CANDELARIA NATURE PRESERVE

we are making plans and need your input!!

Discovery Hike Questionnaire

General Questions:

What is the importance of the Candelaria Nature Preserve? The potential importance of the Candelaria Nature Preserve goes beyond preserving nature, as important as that is — to inspiring citizen participation in the care of this special place. The opportunities for citizen science are boundless!

What do you think Candelaria Nature Preserve should look like in ten years, twenty years, and beyond?

— Tony Anella.

Who else should we interview or involve in the planning process?

What are your thoughts on:

- Farming for wildlife management?
- Native and invasive species management?
- Water management and water rights?

- Climate resilience? Yes
- Habitat that improves biological diversity? Yes

- Outdoor recreation that is suitable for wildlife habitat?
- Funding and phasing for management transitions?

CANDELARIA NATURE PRESERVE

we are making plans and need your input!!

Discovery Hike Questionnaire

General Questions:

What is the importance of the Candelaria Nature Preserve?

Green area within city
Feeding wildlife

What do you think Candelaria Nature Preserve should look like in ten years, twenty years, and beyond?

Bosque del Apache

Who else should we interview or involve in the planning process?

Peter Callan about his work on soil at the OSVC

What are your thoughts on:

- Farming for wildlife management?
- Native and invasive species management?
- Water management and water rights?

All important, but places for outdoor recreation are also needed

- Climate resilience?
- Habitat that improves biological diversity?

Same as above

- Outdoor recreation that is suitable for wildlife habitat? Great
- Funding and phasing for management transitions? Not sure how this works

Friends of Open Space is a good group but needs more exposure to raise funds for this project

CANDELARIA NATURE PRESERVE

we are making plans and need your input!!

Discovery Hike Questionnaire

General Questions:

What is the importance of the Candelaria Nature Preserve? Wildlife preservation

What do you think Candelaria Nature Preserve should look like in ten years, twenty years, and beyond?

Who else should we interview or involve in the planning process?

What are your thoughts on:

- Farming for wildlife management? - Limit use of pesticides
- Native and invasive species management?
- Water management and water rights?

- Climate resilience?
- Habitat that improves biological diversity?

- Outdoor recreation that is suitable for wildlife habitat? Keep out recreation, focus on wildlife
- Funding and phasing for management transitions?

Create a Nature Preserve volunteer support group + enlist volunteer support

Discovery Hike Notes

9:00 to 10:30 AM

Discussion:

1. Farming types and CABQ resources available to maintain farm. CABQ capacity to farm versus contracting with a farmer for maintenance of the property and wildlife crops.
2. Concerns were expressed over mosquito spraying and pesticide effects on the edges of the nature preserve. This is a coordination issue with CABQ environmental health.
3. Concerns were expressed regarding the loss of views due to hedgerow plantings.
4. Judy Kowalski reiterated the priority of LWCF funding to be outdoor recreation.
5. Further discussion involved the primary access to the CNP being visual from the perimeter.
6. Habitat can involve ephemeral ponds
7. The RMP may span 20 years and education was mentioned as a key to perpetuate the site. The idea of investing in education – more staff for environmental education is important. Many organizations were mentioned including involving BEMP, UNM resiliency institute, APS and the creation of a non-profit for CNP.
8. Wildlife observed- Blue Heron, Kestrels, Sandhill crane, Canadian geese,

11:00 to 12:30

Discussion:

1. Ted Hodoba from the Whitfield Nature preserve attended the hike and talked extensively about the management and operation of the facility. The Whitfield is managed by the soil and water conservation district and used to be an old dairy. The facility does not allow dogs, bikes or vehicles. The Whitfield sustains a salt grass meadow that took three years to create by mowing Kochia and other weeds. They use no till farming techniques and cover crops such as daikon radish. Ted mentioned that he has planted thousands of trees and established native grasses. The center does not farm anymore because the value of farming for two weeks of sandhill crane visitation was not worth it. They use no herbicides or pesticides and only organic herbicides. They hope to have only electric vehicles on site soon.
2. Monitoring of the Whitfield occurs through the master naturalist program which monitors wells and phenology for Sevillita, Whitfield, Valle Del Oro, ABQ Biopark and Santa Fe Botanic Gardne.
3. The Woodward house could be used as a center for citizen science.
4. No tilling farming techniques were discussed.
5. Wolfberry is a suggested plant for habitat value.
6. The question was asked- can volunteer activities (such as planting. monitoring or weeding) count towards the LWCF definition of outdoor recreation?
7. NM legislature just passed the healthy soils act which may provide an opportunity for the CNP to apply for funds.
8. Filling ponds with irrigation water introduces trash fish into the ponds
9. There were some mixed feelings about access and some suggested that the Woodward house be very accessible to the public and that there be a loop for walking into the CNP.

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OPEN SPACE DIVISION

10:30 HIKE

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Date: 3-23-19 **Event / Program:** Discovery Hikes - Candelaria Nature Preserve

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[illegible]	Jason Hinkes	2516 Teodoro Rd NW	A
[illegible]	Carole Ward	2600 Teodoro Rd NW	A
[illegible]	Sue Small	to_suesmall@hotmail.com	A
[illegible]	Betsy Vanlet	374 Los Ranchos NW	A
[illegible]	Jo Fairbanks	FRGNC	A
[illegible]	Anthony Ancilla	2420 Arbor Rd NW	A

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Carolyn Siegel	CAROLYN R. SIEGEL	CRSiegel@SWCP.com	Adult
[illegible]	Kathy Plowitz-Worden	kplowitz@yahoo.com	Adult
Wm. Hoffman	Wm. Hoffman	wlhoffman@earthlink.net	Adult
Karin Perry	Karin Perry	karin.l.perry@gmail.com	Adult
Karen Partlow	Karen Partlow	karen.partlow@gmail.com	Adult

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5. I accept ANY AND ALL RISK for my medical conditions and agree to HOLD HARMLESS and RELEASE FROM LIABILITY the City of Albuquerque from any and all injuries, up to and including death stemming from my own volunteering that may occur from any medical condition, whether disclosed, undisclosed, known or unknown by either party.
6. I understand and acknowledge that I can stop participation in any activity or even at any time, for any reason.
7. This agreement will remain in force for any and all use or activities while I am on the City of Albuquerque property, regardless of whether I leave and then return to the property for additional participation.
8. In consideration of my voluntary participation in this program, I voluntarily agree to make this waiver for myself, my executors, administrators, heirs, next of kin, successors and assigns.

I CERTIFY THAT I HAVE READ THIS DOCUMENT AND I FULLY UNDERSTAND ITS CONTENT. I am aware that this is a waiver and release of liability and a contract and I sign it of my own free will.
*If volunteer is under the age of 18, a parent or legal guardian is required to sign on volunteer's behalf.
*Volunteers under the age of 14 need to be part of a group that has adequate adult supervision, or be with their parent or legal guardian while volunteering.

SIGNATURE	NAME-- Print name for self and minor child, if applicable	Address / email address (optional)	Youth/Adult
	Kevin Edwards	dnke@comcast.net	A
	Talia Sledge 2930 Trellis Dr. NW		A
	Jonathan Siegel		A
	Kelly Sullivan	drke@comcast.net	A
	Tamra & Jeff Mason	mason87104@comcast.net	A
	JULIE KUTZ	jukutz@yahoo.com	A

CANDELARIA NATURE PRESERVE

we are making plans and need your input!!

Discovery Hike Questionnaire

General Questions:

What is the importance of the Candelaria Nature Preserve? The potential importance of the Candelaria Nature Preserve goes beyond preserving nature, as important as that is — to inspiring citizen participation in the care of this special place. The opportunities for citizen science are boundless!

What do you think Candelaria Nature Preserve should look like in ten years, twenty years, and beyond?

— Tony Anella.

Who else should we interview or involve in the planning process?

What are your thoughts on:

- Farming for wildlife management?
- Native and invasive species management?
- Water management and water rights?

- Climate resilience? Yes
- Habitat that improves biological diversity? Yes

- Outdoor recreation that is suitable for wildlife habitat?
- Funding and phasing for management transitions?

CANDELARIA NATURE PRESERVE

we are making plans and need your input!!

Discovery Hike Questionnaire

General Questions:

What is the importance of the Candelaria Nature Preserve?

Green area within city
Feeding wildlife

What do you think Candelaria Nature Preserve should look like in ten years, twenty years, and beyond?

Bosque del Apache

Who else should we interview or involve in the planning process?

Peter Callan about his work on soil at the OSVC

What are your thoughts on:

- Farming for wildlife management?
- Native and invasive species management?
- Water management and water rights?

All important, but places for outdoor recreation are also needed

- Climate resilience?
- Habitat that improves biological diversity?

Same as above

- Outdoor recreation that is suitable for wildlife habitat? Great
- Funding and phasing for management transitions? Not sure how this works

Friends of Open Space is a good group but needs more exposure to raise funds for this project

CANDELARIA NATURE PRESERVE

we are making plans and need your input!!

Discovery Hike Questionnaire

General Questions:

What is the importance of the Candelaria Nature Preserve? Wildlife preservation

What do you think Candelaria Nature Preserve should look like in ten years, twenty years, and beyond?

Who else should we interview or involve in the planning process?

What are your thoughts on:

- Farming for wildlife management? - Limit use of pesticides
- Native and invasive species management?
- Water management and water rights?

- Climate resilience?
- Habitat that improves biological diversity?

- Outdoor recreation that is suitable for wildlife habitat? Keep out recreation, focus on wildlife
- Funding and phasing for management transitions?

Create a Nature Preserve volunteer support group + enlist volunteer support

Public Access public input notes

Raw input from Public meeting 12/30/19

Compiled by Ken 2/4/19

General Access notes

- Concerned with general access and dogs
- Limited Access- mentioned 3x
- No dogs allowed (except service animals?) Mentioned 2x
- Better Handicapped access from Candelaria
- No hunting allowed
- Lots of bird blinds
- Viewing Boardwalk- elevated like a bridge
- Provide a fence at perimeter

Vehicle access concerns

- Will the plan bring more vehicles into the neighborhoods? Will this increase in traffic be accommodated with parking and roads? If so- accommodate traffic on the perimeter, not on Candelaria.
- Make Veranda a one-way street with parking for visitors to watch the wildlife.

Perimeter access

- Add viewing areas on the public perimeter- add 1 to 3 areas
- Only reasonable access- bird blinds on the eastern or southern boundaries
- Provide public access round the entire perimeter with access provided during operating hours except at critical nesting periods. 2x. Opposition from homeowner was encountered to providing access on the northern perimeter.

Interior access

- Fewest possible visits into the preserve- Guided only and integrated/balanced with the ecology- 2x
- Only periodic (Quarterly) guided tours into the interior and not on existing farmed lands
- Silent retreat groups
- More *(interior)* access with some trails and viewing areas
- If *(interior)* trails are constructed- keep to existing roadway network
- No unhindered *(interior)* access
- Provide visual access *(to interior)* principally

What is the importance of CNP?

- Historic preservation of natural, river wildlife setting in the middle of our city.

What do you think CNP should look like in ten, twenty years and beyond?

- More carefully developed and managed as….. *(sentence not finished)*

<u>Who else should we interview or involve in the planning process</u>

- Teachers/meditation community leaders the folks in charge of Cochiti Damn *(sic).*

<u>What are your thoughts on: recreation suitable for wildlife habitat? Funding and phasing of improvements?</u>

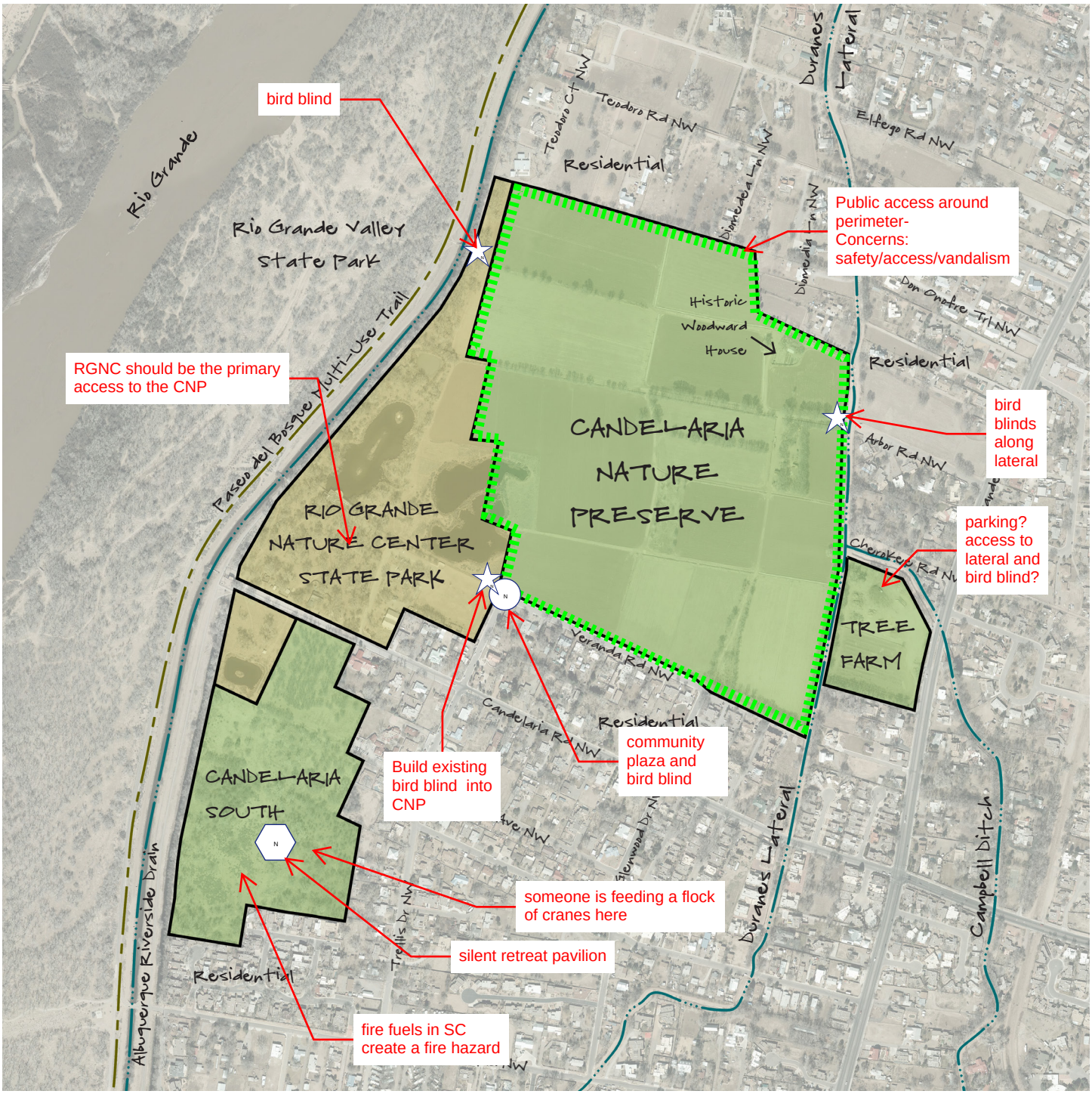
- Silent retreats
- Provide a meditation pavilion for retreat groups in Candelaria South parcel.

General notes

- *(Like, CNP)* connection to other refuges
- Citizen science a good idea

Candelaria Nature Preserve

we are making plans and need your input!!



RESOURCE MANAGEMENT PLAN STUDY AREAS

Candelaria Nature Preserve

Rio Grande Nature Center State Park

SWCA ENVIRONMENTAL CONSULTANTS

DEKKER PERICH SABATINI

Farming public input notes

Raw input from Public meeting 1/30/19

Compiled by Drew 2/6/19

<u>General Farming notes (written on large sheet of paper by participants)</u>

- Less alfalfa and more crops for birds.
- Do farming smaller-scale, more sustainably, less chemically, more focused for wildlife.
- No commercial farming!
- Please grow the hedgerows back! (wildlife need the cover!)
- Break up the fields with native plant areas and grasses.
- No RoundUp! / herbicides
- Not opposed to farming that is sustainable/organic: also prioritizes wildlife.
- Limited resources for management. Can for-profit farmers supplement financial needs?
- Farm medicinal marijuana or industrial hemp.

<u>General Farming notes from conversations at the farming table as recorded by Drew Seavey</u>

- There is a big difference in the historic depth to water table (2-3') vs current (10')
- Two participants noted that no-till farming will increase grasshopper populations. Per these participants, tilling disturbs grasshopper populations.
- The question was asked as to how long it will take to transition from alfalfa crops to crops grown exclusively for wildlife.
- It was asked whether other, less water consuming species could be used as an alternative to alfalfa.
- One participant recalled the fields being full of hay bales at one point, and the coyotes standing on hay bales to survey the land.
- What are the implications of leaving land fallow?
- Several participants asked about the profit from cash crops. How much and who is benefiting?
- One participant noted that they had not seen any pheasants, and less toads/frogs, with an increase in rabbit population after the farmer had used chemicals on the property.
- One participant mentioned that the entire property had been sprayed by the farmer.
- The idea of a wildlife tunnel was floated. The question is how can we allow for greater porosity (for wildlife) at the perimeter of the property? It was mentioned that the coyotes currently use the foot bridge to cross the Albuquerque Riverside Drain to gain access to the property. They must be using holes in the fence to get in. How can this be intentionally designed into the RMP?
- Goats were discussed.
- One participant and neighbor to the preserve noted an increase of beetles in his garden after the City started storing compost at the tree farm.
- It was mentioned that raccoons use storm drains in the area for their transportation needs.
- It was mentioned that the contract with the farmer should be written so that there is required monitoring of agricultural activities.

- One participant noted that taking crops away from the property is a big problem.
- One participant suggested that the field on the north side of Arbor Rd be used as a parking facility for visitors to the preserve. The Tree Farm was also indicated as a potential place to include guest parking.
- Rotating crops is crucial for success.
- The proposed plaza at Terrace and Veranda was mentioned.
- One participant indicated a preference for multiple access points to the preserve.
- Bosque del Apache was noted as an example for circulation, namely its winding roads should be looked at.
- No glyphosate should be used.
- Small scale farming would be better.
- Lots of weeds are native and should be encouraged at the preserve so they can fulfill their ecosystem services.
- One participant suggested breaking up the edge condition of the preserve with bird blinds, trellises with vines, etc. The take away was variation.
- Vertical habitat is to be studied and considered.
- Hemp should be looked at for its forage value for wildlife as well as its abilities to clean soil (phytoremediation).
- What about hops? Would the native variety serve wildlife in any way?
- The piece of land north or Arbor Rd was discussed more in depth
    - Possible access point to preserve.
    - Part of the land could be used for parking.
    - Would need to be acquired with public money.
    - Not ideal since it will be a reduction to historic farmland.
- The Tree Farm along Rio Grande was discussed in more depth
    - Possible access point to preserve.
    - Part of the land could be used for parking.
    - The big question is where OSD can move the material they are currently storing at the Tree Farm. One possible solution would be to move the Tree Farm's function to a portion of the Candelaria South site.
    - Seeing that the Tree Farm is already being flooded with water from the acequia, a nursery for Bosque native species would make a lot of sense.
    - The physical connection between the Woodward house and the Tree Farm was discussed. There is a programmatic opportunity here due to their proximity.
- The 'peripheral experience' of the preserve should be further explored in the RMP process.

Ecology Table Comments

1. A gentleman requested a handicap accessible parking area if and when we develop the South Candelaria Property as there's no parking near the bosque on Candelaria road.
2. Respect the land to accommodate wildlife & nature plants.
3. No farming for profit. Pay a farmer/maintenance person for this.
4. Candelaria wetlands was dug too deep for a wetland. Great pond, but could there also be a wetland? Mud for shorebirds, seasonal or permanent.
5. Less agricultural land mesic habitats, mosaic of habitats keeping in mind lower flows of Rio Grande (which is not connected with Candelaria Preserve) & warmer temps. I agree with this – CRS
6. Establish ecological limits as overriding parameters: carefully chaperoned tours should not violate development of ecological web/systems.
7. Compliant with LWCF, there's lots of public access already in this entire area; I would prioritize wildlife, ecology, etc.
8. Build some ponds.
9. Please try to NOT duplicate other wildlife & nature areas in the city & county. Ie: Valle del Oro, Rio Grande Bosque, Nature den.
10. As invasives removed, habitat need to be replaced not (*left blank)*.
11. Farming is rapidly becoming/vanishing in the valley. As to the mandate to include recreation: watching a tractor plow a field, watching crops grow IS recreation.
12. More shrubs to diversify habitat.
13. Have a small area that demonstrates a historic backyard vegetable garden.
14. Not commonly observed meadowlark, snow geese, pheasant.

Sign in Sheet

Project: **Candelaria Natrue Preserve**

Meeting Purpose: Public Meeting #1
Meeting Date and Time: 1/30/2019

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Sign in Sheet

Project: **Candelaria Natrue Preserve**

Meeting Purpose: Public Meeting #1
Meeting Date and Time: 1/30/2019

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Sign in Sheet

Project: **Candelaria Natrue Preserve**

Meeting Purpose: Public Meeting #1
Meeting Date and Time: 1/30/2019

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PUBLIC COMMENTS

Rio Grande Boulevard Neighborhood Association

My name is Eleanor Walther and I am president of the Rio Grande Boulevard Neighborhood Association. The Rio Grande Boulevard Neighborhood Association (RGBNA) and the Alvarado Neighborhood Association are the two Neighborhood Associations that surround the Candelaria Nature Preserve (CNP). The RGBNA is the neighborhood association that borders the Tree Nursery Tract.

The RGBNA has four issues it would like to raise.

1. Plans for the Tree Nursery Tract
2. Use of pesticides and herbicides
3. Community involvement in oversight of the CNP Resource Management Plan (RMP)
4. The budget

Plans for the Tree Nursery Tract

The Tree Nursery Tract was originally purchased in 1978 with City, State, and Federal funds. It was rezoned from R-2 to SU-1 for a Nature Study Center and Preserve City resolution R-16-147, p1.) The SU-1 imposed restrictions on the land. When rezoning occurred under the IDO, the land was designated as NR-PO-B. So do the original restrictions of the SU-1 zone carry over with the land, or do the broader permissive uses apply to the land. The IDO appears to be silent on this issue.

The RMP states on page 98, “The TNT will continue to serve Park Management in a limited fashion, including the ongoing use and improvements of the tree nursery, but will predominantly be a multifunctional space to support the CNP. It is proposed that this site be considered for parking, pedestrian access, storage, and a grow-out station for restoration efforts.” Also on page 98, it states “Currently, a draft schematic identifies a parking lot for limited cars with additional bus and designated ADA parking.” “A structure that provides storage, bathrooms, and a potential meeting space to support volunteers, contractors, and staff is also identified on the draft schematic.”

Is this multifunction allowed under R-16-147 since the original purpose was a tree nursery? The RGBNA strongly objects to this multifunction use.

On page 120 of the RMP, it states “During the many meetings of TAG, the group decided that the best location for parking was the TNT on Rio Grande Blvd. Limited parking can still occur at the Woodward House and the asphalt pad to the south. Parking at the Nature Center would require a long hike to the Woodward House.” We contest that at the TAG meeting the majority voted for parking at the TNT. Although the TAG has concluded that the TNT is the “best” location the Open Space Division has not answered questions as to why the parking lot and the meeting space at the Rio Grande

Center State Park (RGCSP) can't be used. The above statement implies that walks will start from the Woodward House but is this really necessary? Does this imply nature walks won't occur on the southern region of the north section of the preserve? The Open Space Division has stated that there is a charge for parking at the RGCSP. Since the RGCSP leases the land from the city, can't something be worked out?

Both the Alvarado NA and RGBNA have raised questions about why parking can't occur at the RGCSP. Both neighborhoods have raised concerns about cars parking in front of their residences to access the CNP. Ms. Somerfeldt, senior planner for Parks and Recreation, commented at the facilitated meeting on November 12, 2020 that "we ended up identifying TNT for parking—it is not on a residential road." "Residential road" is not a term defined in the IDO. The planners use the term ""local street," which could be either residential or commercial. There's no good way to tie the designation of a street to the land use that may be along it, since things change within a block and from block to block." We also want to note that the tree nursery is bordered by residences on three sides, the fourth side being the irrigation ditch. So under Ms. Somerfeldt's definition, why isn't Rio Grande Boulevard a residential street?

Ms. Somerfeldt also stated that the RMP was unanimously approved by the TAG. While it is true that in the TAG meeting that the vote was unanimous, the representative from the RGBNA quickly realized her mistake (She was very sick at the meeting.) and sent an email to Brian Hanson on January 27, 2020 "RE: Draft minutes of TAG meeting January 24, 2020, please review" of her mistaking and asking him to "communicate this information to the Open Space Advisory Board at the meeting on January 28th." Thus we feel it is a misrepresentation to say the TAG unanimous approved the RMP.

The Open Space staff has not justified the need for parking that cannot be accommodated at the RGNCSP parking lot. Ms. Somerfeldt stated at the RMP facilitated meeting on October 22, 2020, the RGNCP has approximately 250,000 visitors a year. That means there is an average of 685 visitors a day.

Rio Grande Nature Center State Park Management Plan of 2010 states that in 2008, a total of 1896 people participated in their nature walk, bird walks, and twilight hikes. In addition the Friends of the RGNCSP sponsored Nature Discovery classes. They served 207 children for nine weekday sessions and 237 people at 15 Friday night classes. 5,295 kids and 1,106 adults attended guided group programs. This is a much lower number than the reported 250,000 visitors to RGNCSP.

The Open Space staff has stated that the number of groups will be limited to three days a week with no more than 24 in a group. So how much parking is really needed?

It has been stated that the RGNCSP charges for parking. Since this land is leased from the City why can't some arrangement be made to accommodate parking for these tours? Another reason stated why the TNT is the best place for parking is that they want to start tours at the Woodward house and that it is too far to walk from the RGNCSP parking lot. Why must tours start at the Woodward House? Another reason

stated is that the ponds are north of the parking lot. There could be a path that stays east of the parking lot and would be on the CNP property.

Several people (in the chat box) during the facilitated meeting raised the question as to why the RGNCSP parking couldn't be used but the issue was not addressed at the meeting.

The OSD has stated that neighbors will be involved in the planning for the TNT, but they have yet to commit to notifying adjacent neighbors by mail. The two facilitated meetings were scheduled only a week in advance, putting a great burden on the Neighborhood Associations to notify the neighbors. That short window does not allow the NAs to mail a notice. And we do not have email addresses for all the neighbors. We request that the OSD notify all neighbors early enough so they can plan to attend the meeting.

Use of pesticides and herbicides

Page 5 of the R-16-147states "however, organic farming practices shall be encouraged, use of pesticides shall be prohibited, and use of herbicides shall be minimized."

Page 79 of the RMP states, "Use of chemical herbicides and pesticides will be largely eliminated, and only applied sparingly when necessary to prevent further spread and encroachment of noxious weeds."

Page 120 of the RMP states "Our goal is to manage "weeds" through mechanical means to the extent practicable. But we recognize that careful, targeted use of herbicides may be necessary, especially for the elimination of elms and other non-native plants. We will establish decision protocols to minimize herbicide use."

The definition of a pesticide from the EPA:

What is a Pesticide?

Pesticide law defines a "pesticide" (with certain minor exceptions) as:

- Any substance or mixture of substances intended for preventing, destroying, repelling, or mitigating any pest.
- Any substance or mixture of substances intended for use as a plant regulator, defoliant, or desiccant.
- Any nitrogen stabilizer.

Thus R-16-147 prohibits pesticides, and herbicides are pesticides, so therefore herbicides are also prohibited. The RMP states that targeted use of herbicides may be

necessary, so there is an inconsistency within the RMP. We ask that wide area spraying of herbicides be specifically banned and that neighbors have input into the protocols to define minimizing herbicide use.

Community involvement in oversight of the CNP Resource Management Plan (RMP)

We ask that a committee of stakeholders to include TAG members and neighbors be formed to oversee the progress of implementation of the RMP. And that this committee be updated at least quarterly. Once a year updates seems too infrequent.

The budget

The RMP estimated total cost is $9,144,000, with the majority ($7,400,000) to be spent in the first four years. (CNP Pre-App Report 10/26/2020, p2).There is $400,000 in Capital Outlay funds which is currently available. The 2020 Legislature provided $275,000 State Capital Outlay funds which are not yet available. The estimated cost of designing the TNT site and blinds are $70,000 and $5,000 respectively. Since it is not clear what can be built on the TNT and where accesses to the CNP will be built, it seems to us that a more appropriate use of this money would be to use the money for habitat restoration. The sooner the habitat is restored, the sooner we will have a rich environment of native plant and animal life.

Respectively submitted,

Eleanor Walther, PhD

Rio Grande Boulevard Neighborhood Association, President

Candelaria Nature Preserve Resource Management Plan
Comments
Michael Jensen
November 29, 2020

Candelaria Nature Preserve

Sandia Mountains in winter from Candelaria Pond; credit: Michael Jensen

1. BACKGROUND

A. Professional Background

Since 2005 I have worked in the environmental field. From 2005-2014, I worked for Amigos Bravos, a statewide non-profit water and river conservation organization. From 2014-2015, I was the Federal Urban Waters Partnership Program, Albuquerque Urban Waters Ambassador, based out of the Bosque School and funded by the federal Environmental Protection Agency. From 2015-2017, I had my own consulting firm providing grant writing, project implementation and environmental education. From 2017-2020, I was Communications and Public Outreach Director for the New Mexico Environmental Law Center. Since April 2020 I have been Communications Director for Conservation Voters New Mexico.

Work relevant for the Candelaria Nature Preserve (CNP) Resource Management Plan:

• Conceived, secured funding for, and implemented a two-year water quality monitoring project – working with students from School on Wheels and Rio Grande High School – in the drains and ditches along the urban Rio Grande; the project documented – among other things – the widespread presence of pharmaceuticals and personal care products (PPCPs) and prompting the Albuquerque Bernalillo County Water Utility Authority to begin monitoring its treated drinking water and wastewater for PPCPs.
• Conceived, secured funding for and implemented a project to hold community-based charrettes in the South Valley on the use of green infrastructure to manage stormwater; developed the concept and edited a training manual – distributed nationally – for agencies on how to do community-based stormwater management using green infrastructure in underserved communities
• Wrote the proposal for Amigos Bravos and participated in a River Network/Groundworks USA national network of community-based organizations on "Flooding and Equity" – on how community-based organizations can advocate more effectively for better stormwater management in their communities
• Participated actively in the community response to the Bosque Restoration Program plan to install hardened trails in the Bosque from Central to Montaño – advocating for trail alignments that would be less prone to seasonal flooding and for the use of natural surface trails as much as possible
• Participated in the Army Corps of Engineers multi-year process to identify "recreation" related projects as part of its Middle Rio Grande Restoration Program; this included participation in a study to identify "ecosystem services" and other economic benefits associated with restoration projects
• Participated actively in and helped edit the 2012 *Middle Rio Grande Conservation Initiative / A Citizens' Report: Strengthening our Heritage in the Middle Rio Grande*." This was a response to Secretary of the Interior Ken Salazar's request for a proposal on conservation, education and recreation in the middle Rio Grande
• Participated actively in the early years of planning for Valle de Oro National Wildlife Refuge, as a community member, as Urban Waters Ambassador, and as a member of the Open Space Advisory Board

B. Tenure on the Open Space Advisory Board

I served on the Open Space Advisory Board (OSAB) from 2014-2019, beginning with a partial term and a subsequent full term. I was Vice-Cahir and Chair for part of that time. One of my first actions was to convince the OSAB to pass an annual Open Meetings Act resolution and otherwise come into compliance with the Open Meetings Act. Other important work accomplished while I was on the OSAB:

• Updated the process and the list for the Priority Purchase List, which the Council now needs to approve
• Investigated and reformed the process for investing and dispersing funds in the Open Space Trust Fund, including a Council amendment to the Open Space Trust Fund and Land Administration Ordinance
• Updated the process and criteria for Extraordinary Facilities evaluation
• Developed a manual for OSAB members on Board procedures and conduct and compiled a file of important OSAB documents
• Held numerous discussions and meetings regarding the Petroglyph National Monument Visitor Use Management Plan
• Initiated the process for developing a Resource Management Plan (RMP) at Candelaria Farm Preserve – now known as Candelaria Nature Preserve.

C. Role with the Resource Management Plan

i. Draft Council Resolution

After community members alerted me in mid-2016 to irregularities with the way that Candelaria Nature Preserve (CNP) was being run by a new farmer (Jim Roberts), and after discussions with the State Parks Land and Water Conservation Fund (LWCF) liaison to the National Park Service (NPS), I alerted the OSAB to the need for an LWCF-compliant management plan and the related need for a City Council-approved RMP that complied with the City's 1999 Rank 2 Open Space Facility Plan.

In November 2016, I presented a draft document to the OSAB that would get Council approval to establish a Technical Advisory Group that would develop an RMP for Council and NPS approval and which would also meet the requirement for a Council approved management plan under the Facility Plan. The draft was approved by OSAB in December 2016 and submitted to the Council. The Council approved the draft resolution with minor changes in December as Resolution R-16-147.

Upon approval of the Council Resolution, which designated the Open Space Division and Parks and Recreation as responsible for the Technical Advisory Group and development of an RMP for Candelaria Nature Preserve, Barbara Taylor, Parks and Recreation Director, told OSAB that her department did not want that responsibility and passed it on to the OSAB. In response, I drafted an amended resolution for Council approval, which was passed in early 2017 as R-17-159.

ii. Formation of the Technical Advisory Group

Based on the amended Council resolution, the OSAB nominated me to create the Technical Advisory Group (TAG) and coordinate its actions. Using the contacts I had

across local, state and federal agencies and among the non-profit conservation community, I assembled a TAG, following the guidelines in the Council resolution; I deviated slightly from those guidelines in inviting more neighborhood association representatives in order to get representation from all associations bordering CNP.

The TAG initiated its work in May 2017 with an on-site tour and discussion of the issues that needed to be dealt with by the TAG and a tentative timeline for completion and approval by the Council and the NPS in 2018.

The TAG immediately agreed to set up several committees to focus attention on key issues: 1) the "South Tract" (the area south of Candelaria Blvd, part of which is managed by State Parks as part of the Rio Grande Nature Center State Park); 2) the "Tree Farm"; and 3) the question of access, trails, and recreation. These committees met regularly and reported back to the TAG during the bimonthly meetings (these eventually became monthly meetings for the most part).

iii. Technical Advisory Group Landscape Workshop & Draft Resource Management Plan

In mid-2017, I started planning a workshop with the help of Paul Tashjian of the US Fish and Wildlife Service (now with Audubon New Mexico). The workshop was meant to provide the TAG and other participants with information on the history of the site, its pre-urban hydrology, and the wider context provided by Bernalillo County's open space program, the Middle Rio Grande Conservation District, and Valle de Oro National Wildlife Refuge (VdO). The "Land-Use Workshop" took place on October 4-5, 2017 and resulted in several proposals for how to convert CNP from agricultural lands to a "natural mosaic landscape."

Following the workshop (the expenses for which I paid myself), I began drafting a Resource Management Plan, taking into account extensive research I had done on the site, the results of the various committee's work, and the land-use workshop results. The draft RMP used the 2004 Resource Management Plan – never approved by the Council or the NPS – as a template with space for additional material required to comply with the LWCF rules and the City Open Space Facility Plan. I had a table of contents and rough drafts of preliminary contextual material in November 2017.

At this point, City Open Space declared that the process was taking too much time and that they – despite the language in the amended Council resolution of 2017 – and not the OSAB would produce an RMP by hiring a contractor who could expedite the process. It took two more years and several contracts with various contractors to get the current RMP under consideration by the Environmental Planning Commission (EPC). It has taken a year to get that version in front of the EPC for consideration at their December meeting.

iv. Research on Candelaria Nature Preserve

During most of 2017 and intermittently after that as needed, I conducted significant research on Candelaria Nature Preserve, the rules pertaining to its management, and on conversion of croplands to natural landscapes. I put most of this material into a Dropbox account (for which I paid myself) made accessible to the TAG, Open Space, and anyone else who asked for permission to access the files (or in some cases to add files).

• I spent several days going through the jumbled files at the Open Space offices at Montessa Park, collecting information on the initial community efforts in the 60s to begin preserving Albuquerque's unique landscapes (volcanoes, foothills, bosque, arroyos); the specific effort to preserve the area then known as Candelaria Farms at the end of Candelaria Boulevard; the application by the City and State to the Land and Water Conservation Fund to support acquisition of the land; the first management plan put together by Antoine Predock calling for converting the land to a "Nature Center and Wildlife Preserve" (never approved by the NPS); and the long process after 1979 that led to degraded soil, invasive plants, and the continuation of agriculture in violation of the LWCF rules. I collected a large number of maps and historical photographs as well.

• I read the original 1965 LWCF Act from Congress and the LWCF Federal Financial Assistance Manual (2008 – the manual in effect for purposes of this RMP). I also read various articles regarding implementation of the LWCF, especially regarding agricultural activities on land purchased using LWCF funds (regardless of the percentage of funds from LWCF that made up the total purchase). I also read State Park rules and documents related to LWCF, including the Statewide Comprehensive Outdoor Recreation Plan (SCORP; this is a required document for evaluating LWCF grants to each state)

• I read the 1999 Open Space Facility Plan, paying close attention to those sections dealing with management plans for "Open Space Preserves" like Candelaria Nature Preserve (and previously the Candelaria Farm Preserve)

• Finally, I did extensive research – consulting documents, visiting sites, and talking with experts – on the conversion of croplands to natural landscapes. This is a growing area of interest to land managers working on conservation easements for agricultural lands. We have very good examples right here in the middle Rio Grande:

- Valle de Oro NWR, which is converting a former dairy and its alfalfa fields
- Whitfield Wildlife Conservation Area (run by the Valencia Soil and Water

Conservation District and also converting both agricultural fields and lands overrun by invasive plants
- Bosque del Apache National Wildlife Refuge, which has a large natural landscape and a smaller area of fields to attract the huge numbers of sandhill cranes and geese and which are rotated regularly by being converted into natural grasslands and wetlands)

In addition to speaking with managers at these sights, I also had several conversations and two site visits at CNP with staff from the USDA Natural Resources Conservation Service (in Los Lunas) as well as several conversations with seed suppliers and agricultural extension scientists on best practices for converting alfalfa fields to natural grasses, shrubs and forbs and on eradicating difficult plants like Johnson grass and bindweed, both of which were allowed to run rampant at CNP by poor farm management practices.

2. GENERAL REQUIREMENTS FOR THE CANDELARIA NATURE PRESERVE RMP

A. Land & Water Conservation Fund

There continues to be – after more than four years – confusion over "agricultural activities" (the term used by the LWCF) at Candelaria Nature Preserve. One issue needs to be dismissed immediately: some people continue to use the term "commercial agriculture" when discussing CNP's past and proposed management, seeking to somehow differentiate that from the past and future agricultural activity at the site. However, the term "commercial agriculture **does not appear anywhere** in the LWCF Act or Manual. This is a distraction at best. The City has never attempted to determine what, if any, profit the various contracted farmers have made or might make from using City-owned land. Furthermore, according to the Internal Revenue Service, someone in "commercial agriculture" (or any other trade or business) does not need to make a profit to be considered a business as long as the person seeks to improve their "business interest" (by, for example, improving the irrigation works) and intends or attempts to make a profit. The USDA Economic Research Service defined a "farm" as any operation that produced, sold, or normally would have produced goods worth at least $1000.

Farming under both these federal agencies' criteria has been taking place at CNP since before it was purchased using LWCF funds up to the present and for up to 20 more years under the proposed RMP.

The Land and Water Conservation Fund Act (LWCF) of 1965 (and amended versions in 1970 and 1977) does not mention agriculture or farming. This might not be too surprising if we remember that the LWCF Act and the Wilderness Act were both passed in 1965. Some see the LWCF Act as the "urban counterpart" to the Wilderness Act; the emphasis

(at least initially) of LWCF purchases was in the eastern United States, while the Wilderness Act was aimed primarily at western states.

However, the Land and Water Conservation Fund State Assistance Program "Federal Financial Assistance Manual" (October 1, 2008) does mention agriculture. This document contains the rules for implementing the LWCF program. The 2008 Manual is the most recent version and is the one governing development of the Resource Management Plan for the Candelaria Nature Preserve. The rules exclude all agriculture on lands acquired using LWCF funds with some limited agricultural activity allowed during a three-year transition period if it existed at the time of the purchase using LWCF funds. These rules have been in effect during prior versions of the Manual, although I did not determine if they were definitely in place in 1977 when CNP was purchased; however, **these rules are in effect now and have been since 2008**. The relevant parts of the rules are:

i. "3.B.5. **Criteria for Acquisition**. Acquisition involving compatible resource management practices. Acquisition of land upon which the project sponsor proposes natural resource management practices such as timber management and grazing, ***not including agriculture***, may be carried out concurrently within the area if they are clearly described in the project proposal, are compatible with and secondary to the proposed outdoor recreation uses, and are approved by the NPS." [p3-4; *emphasis added*]

   Comment: This section states categorically that agriculture is not permitted on lands acquired using LWCF funds. This language regarding agriculture was apparently not in place in the rules in effect in 1976 when the site was purchased. However, **agriculture was not a proposed use of the site in 1976** [see below p7] so this does not matter; agriculture would still be excluded from the site. Even if this section did allow agriculture as a permitted "natural resource management practice", it would not be permitted on Candelaria Nature Preserve because the original proposal, the subsequent zone map amendment (from Rural to Special Use – Nature Center and Wildlife Preserve), and the initial management plan (the Predock plan) did not mention agriculture as a use. The NPS therefore could not have approved such a use (even if they had been presented with a plan). Finally, agriculture – if it were allowed – is not "compatible with and secondary to" outdoor recreational uses. Clearly, some kind of land use management has to occur in order to provide outdoor recreation opportunities. Creating a nature preserve alongside a nature study area (the Rio Grande Nature Center State Park, which uses about 40 acres leased from the City out of the original ~167 acres) has meant carrying out some significant land use activity. Creating habitat and forage for wildlife within the nature preserve would imply significant changes to the existing fields, hedgerows, and pond areas and the plants

established in these areas. ***This is the single most important decision that needs to be made regarding a new Resource Management Plan: how to create a nature study area and wildlife preserve with outdoor recreation opportunities***.

ii. "3.B.7.a. **Criteria for Acquisition**. Acquisition for delayed outdoor recreation development. General. LWCF assistance may be available to acquire property for which development of outdoor recreation facilities is planned at a future date. In the interim, between acquisition and development, the property should be open for those public recreation purposes that the land is capable of supporting or that can be achieved with minimum public investment. ***Non-recreation activities such as agriculture occurring on the property at the time of acquisition may continue for up to three (3) years***. In this case NPS will place a financial hold on the project precluding reimbursement until the non- recreation use is terminated." [p3-5; *emphasis added*]
Comment: This section makes it clear that agriculture may continue if it was in place at the time of purchase, which was the case when the Candelaria Nature Preserve lands were purchased. However, since agriculture was not specified as one of the uses for the land in the 1976 proposal to the LWCF, it should have stopped by 1979/80, with an LWCF-approved plan in place and implementation taking place for the transition away from agriculture. This did not happen.

iii. "4.C.6.b. **National Historic Preservation Act, Section 106 Process**. Applying Section 106 to types of LWCF proposals. New acquisition projects and amendments involving delayed development and interim uses**.** In some instances, LWCF grants are approved for the acquisition of land on which non-LWCF assisted development of outdoor recreation facilities is planned at a future date. In the interim, between acquisition and development, the property should be open for those public recreation purposes that the land is capable of supporting or which can be achieved with minimum public investment. ***Interim uses for such lands acquired for delayed development may also include the temporary continuation of an existing use and non-recreation uses, such as agriculture*** (see Chapter 3.B.7 for delayed development policy). Any new planned or unplanned development and uses for the newly acquired property during the three year period after acquisition is subject to compliance with this chapter. Failure to protect historic properties constitutes grounds for termination of a LWCF grant." [p4-12; *emphasis added*]

Comment: The language here, specific to implementing the National Historic Preservation Act, reiterates the requirement that agricultural activities cease within three years on lands acquired using LWCF funds.

The rule for LWCF-purchased lands is clear: land acquired using LWCF cannot have agriculture as a planned management activity; if agriculture exists at the time of the purchase, it must end within three years and be replaced by activities designed

to foster access to outdoor recreation. NOTE: there are a small number of National Park sites that have agriculture taking place. Most of these are grazing activities that were specifically allowed when the LWCF Act was written as a way to appease western Congress members wary of federal public lands management. Most of these permitted grazing activities were time-limited, not open-ended. A very small number of National Park sites have crop activities; these are all "heritage farms" and not a site like CNP, which was never intended to "preserve agricultural practices" or "preserve heritage" or have anything to do with agriculture.

Plans to preserve the land at the end of Candelaria began in the late 1960s.

• The 1969 "Rio Grande Valley State Park Plan" called for acquisition of the site as a **recreational area, with a nature study area** located on the bluff across the river to the west
• The Bosque del Rio Grande Preserve Society collaborated with the City on a 1975 study of the Rio Grande and Bosque. One of the main recommendations was for **creation of a pond and marsh on the site; the study also recommended a nature center on the west bluff**
• By 1976, these ideas became a City and State proposal to the LWCF for funding of the land acquisition. LWCF funds were supplemented with some City and State funds to complete the package.

Agriculture was never mentioned among the reasons for acquiring the site. The proposal noted that the Rio Grande "is a unique natural and recreation resource" for the City and State. It noted that use of the Bosque "as an open space, park, recreation, urban shaping, and education area" was "clearly defined" in both State and City plans. The proposal noted that the Candelaria Preserve site purchase was "clearly designated" in neighborhood and City plans and that the site "is unusual" for its large size, its proximity to the Rio Grande, its aesthetic qualities, and its access from a major metropolitan population and that the site was "under considerable pressure" of development requiring "immediate action" to preserve it for "public purposes." Because the west bluff site was not available to be sued for a nature center, the Candelaria site became both the location of a nature center and a nature preserve. After the City acquired the land in 1977, the Environmental Planning Commission approved a zone map amendment request to rezone the entire site from R-2 (residential) to Special Use Zoning/SU-1 (Nature Study Center and Wildlife Preserve).

Based on both LWCF rules and the intended use of the area as a Nature Center and Wildlife Preserve, in 2016 and again in 2017, the State Parks LWCF liaison wrote to the City and made it clear that the City had to transition away from agricultural activities within three years – the language of the LWCF – with the expectation that preparatory activity for this transition would take place while a Resource Management Plan was being drafted and approved by the City and the NPS. This was reinforced three years later

by the National Park Service when they noted that the City had made no progress in the transition and risked serious repercussions from the agency, including a declaration of unauthorized "conversion" of the land and the loss of future LWCF funding. [documents attached]

That means that **the City should have halted all agricultural activities on CNP by early 2020**, which it clearly has not. In fact, the City's proposed RMP allows agricultural activities to take place for up to another 20 years. The TAG, during numerous discussions with the Open Space Division (OSD) and its contractors, made it clear that we were willing to accept agricultural activities for another 3-4 years (the end of the proposed first 4-year planning period), but that was it. In recent public meetings, the OSD has made it clear that it expects to use the full 20 years to achieve transition on the approximately 90 acres of land currently being farmed. This is a flagrant violation of the terms of the LWCF Manual and of the intended use of the land starting back in the mid-1960s through to the TAG's work from 2017-2020.

Finally, one major criterion for awarding LECF funds for a particular proposed site is that the proposed use of the site conforms to the State Comprehensive Outdoor Recreation Plan (SCORP). Each state is required to develop a SCORP that details what it intends to do in order to develop its outdoor recreation program, including the kinds of activities it regards as components of outdoor recreation. In New Mexico, **agriculture is nowhere mentioned in the SCORP** and therefore, LWCF funds would almost surely not be given for a project that contains a major agricultural component – even if LWCF rules allowed funding agricultural activities, which, as we have seen, they do not.

REMEDY: The current proposed RMP should be amended to make it clear that the City <u>shall</u> transition all farm fields to a natural mosaic landscape within three years. In discussions with land managers and seed suppliers, as well as extensive article research and discussions with agricultural extension scientists, it is quite clear that the entire area could be freed of all recalcitrant invasives like Johnson grass and bindweed and planted in a variety of native, climate-change relevant grasses, shrubs and forbs in this time period. It could have been done in the three years since the State Parks liaison's letter in early 2017 (or the results of the Land-Use Workshop). It should have been done decades earlier.

B. Open Space Facility Plan 1999

There are three issues related to the application of the 1999 Rank 2 Open Space Facility Plan (Facility Plan: 1) some confusion (apparent among some Open Space Division staff as well as, it seems, some City Planning staff) over the relative status of City Rank 2 plans and the rules in the Integrated Development Ordinance (IDO); 2) requirements in the Facility Plan for Candelaria Nature Preserve; 3) conflicts between requirements in the Facility Plan and those in the LWCF rules.

i. Status of Facility Plan under Integrated Development Ordinance

The IDO makes it clear that the standards laid out in a resource management plan approved by the Open Space Division take precedence over standards otherwise applicable under the IDO. This is in **Part 14-16-2: Zone Districts**, 2-5(F): Nonresidential – Park and Open Space Zone District (NR-PO) in subsection **2-5(F)(3)(b) Sub-zone B: Major Public Open Space:**

1. **"**Uses and development standards specified in a Resource Management Plan or Master Plan approved or amended by the Open Space Division of the City Parks and Recreation Department for each facility or in the Facility Plan for Major Public Open Space **prevail over IDO standards** and may be reflected in Site Plans approved pursuant to this IDO." [emphasis added]

REMEDY: The current proposed RMP should be amended to make it clear that the City shall transition all farm fields to a natural mosaic landscape within three years.

In discussions with land managers and seed suppliers, as well as extensive article research and discussions with agricultural extension scientists, it is quite clear that the entire area could be freed of all recalcitrant invasives like Johnson grass and bindweed and planted in a variety of native, climate-change relevant grasses, shrubs and forbs in this time period. It could have been done in the three years since the State Parks liaison's letter in early 2017 (or the results of the Land-Use Workshop). It should have been done decades earlier.

Perhaps the confusion stems in part from language in **Part 14-16-6: Administration and Enforcement** section 6-3(C) Rank 3 Plans, where it states that these plans "are not subject to the review and decision processes in the IDO" but may be reviewed by the EPC and approved or not by the City Council if the implementing agency wishes this input. But the prior section on the status of Rank 2 plans clearly states that their standards prevail and the Facility Plan clearly states that resource management plans require review by the EPC and approval by the Council. This is under Management Planning in Policy A.2.C.:
"Resource Management plans **shall be reviewed by the Open Space Advisory Board (OSAB)**. The OSAB will make recommendations to the Environmental Planning Commission (EPC) …" and the Council will then approve or not. [emphasis added] So under the prevailing Rank 2 Facility Plan, all Open Space resource management plans **shall** be reviewed by the OSAB and sent to the EPC for subsequent submittal to the Council for approval. It is not up to agency discretion to follow this process.

ii. Requirements for Resource Management Plans in Facility Plan

The Facility Plan lays out the general purpose of Open Space in the City (and County). In fact, the RMP itself contains the relevant sections from the Facility Plan in a summary of relevant documents that I largely wrote in my initial draft and supplied to the contractors – so the Open Space Division was well aware of what the Facility Plan required, as follows.

"Open space is **relatively undeveloped** City or County owned land **dedicated to conservation, preservation, outdoor recreation and low impact recreation**. The MPOS Network provides visual relief from urbanization and offers opportunities for education, recreation, cultural activities and conservation of natural resources." (p. i) [emphasis added]

Elaborating on the idea of Open Space lands being "relatively undeveloped", the Facility Plan states:

> "These lands and waters or interests therein have been or **shall** be acquired, developed, used, and maintained to **retain their natural character** to benefit people throughout the metropolitan area by **conserving resources related to the natural environment**, providing opportunities for outdoor education and recreation, or defining the boundaries of the urban environment." (p. 1) [emphasis added]

There are several types of Open Space. The one with the most restrictive management policies is an Open Space Preserve. As stated in the Facility Plan, an Open Space Preserve is:

> "An area that is set aside for its exceptional natural, cultural or scenic value. Resources are fragile, and **protection is the primary management objective**. An Open Space Preserve provides protection of views, **native vegetation and wildlife habitat**, geological features and/or archaeological, historical, or cultural features. Management emphasis is on restoring, preserving and enhancing the characteristics of the area. **Development is limited to the minimum required for public safety and resource protection and enhancement**. Public **access is only allowed under the supervision of staff and by permit**. Open Space Preserves **may be closed to public access** to protect habitat and historic, cultural and archaeological resources." (p12) [emphasis added]

It should be noted that an Open Space Preserve could protect "historical, or cultural characteristics" of a site. In later years, Open Space staff have tried to argue that Candelaria "Farm" Preserve (the name given in the 2004 Resource Management Plan that was never approved by the Council or NPS) was intended to provide the public a glimpse into "traditional farming" in the valley. However, this was never an expressed intention of those public groups working to protect "unique" landscapes in the City starting in the 1960s – when agricultural land was rapidly being converted

into urban development in the North Valley around the "Candelaria Farms" site – and continuing through into the 1976 proposal to LWCF and the 1979 Predock management plan. Even the 1983 management plan that enshrined agricultural activity at the site referred to the site as the "Rio Grande Nature Center" or as the Rio Grande Nature Center" even though it was clearly a plan for both the actual Rio Grande Nature Center (built on about 40 acres of land leased by the state from among the original approximately 170 acres of the entire site) and the half dozen or so other "management units" that included "wildlife crop" fields, paths, hedgerows, and other units. And, in any case, LWCF funding does not allow agricultural activities anyway.

According to Policy A.2.C., a resource management plan "**shall**" do the following:

- **"identify land use "carrying capacity**";
- **identify access points**;
- identify facility locations, including utility and transportation corridors;
- identify areas to be monitored and develop a monitoring and management plan;
- establish policies for resource management, **access and parking**, facility management, **staffing**, f**ees**, **interagency cooperation** and **enforcement**;
- **classify the parcels** within the Resource Management Plan area according to MPOS type according to the criteria contained in Table 2-1;
- **evaluate impacts of proposed development** within the Major Public Open Space on adjacent areas; and
- evaluate reasonable alternative development scheme."

Those items highlighted in bold, above, are not addressed in the current proposed RMP. There is discussion in the RMP on starting slowly with the numbers of people admitted to the site at any one time and how frequently visitors may enter. However, despite being told, by me, many times that "carrying capacity" had to be analyzed, the Open Space Division and its contractors failed to do any assessment of what baseline visitor use (carrying capacity) might be.

Similarly, the RMP does not specify with any certainty or clarity what the "access points" will be and how they will be monitored to ensure that visitors are controlled. There are currently two gates into the site, as well as a back way in on foot near the Staff area of the RGNC but no discussion of what will be done with this access points. Nor does the plan provide definitive information on "access and parking." The TAG early on in mid-2017 suggested that the Tree Farm (off Rio Grande Boulevard and separated from the rest of the site by an acequia and path) could provide some parking along with being a source of plant material for CNP (and possibly other City Open Space sites). However, the City contractors did not deal with this until near the end of the RMP development process and then the Open Space Division surprised everyone, including the TAG, with a set of sketches for parking and access through

the Tree Farm site. Nobody was pleased with this process and it ended up causing extreme pushback from residents on Cherokee, directly north of the Tree farm site. [Unfortunately, these residents chose not to attend any meetings on the RMP development process until after this plan was dropped on the TAG, so their sudden passion about what is to be done at CNP is less about coming up with a good plan and more about a certain entitled NIMBYism]

There is also no discussion of how staffing for the site will be determined, managed., and funded. There are repeated references in the RMP regarding the possible shortage of staff (due to funding) or to activities occurring based on the availability of staff. In only one place is staffing dealt with in any detail – in the draft budget for the 20 years of the RMP. There, three staff are identified. One, a "Biologist or Ecologist" was repeatedly described by OSD staff during the development of the RMP as a person who would also assist with other Open Space sites – it is not clear, therefore, how much staffing would devolve to CNP nor why the full cost of this position should be assigned to the cost of developing CNP. A second position is a "Technician" with no description of what this person would be doing. Finally, there is an "Educator" whose work is described (indirectly) in the RMP in terms of leading groups into the site on guided tours and likely helping with "citizen science" events on the site; this position would be shared with the RGNC.

Finally, although there is actually more, there is no discussion of any substance regarding "interagency cooperation" and "enforcement". Clearly, enforcing rules is an ongoing issue across Open Space sites. It is a funding problem. But nowhere in the RMP is there any mention of "enforcement" with the lone exception of the summary of Facility Plan requirements at the start of the draft RMP. As for "interagency cooperation", that also is mentioned only one time in the same summary of Facility Plan requirements.

However, interagency cooperation is critical to the success of the RMP. The entire LECF-funded site includes nearly 40 acres leased by the State for the Rio Grande Nature Center State Park (RGNC). The RGNC also manages a small part of the "South Tract" – the area known as the "Discovery Pond" and the land immediately surrounding it. The RGNC develops its own management plans. It is imperative that the management plans for the RGNC and for CNP are collaborative in nature, reinforcing each other's work and sharing resources wherever possible. This is, in fact, what the Memorandum of Agreement states about the relationship between the RGNC and the CNP – what was collectively referred to back in the early 1980s as "Rio Grande Nature Center."

The failure to have anything at all in the RMP regarding the necessary and required collaboration between the RGNC and CNP is incomprehensible. Of course, references are made about getting support from the RGNC staff for field trips into the

CNP and similar statements. These do not constitute a "policy" for interagency cooperation.

And there are other agencies with which CNP and the Open Space Division should cooperate, such as the US Fish and Wildlife Service and the Valle de Oro National Wildlife Refuge and the Refuge program more generally. I made it clear early on that Valle de Oro (VdO) represents a larger version of exactly what CNP should be doing – transitioning from agricultural fields to a natural mosaic landscape. VdO is four times as large (in terms of field conversion size, it is more like seven times as large) and has a lot of federal hoops to jump through. But the Refuge staff are a huge resource and VdO's manager has made it clear that she wants to help create a network of so-called "Refuge-connected" sites up and down the valley. These connections would be both financial (where possible) and in intent – to (re)create natural landscapes that would include diverse habitats and increased water attributes, like ponds and wetlands. Valle de Oro is mentioned in terms of providing a model for what the TAG wanted for CNP, but the draft RMP makes no mention of an effort to establish "interagency cooperation" with VdO or with any other relevant agency or site, like Bosque del Apache of Whitfield Wildlife Conservation Area or with the USDA Natural Resources Conservation Service.

iii. Conflicts Between the Facility Plan and LWCF Rules

This is very straightforward: the LWCF rules prevail. Therefore, while the Facility Plan intends that Open Space Preserves have extremely limited access in order to protect the resources, the LWCF's purpose is to provide access to outdoor recreation. However, the LWCF requirement for "access" is not absolute; it can be limited where it is necessary. In fact, a court has found that "access" could be the ability to look into a preserved area to enjoy it and not require physical entry at all. The TAG was aware of this case and clearly chose to open CNP up to physical entry in order to have outdoor recreation experiences for the public. However, we also clearly stated that there had to be a balance on the side of protecting the resources, especially protecting wildlife from intrusive human activity on the site.

Therefore, we stated clearly that access would be minimal to start, with periodic (perhaps at the 4-year review period) assessment of the monitoring data in order to evaluate possibly increasing access, either by size of groups at any one time, frequency of groups, or both. This would be, in other words, an adaptive management process for visitor use management.

REMEDY: The current proposed RMP should be amended to address all the missing components required of an Open Space Preserve Resource Management Plan. This includes those items listed above as well as conforming to the overall policy for an "Open Space Preserve" – managing for the protection of the "natural vegetation and wildlife" and the minimum human intrusion necessary "for public safety and resource protection and enhancement." Doing so would also bring the RMP into conformity with the LWCF's ban on agricultural activities and the insistence by the NPS and the State Parks LWCF liaison that the CNP be developed in accordance with the stated aims of the TAG: that CNP be converted to a natural mosaic landscape that would complement – as Antoine Predock foresaw in his 1979 plan – the educational resources of the RGNC.

3. SPECIFIC COMMENTS ON CANDELARIA NATURE PRESERVE RESOURCE MANAGEMENT PLAN

I will first summarize the major, structural and fatal flaws of the current draft Resource management Plan for Candelaria Nature Preserve:

- The RMP fails to meet Land & Water Conservation Fund requirements, especially the requirement that LWCF-funded sites are meant to provide access to outdoor recreation and the ban on "agricultural activities" for all the reasons laid out above
- The RMP fails to meet Open Space Facility Plan requirements, especially regarding the very specific and limited management activities applicable to Open Space Preserves within the overall Major Public Open Space network – to manage for protection of native vegetation and wildlife" using the minimal activities necessary for resource protection and public safety
- The RMP fails to address the role of the Rio Grande Nature Center State Park and the critical and required interagency cooperation between the RGNC and CNP, along with other cooperative relationships necessary to successful and sustainable implementation of the RMP.

In addition, there are a few more issues that need to be addressed in the RMP and that, therefore, require it to be amended before being approved by the Council and the National Park Service.

- *Failure to Use Best Management Practices for Land Conversion*

The Open Space Division has chosen – for reasons inconsistent with their consistently stated position that the City does not have the resources to change its management practices at the CNP – to hire consultants to carry out transition of the CNP, especially the transition of nearly 90 acres of agricultural fields to a natural mosaic landscape, who have no or very limited experience with this kind of conversion work. There is absolutely no reason why the approximately 90 acres of fields could not have the invasive species

that plague some of the fields removed and native grasses and forbs drilled within three years. Wider and more diverse hedgerows could also be created using broadcast seed at **REMEDY: The current proposed RMP should be amended to address all the missing components required of an Open Space Preserve Resource Management Plan.** This includes those items listed above as well as conforming to the overall policy for an "Open Space Preserve" – managing for the protection of the "natural vegetation and wildlife" and the minimum human intrusion necessary "for public safety and resource protection and enhancement." Doing so would also bring the RMP into conformity with the LWCF's ban on agricultural activities and the insistence by the NPS and the State Parks LWCF liaison that the CNP be developed in accordance with the stated aims of the TAG: that CNP be converted to a natural mosaic landscape that would complement – as Antoine Predock foresaw in his 1979 plan – the educational resources of the RGNC.

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- Failure to Use Best Management Practices for Land Conversion
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converted every few years, perhaps, and that hundreds of thousands of plants have to be propagated to place in the fields is hard to believe. The better practices have been implemented at Whitfield and have been recommended by staff at the Natural Resources Conservation Service and at Curtis and Curtis Seed in Clovis, among others. It would be cheaper, meet the deadlines required by the LWCF, and allow other work to be the focus of more intensive funding. This is a difficult issue to address, but **the RMP could be amended to require that OSD get prior OSAB approval for any contracts and implementation plans or that an oversight board be established – ideally made up of former TAG members, among others – to ensure that the RMP is being implemented effectively and efficiently and hitting its milestones.**

- *Failure to Address the Role of Tree New Mexico and the Woodward House*
  Tree New Mexico (TNM) had an agreement with the Open Space Division to help grow some plant material at the CNP in the area near the Woodward House in the northeast corner of the CNP site. TNM would invest some grant funding into making improvements at Woodward House so it could use the facility as staff space for the work. [apparently TNM and the City invested something like $250,000 and still did not get indoor plumbing, ACA-compliant access, or secure doors and windows]. The TAG recommended - and TNM seemed to agree, or at least not oppose – that TNM's grow-out work be relocated to the Tree Farm so that all plant material work could be done at the same site; a small office space with facilities could be built for both TNM and OSD staff to use. The Woodward House could (with eventual completion of running water and a restroom) be sued for public education work and as a space for CNP staff to use. However, the draft RMP has TNM remaining at the Woodward House and proposes access through the Arbor Road gate and parking at Woodward. The TAG specifically rejected parking inside the gates at the CNP because vehicles would be too disruptive at such a small site. The question also remains about how gate access would be limited to conform to the desired restrictions on visitors. **This issue is far from being resolved and needs further thought despite discussions on the matter going back to mid-2017**.

- *Insertion of Language Asserting Priority Purchase of the Arbor Road Property*
  According to the OSD, three changes were made to the draft RMP after it was approved by the TAG and sent to the OSAB. Two of these were supposedly approved by the OSAB, but one was added by the Director of Parks and Recreation without OSAB approval. This was language inserted in the Conservation Buffers section at 6.1.2 stating that:

  > "Land adjacent to and near the preserve that remains undeveloped—**including lands in agricultural status**—will benefit the preserve by protecting viewsheds and wildlife habitat. Conservation easements on private land near the preserve and/or additional public land acquisition that may benefit the preserve are other methods to protect and enhance the preserve. OSD supports

> and will pursue such policy measures and objectives for the preserve area." [emphasis added]

Most of the discussion of buffers at the TAG and in previous management documents for the CNP were about buffers within the site – especially the role that more robust hedgerows could play in providing corridors, habitat and forage for animals moving between the river and bosque and the fields and Duranes lateral. There is no available land adjacent to or near CNP; the east riverside drain and bosque trail network are to the west, there is housing along the north and south boundaries, and the Duranes lateral and more housing are to the east. There is only one parcel that fits the description in the inserted language: a parcel currently being farmed for alfalfa that lies along the northern border of Arbor Road. There is housing on the south side of the road.
The inserted language seems innocuous but poses a problem. First, there is already language in the Facility Plan stating that Major Public Open Space should have 500' buffers where possible and, where this is not possible, implement mitigation measures if needed. The buffers are meant to protect both the Open Space site and any existing facilities – houses for example – that might be affected by the Open Space site and its activities.

Second, by putting this language about purchase of land adjacent or near to CNP into a policy document – a resource management plan for a piece of Major Public Open Space – it appears to make acquiring this piece of property a priority for the overall management plan and gives it an implied blessing by the EPC and the Council. However, there is already a process in place – required by the Council – for designating priority purchases for inclusion in the Open Space network. The OSAB keeps a Priority List that it revisits annually and submits to the Council for review. Given the limited funding available for new acquisition, properties that are not on this list have to go through a thorough vetting process. This hasn't been done in this case. This is not the first time that OSD and Parks and Recreation have bypassed the established process for putting properties on the Priority List in order to favor purchase of this site. During the 2019 legislative session, a request was submitted to a legislator for Capital Outlay funds specifically for purchase of this property (and for planning and design and implementation at CNP more generally). The amount requested is not nearly enough to cover the purchase and the owner is by all accounts not interested in selling. Members of the TAG requested that OSD shift this funding explicitly to work needed at the CNP for transition to a natural landscape, but there was no commitment from OSD that this would be done. **The whole process is premature, and this language should be stricken.**

ATTACHMENTS

State of New Mexico
Energy, Minerals and Natural Resources Department

Susana Martinez
Governor

Ken McQueen
Cabinet Secretary Designate

Matthias Sayer
Deputy Cabinet Secretary

Christy Tafoya, Division Director
State Parks Division

February 14, 2017

Ms. Barbara Taylor, Director
Parks and Recreation Department
City of Albuquerque
1801 4th St. NW
Albuquerque, NM 87102

RE: LWCF Project No. 35-00497, Albuquerque Bosque Open Space Project

Dear Ms. Taylor:

I am writing in regard to the above noted project to document the current status of the outdoor recreation activities on the Candelaria Farms portion of the property that have come under question in recent months. As stated in my letter to Mayor Berry of October 6, 2016, I am responsible for monitoring activities of Land and Water Conservation Fund (LWCF) projects in New Mexico. In response to inquiries I received from members of the public, I have been involved in researching the history of use of the Candelaria Farms property, which was purchased as part of the Bosque Open Space Acquisition with LWCF funds. As I noted in my October 6th letter, the property currently does not comply with LWCF rules and guidelines for the following reasons:

1) The LWCF is not acknowledged on the signage posted in the Candelaria Farms area (LWCF acknowledgement is posted at the Rio Grande Nature Center State Park, which is leased from the City of Albuquerque and is officially part of the LWCF-encumbered area). Please post LWCF acknowledgement signs at main entrances to the Candelaria Farms property (Chap. 8, Sec. B-6, Federal Financial Assistance Manual, Vol. 69, Oct. 1, 2008 (the manual)).
2) The wording on the signage at entrances to Candelaria Farms prohibits access to the property by the public. This is contrary to the requirements of the LWCF rules and guidelines. Please remove the signs prohibiting public access and replace them with information indicating how the public may access the property. Reasonable public access is required by Chap. 8, Sec. B-5, of the manual.
3) In conducting my research since writing the October 6th letter, documents I have reviewed regarding agricultural activities on the property suggest that only a small percentage of the acreage farmed on the property was for wildlife crops. The 2016 agreement between the City of Albuquerque and J & T Farms states that of the eighty-seven (87) acres of the Candelaria Farms property, seven (7) are devoted to wildlife habitat and are to remain unirrigated, and at least twenty (20) acres are to be maintained as a wildlife cropping area. The remaining 60 acres may be used by J & T Farms for producing alfalfa, hay, grass, and other crops for agricultural purposes for sale, with the proceeds to be kept by J & T Farms as compensation for maintaining the property in good condition and growing the wildlife crops. Since the public is clearly excluded from the property as indicated by the posted signs, the majority of the property is used for growing crops for sale, and no provision is made in the contract for documenting that no "profit" is made from the sales of crops, it

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seems that outdoor recreation is not the primary purpose of the agricultural activities. Without a clearly outlined management plan for the property, it is difficult to determine the relationship between agriculture and outdoor recreation use on the property, bringing the issue of compliance with LWCF requirements into question. As no management plan document for the entire property has been submitted to me or to the U.S. Department of the Interior, National Park Service (NPS) for review to ensure full compliance with LWCF rules and guidelines, the best course of action is to complete such a planning document, with public notice and public involvement, that clearly outlines the goals and objectives for outdoor recreation use of the property. It is my understanding that the Albuquerque City Council passed a Resolution, R-16-147, calling on the Open Space Division of the Parks and Recreation Department to "begin the process of creating a new Resource Management Plan for the Candelaria Farm Preserve." This effort will address the issue of non-compliance with the outdoor recreation use requirement with regards to agricultural activity. If agriculture is to be part of the new management plan, it should clearly be spelled out how that agricultural activity is secondary to and in support of the outdoor recreation use and how reasonable public access will be provided.

Given the circumstances and history regarding the use of the Bosque Open Space property over the past 30 years and the concerns that have been brought to light regarding the approved use of the property, I, in consultation with our NPS LWCF liaisons, have determined that it is reasonable to provide for a transition period of three years to bring the property into full compliance with LWCF rules and guidelines, with the following caveats:

1) Continuing progress toward the completion of a revised management plan for the property shall be documented and submitted to me and to the NPS on a semi-annual basis beginning on June 30, 2017, until a final management plan is completed and submitted to the NPS for approval as fully compliant with LWCF rules and guidelines. The Technical Advisory Group or other official City entity shall establish a reasonable schedule for development and implementation of the management plan by which to measure progress over the three-year transition period. Resolution R-16-147 states that "the Candelaria Farm Preserve is to be managed as a nature study area and wildlife preserve providing access to outdoor recreational opportunities for all residents and visitors." The schedule should clearly identify how to undertake the transition from the recent agricultural activities to the use outlined in Resolution R-16-147.
2) Commercial agriculture, defined as "growing crops for sale at a profit (profit is defined as the difference between the amount earned and the amount spent in buying, operating, or producing something)" is strictly prohibited on LWCF-encumbered property. Agricultural activity <u>may</u> be considered an acceptable use if it is secondary to and in support of outdoor recreation use and reasonable public access is provided to the property concurrent with the agricultural activity (Chap. 3, Secs. B-5 and B-7, and Sec. C-6e, of the manual). I understand that you intend to continue some agricultural activity on the property during the transition period. This should be done in a manner that is protective of the environment so as not to compromise the transition of the property to the use outlined in Resolution R-16-147. Reasonable public access should also be provided during this period.
3) Chap. 8, Sec. D of the manual provides for the operation of an LWCF-encumbered property via a lease or concession agreement. Any lease agreement entered into by the City for management of the LWCF-encumbered property must address the requirements outlined in Chap. 8, Sect. D of the manual. To ensure that is the case, any lease agreement must be submitted to me for review to ensure compliance with these requirements.
4) Failure to adhere to the requirements of the LWCF Act and manual, which apply in perpetuity, will constitute a conversion of use as outlined in Chap. 8, Sec. E of the manual. Penalties for failure to comply with Federal Laws and Regulations are outlined in Chap. 8, Sec. N. of the manual.

I am very encouraged by efforts to develop a new resource management plan for the LWCF-encumbered property. I will be happy to provide technical assistance with regard to LWCF requirements throughout the development of the plan. Given the high level of interest in the property and the level of expertise of individuals who have expressed willingness to participate in the planning process, I feel confident that the Bosque Open Space will be a model outdoor recreation resource for the City of Albuquerque when the final plan is implemented.

Regards,

Judy Kowalski
LWCF State Liaison Officer
State of New Mexico

Cc: E. Fondriest, K. Pearce

December 2, 2020

We are writing to encourage giving a positive review of the Resource Management Plan (RMP) for Candelaria Nature Preserve. We will also express a few concerns and suggestions that we have. I, Peggy Norton, am President of the North Valley Coalition and as people came to me with concerns and I saw problems with the farming practices as I walked nearby, I realized we had the organization to pursue discussing the problems. Dave Parsons is a wildlife biologist who was assigned to the Technical Advisory Group (TAG).

This project started five years ago (2016) when there were no crops planted as of July, people were concerned that herbicides had been sprayed and the hedgerows destroyed. About 20 people met with Matt Schmader, Open Space Superintendent, to express concerns. We never did find out whether herbicide spraying had been approved and what had been used, and no signed contract with the farmer was in place. Furthermore, asphalt tailings were being dumped on the property and rumor had it that a barn was going to be built. We approached Michael Jensen of the Open Space Advisory Board (OSAB) to see if approval had been requested for an extraordinary facility on the property. That set the ball rolling, and Councilor Benton presented a resolution that would result in a management plan being prepared, aligned with the Predock Plan which was prepared but never approved in 1978, returning the farmlands to being a wildlife preserve. It was also determined by Land and Water Conservation Fund (LWCF) officials that the ongoing commercial farming operations violated federal rules for properties purchased with LWCF funds.

The original responsibility for writing this plan was assigned to the Open Space Division, which was directed to form a Technical Advisory Group (TAG). When this responsibility was refused by OSD, a new resolution transferred this responsibility to the Open Space Advisory Board and Michael Jensen was assigned to take the lead. TAG had a two-day workshop culminating in a general plan to restore the land to a mosaic of diverse native habitats. After that workshop, Open Space chose to hire a contractor to write the management plan which included putting out an RFP. SWCA wrote the original plan dated June 2019. There were several rewrites of that plan and this is the final product. Following are my concerns.

1. There is an appendix referred to numerous times in the plan that is on a CD. That CD should be part of the public record for this plan and should have been submitted with the plan for approval.

2. This whole project started with concern over herbicide use, and noticed impacts (one impact was the toad population dropping to zero after a monsoon). This had been an ongoing problem. In 2012, several people, particularly bee keepers, had met with Open Space which resulted in a commitment, in writing, that no herbicides or pesticides would be used on Candelaria Farms (the name for the property at that time). When Open Space was questioned as to why this wasn't followed in 2016, we were told it was not an official policy.

There was a discussion, and differing opinions in TAG about how to address this issue in the RMP. Some people wanted the ban stated, others wanted to be able to use them in an unknown future. The compromise was that no herbicides or pesticides would be used unless approved by a committee that included neighborhood representation. This compromise is not included in the RMP. While the plan writes about an Integrated Pest Management Plan (IPM), it does not include the compromise. It would be easy to include a statement after the IPM plan – "Any herbicide or pesticide use would need to be approved by a committee including neighborhood representation".

3. TAG determined that the Arbor Road access was best and allowed for the Woodward House to be used by Tree New Mexico for the time being and allowed for future use by citizen science activities. We are concerned that there is mention in the plan about access to the property at Veranda and Glenwood. TAG agreed to visual access there and there will be wetlands nearby, presenting safety and wildlife concerns. While we have been assured that access won't be there, if it is in the plan, physcal access is allowed. Primarily, access to the property is visual, and that was determined from public meetings. Additionally, we wanted the asphalt pad which was recently built without approval to be removed.

The formation of a transition team seems important to bring this plan to fruition. OSAB has taken charge of requesting a report at the end of each year, detailing success toward meeting the goals of the management plan. However, we have had 4 Open Space Superintendents in the 5 years of work on this property. There has been loss of habitat due to staff turnover. And the intensity of commercial agricultural activities has intensified, rather than being scaled back, over the 4-year grace period granted by LWCF officials to end the unauthorized practice. While we are working toward habitat restoration, we also want to provide forage for cranes. This has not been very successful for 4 of the last 5 years. There are numerous issues that have not been clearly detailed, and cannot be, in the plan. There will be decisions along the way.

We are attempting to form a friends group but that really would be for a different purpose – not for plan implementation oversight. TAG has been immersed in this plan for over 3 years. We have been

honored to go on field trips with the Habitat Council, a group communicating with each other about habitat restoration at various wildlife sites in the Middle Rio Grande Valley. There seems to be a lot of experimentation going on and sharing of results. We understand there will be a transition plan drawn up and it seems reasonable to include the expertise of any willing TAG members (which are very few), who may have biology degrees and expertise, or represent the local community.

Both of us were very active TAG members throughout the entire RMP development process. We respectfully request that you consider these views in your review and deliberations of the Candelaria Nature Preserve RMP. We offer these concerns and suggestions as our own and not the views of TAG or the North Valley Coalition. Thank you for considering them. Thank you also for taking the time to learn about this exciting project of restoring Candelaria Nature Preserve to a mosaic of diverse habitats.

Peggy Norton

David Parsons

I don't do much email - hope it gets to you.
Thanks, Cori Ewing
[Quoted text hidden]

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21K

Doyle Kimbrough <newmexmba@aol.com> Tue, Oct 22, 2019 at 9:30 PM
To: Cori Ewing <cewing8711@gmail.com>

Thank you Cori.
[Quoted text hidden]

Anthony Anella <anthony@anella.com> Fri, Oct 25, 2019 at 9:43 AM
To: Brian HANSON <bhanson5@comcast.net>, "Adler, Connie" <cadler33@mac.com>, "allen, jeannie" <jeannieallen3017a@gmail.com>, bill balassi <william_balassi@yahoo.com>, richard barish <richard.barish@gmail.com>, "Busemeyer, John" <John.Busemeyer@state.nm.us>, "Cox, Steve" <swcox@spinn.net>, "Dexter, Mike" <medexter49@gmail.com>, "Dunlap, Ann" <dunlapmoffitt@msn.com>, "Elliston, Penny" <epee@nmia.com>, "ewing, cori" <cewing8711@gmail.com>, "galicki, alan" <amgalicki@icloud.com>, "galicki, marta" <mmgalicki@comcast.net>, brandon gibson <bgibson@cabq.gov>, steven glass <jstvglass@gmail.com>, kathleen hall <greenheron322@centurylink.net>, "hiner, greg" <greg.hiner@tpl.org>, "hines, loren" <hinesl_s@msn.com>, "hinks, christianne" <sandhill@swcp.com>, "Homann, Yolanda" <yhomann63@hotmail.com>, "horst, shannon" <shorst@treenm.com>, "hunt, diana" <dianadaleo@yahoo.com>, dave hutton <jamesdhutton4096@gmail.com>, michael jensen <jensen_m_j@hotmail.com>, tricia keffer <tkeffer@cabq.gov>, "kilpatrick, julie" <drjkilp@gmail.com>, judy kowalski <judy.kowalski@state.nm.us>, james lewis <jlewis@cabq.gov>, David Lightfoot <dlightfoot@swca.com>, "Lindsay, Byron" <bliny35@gmail.com>, bernard lujan <bernard_lujan@fws.gov>, heather MacCurdy <heather.maccurdy@state.nm.us>, "magic, brandt" <brandtmagic@gmail.com>, "mccabe, dana" <mccabedana@gmail.com>, Matt McMillan <mmcmillan@swca.com>, "McRoberts, colleen" <cmcroberts@cabq.gov>, "mcvey, katie" <katie_mcvey@fws.gov>, david mehlman <dmehlman@centurylink.net>, "Merriman, Trudy" <President@alvaradoneighborhood.com>, "misquez, santiago" <santiago.misquez@nm.usda.gov>, "Moffitt, Melinda" <dunlapmoffitt@gmail.com>, yasmeen najmi <yasmeen@mrgcd.us>, peggy norton <peggynorton@yahoo.com>, jennifer owen-white <jenniferowenwhite@fws.gov>, dave parsons <dparsons@projectcoyote.org>, bill pentler <wpentler@cabq.gov>, matt peterson <mpeterson@cabq.gov>, alan reed <areed@reedbuzz.com>, ken romig <kenr@dpsdesign.org>, "salvaggio, ruth" <salvaggi@email.unc.edu>, christina sandoval <cmsandoval@cabq.gov>, Matt Schmader <mschmader@unm.edu>, "seavey, drew" <drews@dpsdesign.org>, linda shank <lindamusical9@gmail.com>, carolyn siegel <crsiegel@swcp.com>, "Simpson, Oscar" <oscarsimpson3@yahoo.com>, jim stuart <james.stuart@state.nm.us>, "Swanson, Kent" <kswanson@cabq.gov>, "unze, wayne" <umbizops@aol.com>, "vangils, friedje" <friedje5176@gmail.com>, betsy vanleit <bvanleit@salud.unm.edu>, "Wentzel-Fisher, Sarah" <sarah@quiviracoalition.org>, "Wheeler, Denise" <deniserw@unm.edu>, "White, Kelly" <kwhite@treenm.com>, "Young, Kathy" <kfayoung@gmail.com>
Cc: Anthony Anella <anthony@anella.com>

Mr. Hanson and other members of the TAG:

I am grateful for the work of the TAG. The fact that two professional wildlife biologists serve on the TAG and have helped ensure that ecologic science informs the CNP Resource Management Plan is admirable. I would like to see all the hard work that the TAG put into the CNP Resource Management Plan respected in the future.

For this reason and, in light of the fact that no minutes were kept of the public meeting held on September 11, 2019, I respectfully request that you make the attached one-page document part of the official record. The document outlines the critical importance of tying the CNP Resource Management Plan to a legally-binding survey that runs with the title to the property in a way that clearly, precisely, and quantitatively describes what is allowable under the Plan. The purpose of this survey is twofold:

1. To make it easy for the public to monitor and insist on compliance with the Plan; and
2. To make compliance with the plan less ambiguous and therefore less subject to litigation.

No one knows what future development pressures the Candelaria Nature Preserve will need to resist. No one knows how the vicissitudes of local politics (who happens to occupy the mayor's office, for example) will affect the Candelaria Nature Preserve in the future. This is why such a legally-binding survey that runs with the title to the property is important.

Sincerely,

Tony Anella

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From: Brian HANSON <bhanson5@comcast.net>
Sent: Monday, October 21, 2019 1:08 PM
To: Adler, Connie <cadler33@mac.com>; allen, jeannie <jeannieallen3017a@gmail.com>; Anella, Tony <anthony@anella.com>; bill balassi <william_balassi@yahoo.com>; richard barish <richard.barish@gmail.com>; Busemeyer, John <John.Busemeyer@state.nm.us>; Cox, Steve <swcox@spinn.net>; Dexter, Mike <medexter49@gmail.com>; Dunlap, Ann <dunlapmoffitt@msn.com>; Elliston, Penny <epee@nmia.com>; ewing, cori <cewing8711@gmail.com>; galicki, alan <amgalicki@icloud.com>; galicki, marta <mmgalicki@comcast.net>; brandon gibson <bgibson@cabq.gov>; steven glass <jstvglass@gmail.com>; kathleen hall <greenheron322@centurylink.net>; hiner, greg <greg.hiner@tpl.org>; hines, loren <hinesl_s@msn.com>; hinks, christianne <sandhill@swcp.com>; Homann, Yolanda <yhomann63@hotmail.com>; horst, shannon <shorst@treenm.com>; hunt, diana <dianadaleo@yahoo.com>; dave hutton <jamesdhutton4096@gmail.com>; michael jensen <jensen_m_j@hotmail.com>; tricia keffer <tkeffer@cabq.gov>; kilpatrick, julie <drjkilp@gmail.com>; judy kowalski <judy.kowalski@state.nm.us>; james lewis <jlewis@cabq.gov>; David Lightfoot <dlightfoot@swca.com>; Lindsay, Byron <bliny35@gmail.com>; bernard lujan <bernard_lujan@fws.gov>; heather MacCurdy <heather.maccurdy@state.nm.us>; magic, brandt <brandtmagic@gmail.com>; mccabe, dana <mccabedana@gmail.com>; Matt McMillan <mmcmillan@swca.com>; McRoberts, colleen <cmcroberts@cabq.gov>; mcvey, katie <katie_mcvey@fws.gov>; david mehlman <dmehlman@centurylink.net>; Merriman, Trudy <President@alvaradoneighborhood.com>; misquez, santiago <santiago.misquez@nm.usda.gov>; Moffitt, Melinda <dunlapmoffitt@gmail.com>; yasmeen najmi <yasmeen@mrgcd.us>; peggy norton <peggynorton@yahoo.com>; jennifer owen-white <jenniferowenwhite@fws.gov>; dave parsons <dparsons@projectcoyote.org>; bill pentler <wpentler@cabq.gov>; matt peterson <mpeterson@cabq.gov>; alan reed <areed@reedbuzz.com>; ken romig <kenr@dpsdesign.org>; salvaggio, ruth <salvaggi@email.unc.edu>; christina sandoval <cmsandoval@cabq.gov>; Matt Schmader <mschmader@unm.edu>; seavey, drew <drews@dpsdesign.org>; linda shank <lindamusical9@gmail.com>; carolyn siegel <crsiegel@swcp.com>; Simpson, Oscar <oscarsimpson3@yahoo.com>; jim stuart <james.stuart@state.nm.us>; Swanson, Kent <kswanson@cabq.gov>; unze, wayne <umbizops@aol.com>; vangils, friedje <friedje5176@gmail.com>; betsy vanleit <bvanleit@salud.unm.edu>; Wentzel-Fisher, Sarah <sarah@quiviracoalition.org>; Wheeler, Denise <deniserw@unm.edu>; White, Kelly <kwhite@treenm.com>; Young,

To avoid future misunderstandings over the development of the **CANDELARIA NATURE PRESERVE**, it is critically important to tie the plan to a legally-binding survey that runs with the title to the property that clearly, precisely, and quantitatively describes what is allowable under the proposed plan. The purpose of this survey is twofold: (1) to make it easy for the public to monitor and enforce compliance with the plan, and (2) to make compliance with the plan less ambiguous and therefore less subject to litigation.

Requiring such a survey is standard practice in the Land Trust community. It might be helpful for the Technical Advisory Group (TAG) to consult with representatives of the Land Trust community so the survey meets all of the requirements to be legally binding and most effective over the long-term. Michael Scisco, an Albuquerque resident and former Director of Conservation for the New Mexico Land Conservancy (the state's largest and best endowed land trust), is one possible person to consult. Others include Ethan Epstein, an Albuquerque attorney specializing in conservation easement law, and Matthew McQueen, a New Mexico State Legislator and Santa Fe attorney who also specializes in conservation easement law. There is no need to reinvent the wheel. There are clear precedents for such a legally-binding survey; these individuals and others are familiar with those precedents.

From my experience serving on the boards of both the Rio Grande Agricultural Land Trust and the New Mexico Land Conservancy as well as my experience as one of the developers of the Montosa Ranch (a project that succeeded in protecting from development 30,828 acres of ranchland near Magdalena, NM with a conservation easement), the following items should be shown on the legally-binding survey:

1. Are cars going to be parked within the boundaries of the Preserve? If so, precisely how many and where? Also, precisely how many handicap parking spaces are contemplated and where are they to be located?
2. The precise dimensions and location of the existing Woodward House as well as the precise dimensions and location of any expansion of the Woodward House that is being contemplated now or in the future.
3. The approximate dimensions and precise location of any and all restrooms that are being contemplated now or in the future.
4. The approximate dimensions and precise location of all wildlife viewing blinds or other facilities that are being contemplated now or in the future.
5. The precise dimensions and locations of any and all footpaths in the Preserve that are contemplated now or in the future.

This is not a complete list of everything that should be shown on the legally-binding survey. It is an example of some of the important items that need to be included. In addition to these physical concerns, other less tangible considerations also need to be addressed. For example:

1. How many guided tours are to be allowed during a calendar year?
2. How many people are to be allowed on each guided tour?
3. During what season and what times of the day are the guided tours to be allowed?

How exciting to have a nature preserve for the primary benefit of wildlife in the middle of New Mexico's largest metropolis! No one knows what future development pressures the Candelaria Nature Preserve will need to resist. The point of the legally-binding survey is to ensure it remains a true nature preserve.

Respectfully submitted,
Tony Anella
4 July 2019

STEVE EWING

3401 Rio Grande Blvd., NW

Albuquerque, New Mexico 87107

November 28, 2020

EMAILED TO:

EPC Members c/o Shaima Schultz , Leslie Naji, Alfredo Salas

RE: Candelaria Nature Preserve Tree Farm

Dear All:

Enclosed is an additional packet of information for your review and consideration concerning the Candelaria Nature Preserve Tree Farm. The same packet was previously provided to all members of the OSAB. Most of the issues raised have still not been addressed.

I am requesting that the packet be made part of the record for the EPC hearing on December 10, 2020 and at the City Council hearing to be scheduled.

If you have any questions please advise. Thank you.

Sincerely,

/s/ Steven C. Ewing - Dictated But Not Read

Steve Ewing

cc: Councilor Isaac Benton

++

STEVE EWING
3401 Rio Grande Blvd., NW
Albuquerque, New Mexico 87107

January 14, 2020

EMAILED TO: aeromero@cabq.gov for circulation by Amanda Romero

Twyla McComb, Chair
Open Space Advisory Board
Parks & Recreation – City of Albuquerque

Rene Horvath, Board Member
Michael Scisco, Board Member
Scott Forrester, Board Member
Tasia Young, Board Member
Alan Reed, Board Member
Barbara Taylor, Board Member

RE: TAG – Candelaria Resource Plan
Tree Farm Concerns and Objections

Dear Ms. McComb (Chair), Fellow Board Members and Ms. Romero:

Enclosed are copies of some of the letters and emails that have been submitted to TAG concerning the Candelaria Preserve Resource Plan. Apparently these letters and emails have not been circulated or seen by the members of the Advisory Board. They state the questions, concerns and objections of the neighbors most directly impacted by the proposals. In accordance with the instructions from the 12/17/19 Open Space Advisory Board meeting, I am sending the letters by email to Amanda Romero, who receives information for the Advisory Board, so they can be circulated to and reviewed by the Board Members.

Those letters and photographs are:

1. Undated letter from John Gutierrez.
2. 8/20/19 Email from Friedje vanGils.
3. 9/2/19 Letter from Cori Simms Ewing.
4. 9/22/19 Letter from Cori Simms Ewing.
5. 9/26/19 Email from Gerald Romero.
6. 9/27/19 Letter from Steve Ewing.

7. 9/29/19 Email from the Rio Grande Boulevard Neighborhood Association.
8. 10/7/19 and 10/17/19 Email from Friedje vanGils.
9. 10/16/19 Email from Friedje vanGils.
10. 10/17/19 Letter from Steve Ewing.
11. 10/25/19 Email from Anthony Anella.
12. 10/30/19 Letter from Steve Ewing.
13. 10/31/19 Letter from Alan Galicki and Marta McBride Galicki with attached 8/27/19 letter.
14. 11/14/19 Letter from Cori Simms Ewing.
15. 11/14/19 Letter from Steve Ewing.
16. Four color photographs dated 5/4/19, 10/26/19, 11/16/19 and 12/5/19.

Thank you for considering these comments, concerns and questions.

If you have any questions please advise. Thank you.

Sincerely,

Steve Ewing

cc: Councilor Isaac Benton
Colleen Langan-McRoberts
Brian Hanson
RGBNA
Anthony Anella
Gerald Romero
Friedje vanGils
Alan Galicki
Marta McBride Galicki
John Gutierrez

STEVE EWING
3401 Rio Grande Blvd., NW
Albuquerque, New Mexico 87107

October 30, 2019

Mayor Tim Keller
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Councilor Isaac Benton
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Michael Jenson, Former Lead
Candelaria Nature Preserve
Open Space Advisory Board
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David Simon, Director
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Christina Sandoval
Parks and Recreation Principal Planner
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Open Space Superintendents
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Brian Hanson, Current Lead
Open Space Advisory Board
P.O. Box 1293
Albuquerque, NM 87103

All TAG Members
candelariafeedback@cabq.gov

RE: Comments to TAG Minutes

Dear All:

Despite requests, there are still no minutes for the 9/11/19 public meeting. This was the final public meeting, but the first public meeting where the adjacent neighbors actually knew of the Tree Farm Proposals that were "added late" in the TAG process. Numerous neighbors spoke and there was unanimous opposition to the Tree Farm Proposals of a parking lot, a bathroom, unlocked gates, bus parking, lighting, blinds overlooking neighbor's yards and increased traffic. The reason given for the missing minutes was that the format of the meeting didn't allow for minutes. This is an astounding statement. The preservation of comments by TAG members and

staff are important and can be preserved at a "non-public meeting", but comments by the public at a "public meeting" cannot? Public comments are as important, if not more important, than TAG members and staff. The failure to include these public comments disenfranchises the neighbors most directly impacted by these proposals. In essence, the voices of the public are eliminated and conveniently lost. As one of the neighbors previously wrote, the concerns about the impact on the neighbors, "seemed swept aside, much to the chagrin of our neighborhood group. I know studies take time and money, but this is a big deal and certainly requires much more in the way of information." The verbal public comments being swept aside at the 9/11/19 meeting is also a "big deal". The failure to preserve the public comments make the neighbors question the entire process.

There has been no response to the points raised in my 9/27/19 letter. There has been no response to my 10/17/19 letter. TAG members stated that the points raised in these letters need to be discussed and considered.

The "mock up" of the Tree Farm was to be deleted. (See 9/30/19 minutes). Yet, at the very next meeting the "mock ups" were voted on. The inconsistencies with this approach raise trust issues with the neighbors.

The three proposals voted on at the 10/7/19 meeting have not been accurately stated, preserved or recorded. Tallying the votes on all three proposals show more study is needed.

The neighbors were advised that there would be no lighting at the Tree Farm since this is "Open Space". In light of the recent article about lighting at the Valle de Oro, the prohibition about lighting needs to be in writing.

If you have questions, please advise. Thank you.

Sincerely,

Steve Ewing

STEVE EWING
3401 Rio Grande Blvd., NW
Albuquerque, New Mexico 87107

November 14, 2019

Colleen Langan-McRoberts
Open Space Superintendent
1801 4th St., NW
Albuquerque NM 87102-1425
cmcroberts@cabq.gov

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All TAG Members
candelariafeedback@cabq.gov

RE: TAG and Tree Farm

Dear Colleen:

I am perplexed by your November 7, 2019 email. The neighbors have submitted more than a dozen letters. Those letters were written not only to preserve facts and statements, they requested answers, responses and explanations. At a minimum, the neighbors are entitled to know what the 3 proposals voted on were, who was entitled to vote, who actually voted, and whether the vote was legal. I'm sure you would agree that providing answers to those questions only seems fair. You indicated at the 10/18/19 meeting, concerning who gets to be on the TAG Committee and who gets to vote, that you were confused about the process. If you're confused, how do you think the neighbors feel?

At the 10/18/19 meeting, three members of TAG stated they had very good notes of the 9/11/19 meeting. You then stated that a composite or compilation of the notes would be done for minutes of that 9/11/19 meeting where the opposition was overwhelming against a parking lot, bathrooms and unlocked gates and buses at the tree farm. Now you have decided there will be no minutes for that meeting. Is there a reasonable explanation as to the change in position other than you are "not required to". Do you have any basis, evidence or support for this statement? Please provide it or tell me where I can find it.

R-16-147 provides that:

5. Summary
   The intent of the public outreach/engagement plan is to have strategies and recommendations within this Resource Management Plan that are substantiated by a robust public discussion that was inclusive and transparent. It is the hope of the planning team that the public outreach effort creates long-standing community commitment for the stewardship of Candelaria Nature Preserve.

Ignoring and intentionally omitting public comments is not inclusive, is not transparent and does not bode well for creating a long-standing neighborhood commitment for stewardship of the project.

At the 10/18/19 meeting, when difficult issues were raised, you stated, out of the blue, that "I'm leaving. I can't deal with this. I'm hungry." You then stated that the City would write a letter for Dave Simons to review. As the leader of this project, that does not instill confidence that issues are being handled in a straight up manner.

You supposedly want to meet to discuss the situation. When important issues are predetermined and already decided, before people who are the most impacted are given a chance to participate and raise concerns, you can see why the offer to cooperate rings a little hollow. Despite the fact that no answers have been forthcoming, we will still agree to meet with you. It would probably be best if another open space representative is also present. I trust you will provide answers to our questions and concerns at that time.

I will await your response, advise the neighbors of the current status and provide your email and my response to it. Thank you.

Sincerely,

Steve Ewing

STEVE EWING
3401 Rio Grande Blvd., NW
Albuquerque, New Mexico 87107

October 17, 2019

Mayor Tim Keller
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P.O. Box 1293
Albuquerque, NM 87103

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Brian Hanson, Current Lead
Open Space Advisory Board
P.O. Box 1293
Albuquerque, NM 87103

All TAG Members
candelariafeedback@cabq.gov

RE: Nature Center Tree Farm Proposals

Dear All:

I just learned yesterday that TAG has scheduled another meeting for Friday at 9:30 a.m. This is obviously a bad time to schedule a meeting for the neighbors. As a neighbor of the Tree Farm, I would respectfully request that the TAG Committee slow down the rushed process concerning the Tree Farm and reconsider the decision of October 7, 2019. This is especially true since several TAG members stated or agreed at the last meeting on October 7, 2019, that more studies and more analysis were needed concerning a parking lot at the Tree Farm and the impacts on the neighbors. Several TAG members also expressed their reservations that there was no time to

discuss important issues that needed to be addressed before a vote was taken or final action was taken.

Some of the concerns and issues raised by the TAG members that need additional study and discussion are:

1. The need for a parking lot at the Tree Farm has not been established.
2. Statements that TAG members were "not ready" to discuss the points raised in my September 27, 2019 letter and that there was too much to discuss.
3. Why couldn't visitors just walk out of the Nature Center, not the Tree Farm, to view the preserve?
4. An oversight committee was necessary permanently or at the very least during a transition period.
5. The plan concerning the Tree Farm was intended to be a partnership between the City and the neighbors, yet the neighbors' concerns were not adequately studied or discussed.
6. That there had been no cost to manage the area in the past 30 years but it will now cost big money which is not available.
7. That no money exists now to take care of the area so "how can we do a parking lot"?
8. The alternative potential locations need to be studied.
9. That any action on the Tree Farm requires study and discussion and analysis on the following:
    - The need for a parking lot at the Tree Farm.
    - "TAG did not require or make an Accessibility Study" or "Impact Study".
    - What the capacity a parking lot should be limited to in order to preserve the natural characteristics of the area.
    - The air impact on the neighbors has not been considered.
    - The impact on the ground and soil has not been considered.
    - Whether existing locations are sufficient.
    - That the Woodward House has been and is now available for buses, tours and students.
    - That any parking results in gasoline and oil contaminants not conducive to nature and open space.
    - That the current Agreement concerning the Nature Center does not permit a parking lot at the Tree Farm and would require an Amendment to the Agreement.
    - The cost of the project.
    - The total impact of the project on the neighbors.
    - Whether the concerns of the neighbors on Cherokee and Arbor were adequately considered.
    - That additional and alternative sites require study and discussion.
    - That additional access may not be necessary for potential ADA access.
    - That alternative plans required study to be in compliance with Rank II Plans.
    - That parking areas and any additional parking at the Nature Center, Woodward House and Tree Farm "need much more thorough discussion".

It was stated at a previous TAG meeting that the area "requires the greatest sensitivity possible" in determining actions and plans. At the 10/7/19 meeting the TAG Committee voted on three proposals. When tallying the votes for all three proposals, a majority of the members voted for additional study.

Brian Hanson emphasized at the 8/15/19 TAG meeting that "TAG is hoping that the four neighbor groups that are part of TAG are providing input that represent the neighbors' concerns." Yet, the vote on 10/7/19 continued without hesitation even after it was pointed out that the RGBNA representative had voted against and in direct opposition to the RGBNA's Board expressed position that it opposed a parking lot at the Tree Farm. Continuing with the vote at that point, with the knowledge that one of the four neighbor groups was not being adequately represented, and without addressing the issue, seems to the neighbors to be unfair, unreasonable and rather cavalier.

Before the neighbors adjacent to the area even knew of these proposals, Colleen Langan-McRoberts had stated at a 5/21/19 meeting that the "Tree Farm is too disconnected from the Land - community will not get a connecting, engaging experience to the fields to encourage them to become stewards." Nothing has changed since this statement. The Tree Farm is not an appropriate location for a parking lot or a bathroom. Please reconsider your prior decisions, respect the opposition of the nearest community, and remove any plan of a parking lot from the Tree Farm. Thank you.

Sincerely,

Steve Ewing

Diane Ostrye

From:	Eleanor Walther <eawalth@comcast.net>
Sent:	Sunday, September 29, 2019 12:32 PM
To:	candelariafeedback@cabq.gov
Cc:	eawalth@comcast.net; Rena Dragoo; dostrye@steveewing.com; steve@steveewing.com; newmexmba@aol.com; S Shave hotmail; pstelzner@aol.com
Subject:	Feedback on the Candelaria Nature Preserve Plan

Rio Grande Boulevard
Neighborhood Association
PO Box 6463
Albuquerque, NM 87197-6463

Re: Candelaria Nature Preserve Plan
(Proposed parking lot on Rio Grande Boulevard)

Dear Sir or Madam;

The board of the Rio Grande Boulevard Neighborhood is unanimously opposed to the placement of a parking lot on Rio Grande at the City of Albuquerque Tree Farm on Rio Grande Boulevard. Our opposition is based upon concerns raised by board members, individual members, and other individuals living in the vicinity. We are opposed also because we believe the proposed use violates the letter and/or intent of City of Albuquerque Plans, Laws, and numerous sections of the Integrated Development Ordinance.

Violation of Plans -

Comprehensive Plan – The Comprehensive Plan description of North Valley Characteristics includes: "• Rural landscapes • Mature trees, agricultural fields, acequia system". All of these are at the Tree Farm and the placement of a parking lot at this location would be inconsistent with these assets in the North Valley

Integrated Development Ordinance (IDO)

The first section of the IDO that would be violated by a parking lot at this location is 5-9(A) regarding "Neighborhood Edges". The purpose of this section is "... to preserve the residential neighborhood character of established low-density homes in any Residential zone district on lots adjacent to any Mixed-use or Nonresidential zone district." The proposed parking lot is a Nonresidential use adjacent to residential uses on three sides. Placement of a parking lot adjacent to three residential lots does not protect those three sides.

The second section of the IDO that would be violated is 5-2(C) regarding the "avoidance of sensitive lands" … including "Irrigation Facilities" and "Large stands of mature trees". As a Tree farm this site includes both irrigation features and mature trees.

There is no indication that there are any plans to "avoid creating … otherwise objectionable condition(s) that would create adverse impacts on the residents … on neighboring properties". Dust, exhaust fumes, and noise would clearly be a "nuisance interfering with the use and enjoyment of adjacent properties". See sections 5-13(A)(1) and 5-13(A)(6) of the IDO.

Increased foot traffic adjacent to residents would also interfere with the use and enjoyment of adjacent properties.

Major Open Space Facility Plan (1999)

States that parking should be provided by the City "**Adjacent**" to Rio Grande State park not located on a minor arterial a mile away.

Necessity(?), security, and quiet enjoyment

The Rio Grande Nature Center has 124 parking places at the west end of Candelaria plus 10 handicapped spaces. This seems to be more than enough for any event held there. There is no need to add 30 spaces about a mile, by car, away from the main buildings.

According to comments from the Open Space Director there are no plans to have a manned presence at the proposed parking lot on Rio Grande Boulevard. Could this be an invitation to vandals, thieves, and other objectionable characters into a residential area?

The proposed location for the parking lot is surrounded on three of the four sides by low density residential lots. Families who live here include the descendants of families who have lived in the North Valley for generations. They have raised children, built houses, and worked hard to preserve the rural, quiet feel of the neighborhood. A parking lot adjacent to their homes has the potential to destroy their quiet enjoyment of the living places they have built.

Conclusion

The Technical Advisory Group appears to have done an excellent job in developing a plan that separates two conflicting populations: wildlife and humans who wish to see them in their native habitat. They have not done as good a job in separating humans from one another to avoid a similar conflict between residents and visitors. We respectfully ask that the proposed parking lot be removed from the plan.

Sincerely,

Eleanor Walther, President
for the Board of the Rio Grande Boulevard Neighborhood Association

cc: Suzanne Shave, Vice President
Patricia Stelzner, Secretary
Doyle Kimbrough, Treasurer
Steve Ewing, Member
Rena Dragoo, Member

11/29/20

Dan Serrano, Chairman
Environmental Planning Commission
Albuquerque Planning Department
600 2nd Street NW, Third Floor
Albuquerque, NM 87102

Emailed to: Leslie Naji, Staff Planner - (lnaji@cabq.gov)

Re: Tree Nursery Tract (TNT) "The pedestrian access gate will also serve as the main route to the CNT along the Duranes Lateral..."- (Candelaria Nature Preserve Resource Management Plan (RMP) December 2019, p. 94 & p. 98)

Dear Mr. Serrano and EPC Board Commissioners:

Please consider the following for the Tree Nursery Tract (TNT) portion of the Candelaria Nature Preserve Resource Management Plan (12/19 RMP). Please, for the moment, consider this TNT area as if you owned one of the homes on three sides of the TNT.

1. Both the City Council Resolution and the Candelaria Nature Preserve Resource Management Plan (RMP) state, "The RMP shall utilize as its basis and **shall not reinvent but rather clarify and update the conclusions and goals of previous plans, in particular the 1979 Predock plan."** (R-16-147, p.4; RMP, p. 9) The 1979 Predock Plan did not list Rio Grande Blvd as an entrance and indeed was specific as limiting the entrance to Candelaria only:

    * **"Public access would be limited and located off Candelaria Boulevard only." (Master Plan Rio Grande Nature Center and Preserve, 1979 Predock Plan, p. 44)**
    - Michael Jensen, the Lead TAG Chair, even noted such in the June 2, 2017, TAG minutes after researching the Open Space files concerning the Tree Farm: "Tree Nursery...Some Options:..."Use it for additional parking and access to CFP (**although that was intended to be through the RGNC** and only as part of scheduled guided tours)"

2. Please note that **several of the residences** that live around the TNT **have longevity** in the area. Two of the properties have been in families since the 1940's. One has lived there since the 1960s. Another moved there in 1974.

3. **All Residences on the 3 sides** of the TNT are **now bound** by the **recently imposed Major Public Open Space Edges,** as **all are within 330 feet.** (IDO Nov. 2020, P. 227, 5-2(J) (1), Lots within 330 feet of Major Public Open Space.) Please note that a chain link fence surrounds the TNT.

4. **Ironically, the City does not seem to abide by the Waste, Trash and Fire laws and rules at the TNT that the City created:**

A. 4-3(E)(16) <u>Waste and/or Recycling Transfer Station (IDO, November 2020, p. 189)</u>
4-3(E)(16)(a) This use is prohibited within 330 feet of Major Public Open Space.

On May 22, 2019. KRQE ran a story, "Neighbors call out city for dumping trash at Albuquerque tree nursery." Mark Chavez, City's Park Superintendent was quoted:

> Chavez said it's a convenient spot for park crews.
> 'We'll take it there and then when we have enough for a large truck, we'll haul it out to the dump.' he said.
> (www.krqe.com, posted May 22, 2019)

New Mexico Environment Department defines waste as:

> **"Solid Waste (non-hazardous waste) can be broadly defined as any Material no longer used for its intended purpose. It is what most of us think of as "trash" or "garbage".**
>
> "More specifically the EPA defines solid waste as any garbage or refuse, sludge from a wastewater treatment plant, water supply treatment plant, or air pollution control facility and other discarded material, including solid, liquid, semi-solid, or contained gaseous material resulting from industrial, commercial, mining, and **agricultural operations, and from community activities.** Nearly everything we do leaves behind some kind of waste."
> (New Mexico Environment Department Website, select Waste, then select Solid Waste.)

The City claims in addition that large material waste piles at the TNT are from the 300 parks and they call them green waste. (Colleen McRoberts, RGBNA meeting 12/10/19) These piles are huge.

All of this raises questions:

1. At the Facilitated Meetings, Mark Chavez indicated that it cost $70,000-$100,000 to move the piles. (RGBNA Facilitated Meetings, 10/22/20 & 11/12/20) As someone wrote in the Zoom Chat log, "The green waste is continually brought in. If it keeps coming in and you have to haul it away that is an ongoing cost. Why keep bringing it in?" (Zoom Chat Log, Facilitated Meeting 10/22/20)

2. If these huge piles are really only green waste & are supposed to go to a compost/recycling center...how do the chipper/hoggers handle all the black garbage bags that are now buried under, thrown in, or thrown on top of the waste? Doesn't that gum up the chippers?

3. One neighbor questioned – who knows what people put it park garbage bags? On 12/5/19 there is a photo of hundreds of black garbage bags piled on the ground in the NE area of the TNT. No one has proven that the numerous black plastic garbage bags only contain green waste.

4. The **City** also said that **no more trash was brought into the TNT after December 2019.** (Mark Chavez, 11/12/2020 Facilitated Meeting) **But there was another quite large black trash bag event on May 7, 2020** that involved numerous city trucks, numerous city garbage trucks, long trailers filled with black garbage bags, numerous employees and lots of idling engines. There might have been more, these two just happen to be the two large garbage transfer days that I saw. **Black garbage bags are also buried under the large park debris piles at the back of the TNT.**

5. **TNT does <u>not</u> have a water monitoring well.**
   In 2018 GSA installed six groundwater monitoring wells.
   (RMP, p. 36; to see locations of the 6 wells in the CNP see RMP- p. 34)

6. Groundwater depth varied from 7-14 feet. That water depth matches neighbor's wells that live around the TNT. At the neighborhood meeting on 12/10/19 when the trash and large piles were discussed, along with concern for the shallow water table, a city employee noted that we, the neighbors, don't drink the water. But neighbors do use well water along with ditch water for their orchards and vegetable gardens and the fruits and vegetables from these are consumed by the neighbors and others.

B. City of Albuquerque, Council Bill No. 0-19-63, Enactment No. 0-2019-012 Adopted on May 29, 2019 - Regarding the **Fire Code – Exhibit A - page 16:**

> "**105.6.54 Waste handling.** An operational permit is required for the operation of wrecking yards, junk yards and waste material-handling facilities.
>
> > **105.6.54.1 Recycling operation.** An operational permit is required to operate commercial recycling operations.
>
> **105.6.55 Wood products.** An operational permit is required to store chips, hogged material, lumber or plywood in excess of 200 cubic feet (6 m3)."

On November 12, 2020, during the Facilitated meeting, when asked if the City had such a permit for the TNT, **Mark Chavez answered why would they apply for such a permit if they are going to get rid of it?**

C. On the **New Mexico Environment Department** website, the TNT at 3301 Rio Grande Blvd., NW is **not listed as a Permitted Transfer Station.** It is **also not listed as a Registered Compost Facility.** (New Mexico Environment Department, Permits & Licenses, Waste, Solid Waste, Other Resources, Lists of Permitted and Registered Facilities)

Other Neighborhood Issues with the Proposed TNT plans by the City and RMP:

1. **City has used** the **TNT as a Waste site** because it is **"Convenient"** violating regulations.

2. Neighbor's complaints seem to go into the circular dead file.

3. After reading a newspaper article, "Cultivating Conservation" in the Albuquerque Journal on July 28, 2019 about proposed changes to the Candelaria Nature Center area, I looked into a few layers listed on the Website in the article for more information. It showed a proposed parking lot at the Tree Nursery. On 8/2/19, I phoned Colleen McRoberts office. I noted detailed studies for the soil and wildlife, but **did they have any to protect the neighbors? Colleen said that her only mandate was to increase public access.**

4. **It is unclear what numbers are involved.**

   "Annually thousands of people use the access trail
   from Candelaria Road and **upwards of 250,000 people use the Nature Center."**
   (RMP, p. 118)

   Rio Grande Nature Center estimated car count- "Heather (RGNC) cited rough attendance statistics based on **car counter: +-2600 visitors in cars last week**. But not same numbers come through RGNC building...many skip off to Bosque trails." (Heather MacCurdy, Superintendent Rio Grande Nature Center, TAG Minutes, May 21, 2019)

   City down plays numbers how many will use the proposed TNT:
   Colleen McRoberts @ 10/22/20 Zoom Facilitated meeting said –
   groups of 24 only 3 times a week. On the Zoom chat log, someone else stated
   "...plus student groups of 60? Looks like could be in the thousands."

5. **Numerous Bus Bays** are shown on all of the draft TNT drawings.
   Buses idle their engines.
   There is no designated Bus parking at the Nature Center (RMP P. 89 & p. 90)
   On all draft TNT plans, 3-4 Bus Bays are shown (presented by the city at 12/10/10 RGBNA Meeting)
   Why is it OK to have Actual Bus Parking at TNT & not at the Nature Center?

6. **Parking At TNT**:
   Draft TNT plans show 15-22 car parking spaces. (+ ADA parking)
   RMP p. 122 – "the number of spaces proposed, 30, was established..." Inconsistent?
   Why can't it be at the Nature Center? Or at Woodward House? Or at Glenwood? Or be shared?

7. **No Parking – All of Campbell Road on Both Sides** – entire 0.6 Miles West of Rio Grande Blvd. down to the end of the road at the entrance to the drainage ditch and bike paths.

8. **No Parking – Last Block of Candelaria** – to the end – up to the Large Metal Nature Center locking Gates. No parking is allowed on either side of this last block of Candelaria.

-On 8/15/19 Heather McCurdy, Superintendent of the Rio Grande Nature Center said that there was no parking in that last block for fire access.
(Personal notes from 8/15/19 TAG Meeting)

-Recently I spoke with a resident who lives in last block of Candelaria by the Nature Center: They moved there in 1983 around the time the Nature center building was being built. **Parking on Candelaria was not only a problem, it was dangerous**. Cars parked on both sides of the street, on curbs and into driveways. Parents were getting strollers and backpacks out of cars . Kids, dogs, and bikes would come out from in between cars as cars zoomed up and down the road both ways. Looks like there were dual reasons for the no parking.

-For the Record - On 10/24/20 at 9 am there were 25 cars parked on Trellis Road and the Nature Center metal gates were wide open. Trellis Road runs North/South and is just East of the last block of Candelaria where there is no parking.

9. **Parking on Cherokee**:

-Parking on Cherokee – (North of TNT) Will it become secondary parking lot?

-Facilitated meeting 10/22/20 – we asked for same protection -no parking as on Campbell Road and at the end of Candelaria.
-City answer was - Signs will be posted discouraging parking.
The same is listed in the RMP on page 98 -"Additional signs discouraging parking along the residential streets will be posted."
-This won't help and puts the burdon on the homeowners for the problem they didn't create or agree to.

10. **Public Bathrooms**:

Neighbors on 3 sides do Not want Public Bathrooms in the TNT
-Without a TNT responsible Employee – Bathrooms become a problem?
-Mark Chavez stated there are TNT gate lock issues
(Facilitated meeting - 10/22/2020)
-Maintenance money questioned
8/15/19 CNP Draft Budget handed out at TAG Meeting listed
$5000 total estimated operational ongoing costs for the Tree Farm. This is nowhere near enough.
RMP Implementation Budget for the entire CNP is listed on pages 108-112 Of the December 2019 RMP. During the Facilitated meetings (10/22/20 & 11/12/20) we asked about the TNT maintenance budget and were referred to the budget pages and figures in the noted RMP. We still do not see a line item budget for maintenance for the TNT.
-Even if public bathrooms were located at the back center of TNT, that is a very long run for pipe line for water & sewer from Rio Grande Blvd.
-Septic tank? Shallow water tables.

11. Rio Grande Traffic

-Recently Rio Grande Blvd was reduced to 2 lanes – to calm traffic
-Roundabout at Rio Grande & Candelaria – to slow traffic
-City proposal at the TNT: Tree Nursery, Public Bathrooms, parking lot, Bus Bays, Educational building, Storage, Shade Structure, Grow Out Stations, & still use TNT for Parks Maintenance
Create new traffic problem?
Safety for homes across street on Rio Grande?
Pedestrian, Stroller and Bicycle safety?
Safety – Large Equipment use around children/people?
-No Safety or Impact studies?
-One home across street – numerous cars have crashed into property

12. Herbicides:

-"Exotic trees, such as Siberian elm, Russian olive, and tamarisk, shall be removed. As approved by the OSD, stumps of exotic trees may be treated with herbicides to prevent regeneration." (RMP, p. 82)
- There are lots of elm trees along the ditches. At the TAG meetings there were many discussions about removing elms. At the last Facilitated meeting on 11/12/20 the City spoke about using an adjustable plan, but still retaining flexibility to use herbicides. Neighbors have concerns about the use of herbicides affecting their trees and vegetation and the shallow water table.

"You are Lucky to Live Here…"

-TNT neighbors have been told this many times - by City & TAG
To paraphrase the second part of what is said–
"Now it is time for you to Share it"
-City Employee – "It is going to happen whether you like it or not."
(12/10/29 Rio Grande Blvd. Neighborhood Meeting- Referring to TNT Changes)
-TAG members – The Alvarado Gardens Neighborhood has taken the burden of the Nature Center for a long time. It is now time for others also.
-Please keep in mind that the Neighbors on 3 sides of the TNT:
Share the traffic getting to Candelaria/Nature Center along Rio Grande Blvd.
Rio Grande Blvd traffic is pretty heavy despite houses actually on the road.
Residential Road - Lots of homes from Indian School to Alameda.
The City has used the TNT inappropriately for years.
We have dealt with the trash, smells, piles, dust, and heavy equipment, for the 300+ city parks for years.
- Abandon Ship?
As One Neighbor Suggested during the Facilitated Meeting.
Abandon the TNT Proposed Plans and make it the Tree Farm that it was supposed to be?

Yes, we are lucky to live where we do in the North Valley. Yes, we do value Open Space, even more than ever now with the Covid Pandemic. The City has been incredibly dismissive when we asked questions about safety, about the trash, about Cherokee Road becoming a second parking lot, when we questioned appropriateness of Waste Transfer and the safety of the enormous waste piles.

The reason for the entire revamping the Candelaria Nature Preserve is non-compliance. It also appears that the City's management of the TNT is also non-compliant. None of the neighbors on all three (3) sides of the TNT are breaking any laws and were not in any way responsible for the non-compliance. **But, by turning the TNT into a parking lot, with Bus Bays, Public Restrooms, Shade Structures, Education Facilities in addition to still allowing the Park Management to use it for the 300 parks and to only put signs to discourage parking on Cherokee Road, are you asking the adjacent neighbors to take on a big burden of the City's fix to a problem that we did not create?**

Now the City is starting to clean up the TNT, only after being forced to do so and only because they now want to use it as an integral part of solving their non-compliance issues.

If the neighbors did all these things, we would be in trouble.

Stay safe & well,

Cori Simms Ewing
Tree Farm Neighbor

cc:

Councilor Isaac Benton – ibenton@cabq.gov
Nathan Molina, Policy Analyst to Councilor Benton – nmolina@cabq.gov
Shanna Shultz, COA Council Services, City Council – smshultz@cabq.gov
Amanda Romero, Secretary of OSAB for distribution to all OSAB Members – acromero@cabq.gov
Twyla McComb, Chair of OSAB
Taylor Bui
Barbara Taylor
Michael Scisco
Don Meaders
Scott Forrester
Tasia Young

Gil and Liz Carrillo
3225 ½ Rio Grande Blvd NW
Albuquerque, New Mexico 87107

RE: Candelaria Nature Preserve and Tree Farms

Our property, along with two other properties are adjacent to this area directly on the south side of the fence. Our concerns have been many over the years. It begins with the lack of maintenance on the property behind the fence and beyond. The entry to the Tree Farm is never maintained, unless we are consistently contacting the City for maintenance. Maintenance for the Trees that are adjacent to our property are supposed to be maintained, but they are not. The whole area on the north side has been a dumping ground for many years. The weeds on the south side and between the trees have been out of control.

If the plan goes forward, how is the City going to ensure that the property is maintained. We are very concerned with lack of accountability for this property that is on Rio Grande Blvd, one of the most traveled roads in Albuquerque.As mentioned, in the last meeting, this area was noted as an “historical site”. The sign has been missing and the City has not replaced the signage. The pole is still there, but no replacement signage. A formal “zoning complaint” was submitted by Mr. Steve Ewing. We agree and would like this complaint addressed. How can this project go forward, when there are unresolved concerns. This property should follow the Zoning that it was initially intended for. We feel that this is a lack of concern for these violations. How can we feel comfortable going forward.

If this project goes forward:

1. Restrooms is not a good idea. This is a potential problem and invite for problems
2. The placement of a parking area needs to be in the middle, in order not to affect the neighbors on the south or the north, with

fumes coming from vehicles/buses. I ask you, would you like to live near fumes.
3. The trees must remain on the property, BUT, must be maintained in order for the property owners on the south don't see the ongoing traffic or that people are not seeing into our property or walking near the fence. This is truly a violation of our privacy.

Thank you for reviewing and addressing the concerns.

Gil and Liz Carrillo

October 31, 2019

Mr. Brian Hanson
Chairman, Candelaria Nature Preserve TAG

Dear Mr. Hanson,
Please accept this as an amendment to the letter below dated August 27, 2019, which was written before we fully understood the extent or details of the plan proposed for the Tree Farm as part of the Candelaria Nature Preserve.

We are very supportive of the creation of the Candelaria Nature Preserve for the Albuquerque community but would like to express our concern about the negative impact on the environment of proposed parking, lighting, and restrooms at the Tree Farm. Now that we have had a chance to learn more about the plan and attend TAG meetings, we endorse the letter written to you by the Rio Grande Boulevard Neighborhood Association and also the letters of our next-door neighbor, Steve Ewing, opposing the development of the Tree Farm and describing the contradictions in the process. We also believe it is critical for public trust to have minutes of the pubic meeting of September 11, 2019 and also a full record of oral and written public comments.

We support further studies to assess the actual need, location, and extent of additional parking. Furthermore,

the number of proposed parking spaces is not based on any scientific data or studies and they are purely arbitrary.

We have owned our property on Cherokee Road, directly across from the Tree Farm, since 2016. We find it shocking that the TAG team/Open Space have never contacted us by US Mail or even a flier in our mailbox to alert us to the fact that the Tree Farm would be developed and to include us in the dialogue. We only heard about it through various neighbors in July of this year. Public engagement and input from our neighborhood community has not been embedded in the process but appears to have emerged as an afterthought. Furthermore, the 30-car space and 4-bus bay parking lot development at the Tree Farm was an add-on near the end of the process, only a few months ago!

Thank you for including these comments, which is an amendment to our original letter as below, and for ensuring that they are recorded.

Yours sincerely,

Alan and Marta McBride Galicki
3403 Rio Grande Blvd NW
Albuquerque, NM 87107

July 6, 2017

Ms. Barbara Taylor, Director
Parks and Recreation Department
City of Albuquerque
1801 4th Street NW
Albuquerque, NM 87102

RE: Interim management of Candelaria Farm Preserve

Dear Ms. Taylor:

We are neighborhood representatives (and members of the Candelaria Farm Preserve Technical Advisory Group - TAG) with an interest in the present day operation of the Candelaria Farm Preserve (CFP) and pursuit of the goal of restoring the area to be in compliance with LWCF rules and regulations and City Council Resolution R-16-147. This letter continues the dialogue from previous letters toward achieving a shared goal of making the CFP a popular wildlife destination in Albuquerque. Some of the information being requested will be useful to the deliberations of the TAG.

There was no mention in your letter of April 20, 2017 about our recommendation for a system of accounting for revenues and expenses by the farmer.

- Has an accounting system been established? If so, we would appreciate receiving that information.

Receipt of such information on a regular basis would help the TAG develop budget estimates for implementing the new management plan.

In that same letter, you stated that fields 4B and 4C would be harvested and baled, with a plan to subsequently plant sunflowers, milo, sorghum, or fescue. Field 4B is currently tilled and prepared for planting, and field 4C has been planted with some crop that is just starting to grow. It was our understanding the field 4D would not be mowed until fall/winter and then gradually mowed and left in place. But that field was recently mowed and baled. Presumably, a winter wildlife forage crop will planted in this field.

- Please indicate which crops have been or will be planted in these fields and when.
- Please explain why field 4D was harvested and baled.

According to the same letter, field 2D was planted in spring oats, forage peas, or spring wheat.

- Please confirm what was planted in this field and when.
- Will the farmer be permitted to harvest the crop and, if so, when?
- When will it be planted for wildlife forage, and will it be milo or sorghum to provide bird forage in the fall/winter?
- How will that crop be managed to maximize its value to wildlife?

Per your letter, fields 1A and 1B were to be left unbaled and mowed gradually over the course of the fall/winter migratory bird season, leaving the plant material and seeds in the field. We note that those fields have been recently harvested and baled by the farmer.

- Please explain why these two fields were harvested and baled and how they will now be managed for wildlife habitat and forage.

The contract states that the farmer is permitted to harvest crops from 50 acres designated as the “Agricultural Crop Area.” The contract further states that the farmer is prohibited from harvesting crops from the “Wildlife Cropping Area.”

- Please confirm that fields designated for wildlife habitat and forage will not be harvested

in the future.
For the CFP to truly function as a “wildlife preserve,” resident wildlife needs sufficient undisturbed habitat and forage year-round.
It was very helpful to get the label when Cornerstone herbicide useage was planned. We did not see the herbicide being used at the time for which we received the notice.

- If there are plans to use herbicides in the future, we will appreciate receiving a similar warning.

However, if the farmer is choosing not to use herbicides, we thank you.
Many seeds, including agricultural crop seeds, are pre-treated with neonicotinoid pesticides, which are known to be highly toxic to pollinators and other wildlife. Names vary, and the information provided on labels is essential to avoid the use of pesticides (all of which are banned) on the preserve.

- Starting now, please provide labels for all seeds to be planted in all fields, so we may be assured that the entire CFP remains pesticide-free and pollinator-friendly.

We reiterate that the City Council Resolution (R-16-147) affirms that “the Candelaria Farm Preserve is to be managed as a nature study area and wildlife preserve providing access to outdoor recreational opportunities for all residents and visitors, as required by the LWCF Act… .”
The Resolution further encourages the use of “organic farming practices,” “prohibits” the use of pesticides, and requires that the “use of herbicides shall be minimized.”
Furthermore the Resolution requires “conformance with LWCF rules.”
The letter from the state LWCF representative to the City allows the City 3 years to “undertake the transition from recent agricultural activities to “the use outlined in Resolution (R-16-147),” which is a “nature study area and wildlife preserve,” that provides “outdoor recreational activities.”
The City faces a substantial challenge to achieve LWCF compliance by the 3-year deadline established by the LWCF. Half of the first year has already passed. Our purpose in raising these issues is to assist the City in meeting this challenge. As concerned citizens of Albuquerque, we are dedicated to monitoring this endeavor until final compliance is achieved and an effective monitoring/oversight system is in place for the CFP. As community citizen volunteers, our goal is to “work ourselves out of a job” as soon as possible.
Please address the questions and concerns noted in this letter. We would find it very useful to meet with you and/or Open Space staff to discuss and resolve these issues.

Sincerely,

Peggy Norton, President
North Valley Coalition
Carolyn Siegel, President
Alvarado Gardens Neighborhood Association
Christianne Hinks, Representative
Rio Grande Neighborhood Association
David Parsons, Member
Alvarado Gardens Neighborhood Association
Cc:
Isaac Benton, City Councilor, District 2
Diane Dolan, Policy Analyst - City Councilor Isaac Benton
Judy Kowalski, LWCF State Liaison Officer
Michael Jensen, Chairman of Open Space Advisory Committee

Cori Simms Ewing
3401 Rio Grande Blvd NW
Albuquerque, NM 87107
344-8711

11/14/19

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City of Albuquerque
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Councilor Isaac Benton
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Michael Jenson, Former Lead
Candelaria Nature Preserve
Open Space Advisory Board
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David Simon, Director
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Albuquerque, NM 87102-1425

Brian Hanson, Current, Lead
Open Space TAG Candelaria Nature Preserve
PO Box 1293
Albuquerque, NM 87103

13 TAG Members Cc'd
in 11/7/19 McRoberts E-Mail to Ewing – copy attached
cmroberts@cabq.gov

RE: Response to Colleen McRobert's 11/7/19 E-Mail – TAG Tree Farm Proposals & Dates to meet neighbors at Tree Farm

Dear Colleen Langan-McRoberts:

The number of times TAG met is impressive and the hours TAG members have invested are many. Thank you. At the same time, TAG has not responded or addressed most of our questions and concerns since we found out about the Tree Farm parking lot proposed changes. Looking back through the September 2019 Resolution Bill No R-16-147, and the TAG minutes, the failure to respond to the neighbors that live directly around the Tree Farm makes sense, but it is even more troubling.

1. Early in a TAG meeting, Beth Dillingham stated: "we should **expect that the public – especially neighbors adjacent to the CFP – will have strong opinions** about "their" property (both their actual property and what they think of as "their" CFP (or that portion they see and sometimes access from their homes)" (**6/30/17** TAG minutes).

2. **June 2, 2017** TAG Minutes - Michael Jenson researched Open Space files for **Tree Nursery** area conversion to city for use as a tree nursery that includes: ... **"Use it for additional parking and access to CNP (although that was intended to be through the RGNC and only as part of scheduled guided tours)".**

3. The **neighbors on three sides of the Tree Farm did not know about any parking lot proposals and were not notified.**

4. September 2019 Resource Management Plan, page 109, lines 21-22: "Comments continued to **come in after July 22, 2019. These comments are added to the September 11, 2019 meeting Summary.**
Did TAG set a date after which questions, comments, and concerns are only added to a final document, after which no active or current response is needed?

5. 8/15/19 Tag Meeting: **Parking, bathrooms, four lanes of bus parking, and unlocked gates were added to the plans for the Tree Farm**. (near the end of the TAG process.) Tree Farm neighbors learned about all of the proposed changes when they were presented at the 8/15/19 TAG meeting. Were the controversial parking lot proposals added in only ***after* the date (7/22/19) that TAG supposedly set, and, *after* that date they don't have to deal with opposition? Was that planned? Is that why you are not responding, other than to request for neighbors to meet and help plan the Tree Farm parking lot?**

6. 9/11/19 TAG Public Meeting: CNP history, research and proposals presented by experts. **Numerous Tree Farm neighbors asked questions and voiced big concerns about the Tree Farm Parking lot proposals.**

7. 9/30/19 TAG Minutes: **"Conclusion: Mock-up of Tree Farm Parking lot proposals will be deleted from RMP,** meetings will occur with neighborhood to see what they could support at this site..."

8. 10/7/19 TAG Meeting: Carolyn Siegel asked **Are we going to discuss Steve Ewing 9/27/19 letter?** With only two minutes left to go in Public Comments time **letter was not discussed.**

9. 10/7/19 TAG Meeting: **The Parking Designation Vote** was pushed.

*10/7/19 @ 10:47 am Colleen E-Mailed Friedje vanGils and Cori Ewing noting short notice & checking if we could meet around 2-3 that same day prior to the 4 PM TAG meeting. Time didn't work out
*What happened to the **Mock-up of Tree Farm Parking lot proposals will be deleted from RMP at 9/30/19 last meeting?** (9/30/19 TAG Minutes)
*Colleen pressed for vote - wanted TAG recommendation.
***Judy Kowalski, LWCF stated there was no time and more discussion was needed.**
*Notice about final decision was not on the agenda.
*Several Tag members voiced need for more parking study.
*What actually voted on (choice verbiage) kept changing.
*Brian wrote with pink marker on dry erase board – unreadable to most.
*RGBNA Representative changed vote and voted contrary to RGBNA stated stance.
(RGBNA Letter noted in TAG 9/30/19 minutes)
*10 TAG Members listed present at meeting – (10/7/19 Final TAG Minutes)
Brian Hanson, chair, Christianne Hinks, Judy Kowalski, Carolyn Siegel, Colleen Langan-McRoberts, Michael Jenson, Peggy Norton, Dave Parsons, Heather MacCurdy, James Lewis
*9 Responded/(Voted) (10/7/19 TAG Minutes)
-Judy not a voting member of TAG (5/21/19 TAG Minutes)
-Michael Jenson - "...will no longer be an acting member of the TAG group but will provide technical support as needed." (TAG Minutes 11/11/17) Has this changed?
*** The math doesn't add up.**
*Several in attendance at meeting thought "and more study needed" was on 2 of the choices
*How many Voting Members are actually on TAG & who can Vote – Never Answered
*Some asked if the deck stacked with City & Open Space?
*Are we missing something?

10. October 17, 2019, **Friedje vanGils emailed you**, responding to your 10/16/19 email to follow up about a possible meeting at the Tree Farm. Friedje noted that she thought the neighbors would welcome the opportunity to meet but she didn't think this week or the next is the time. **Friedje asked two questions that keep cropping up and she felt that "answering them will enable us all to understand what is needed to move forward."** Friedje asked:

    1) If I understand it correctly, the open space in question has a boundary. Is it true that that boundary can <u>not</u> be permeated by a road, driveway, and/or parking lot?

    2) Are there reasons beyond or aside from neighborhood complaints that parking can not happen at or near the Woodward house?"

    I checked with Friedje and **to date she did not receive answers to her two questions**

11. 10/18/19 TAG Minutes: **"Steve Ewing asked where he could get minutes of public meeting of September 11.** No minutes were taken because of the format of the meeting. Colleen said that comments that were sent into the CNP website could be available. She said a group had volunteered to assembly those comments." Michael addressed the summarization of pubic comments and said he did not have time to do it thus far.

12. 10/18/19 Meeting: **Draft Tree Farm Annual Budget $5,000** presented– Tree Farm Neighbors verbally & in writing have expressed concern how this can adequately cover entire Tree Farm area.

13. October 18, 2019 Minutes: Alternative Plan – Colleen McRoberts -**"Begin designing Tree Farm parking area and access with community, including neighbors on Cherokee RD." (October 18, 2019 TAG Minutes)**

14. 10/31/19 **Marta Galicki** in her **letter to TAG wrote**:

    "We have owned our property on Cherokee Road, directly across from the Tree Farm, since 2016. **We find it shocking that the TAG team/Open Space have never contacted us by US Mail or even a flier in our mailbox to alert us to the fact that the Tree Farm would be developed and to include us in the dialogue."**

15. 11/7/19 Colleen E-Mail to Ewings:

    "The Technical Advisory Group has received your letters as stated a the last TAG meeting. The written comments submitted by you and others will be preserved, including the letter's you have submitted. TAG is not required to create or post minutes from the September 11 meeting.

    Please be assured that the Open Space Division intends to work with you and others in the neighborhood and community in developing the Tree Nursery tract of the Candelaria Nature Preserve and acknowledges your concerns. My offer to meet you at the site to discuss the draft plan is still open."

16. **Please correct me if I am wrong and please forgive me for putting it in simple terms, but did this really happen?**

    TAG knew the neighbors around the CNP would have strong opinions and likely oppose the parking lot. (ie the Tree Farm neighbors)
    Don't notify the adjacent neighbors.
    Set a date where we (TAG) don't have to respond.
    Add contentious things after the date we (TAG) set and don't have to respond.
    Don't respond or discuss most questions or concerns after the date we (TAG) set.
    (14 neighbor mailed letters to date)
    Don't keep minutes of the verbal comments from the 9/11/19 public meeting where neighbor opposition to parking lot at Tree Farm was almost unanimous.
    (9/30/19 TAG Minutes – committee will put responses to comments in RMP) **No Active, Current Responses?**
    Tell those who ask questions after the date we (TAG) set, "Your letter/E-mail will be preserved in the final Resource Management Plan without answering any questions.
    (Written letters and comments will be preserved. McRoberts 11/7/19 E-mail to Ewings)

17. But I am also confused. Your 11/7/19 E-mail says "TAG is not required to create or post minutes from the September 11 meeting." And yet, **City Council Resolution Bill No R-16-147, page 109, lines 21- 22 refers to the September 11, 2019 meeting summary.** At the 10/18/19 TAG meeting a few said they took minutes at the meeting. Still no minutes or summary.

18. Resolution Bill No R-16-147 (page 106, lines 19-21) states that the "City Public Information Officer and Open Space Staff coordinated updates to the City of Albuquerque website, initiated stakeholder meetings and **responded to public comments."**

    After hearing neighbor concerns at the 8/15/19 TAG Meeting, (1st meeting Tree Farm neighbors attended), TAG said at the 9/11/19 meeting that they changed the proposed plans to reduce the impact on the neighbors at the end of Cherokee Rd. They moved the Tree Farm Pedestrian bridge and ditch access to the middle, west side of the Tree Farm and moved a viewing blind further north from the neighbor's home. Both were initially located directly by the home at the end of Cherokee Road. Tag also moved the car and bus parking to the middle of the lot to provide buffer to neighbors both on the north and south sides. When we asked about the fumes that might come from the four proposed bus lanes, bus fumes had not even been considered. Other than the reported changes listed above, most of our letters and concern have gone unanswered.

    Unfortunately, we cannot access those Tree Farm changes on the website for verification.

19. Please also note that on page 109, lines 7-11 of the of the Resolution Bill No R-16-147 states:

    > "The intent of the public outreach/engagement plan is to have strategies and recommendations within this Resource Manage Plan that **are substantiated by a robust public discussion that was inclusive and transparent.** It is the hope of the planning team that the public outreach effort caters long-standing community commitment for the stewardship of Candelaria Nature Preserve."
    >
    > The fact that neighbors on three sides of the Tree Farm didn't even know about the proposals until the end leaves us with pause.

20. **<u>Tree Farm trash, dump pile, waste transfer piles</u>** area appears to be a **big no-no** according to the IDO, page 171, 4-3(E)(14):
    - **"Waste and/or Recycling Transfer Station** This use is prohibited within 330 feet of a Major Public Open Space."
    - Also noted in my 9/2/19 letter to TAG, this transfer trash bay area is in close proximity to residential homes, irrigation ditch water and somewhat shallow water tables. How much of the soil has been contaminated? A pump station located right next to the Campbell ditch, just east of the Tree Farm, previously pumped or currently pumps water to other places in the city. Some neighbors have mentioned that an independent ground contamination study should be required.
    - As one neighbor put it, "The city is going to stop doing something that is illegal, 'clean it up', add 4 lanes of bus fumes, a car parking lot, bathrooms, and unlocked gates, put it in after what appears to be past a date that they need to give us responses, ask us, the closest neighbors to help design a parking lot that we are not crazy about, and we are to be happy with it all?"

21. For the record, the Tree Farm neighbors still request impact studies for: Traffic and pedestrian safety, ditch safety, noise and air pollution (buses), ADA Compliance, bathroom placement and parking. Please note that early on, your 11/30/17 TAG minutes state: "Clarification of LWCF requirements – **July Kowalski stated that safety is key.**" Neighbors definitely question the wisdom of the plan to bring busloads of children in and around the ditches.

22. Neighborhood comments include:

> This doesn't seem right. Can they do this? Is it legal? It smells. Do they really want to be good neighbors? Man, it looks like experience, or the voice of experience from others has a definite advantage...they probably know the ropes and the timing and if controversial things were indeed added at a certain time...past when they need to respond to them, that is messed up.
>
> Neighbors are concerned for their vegetation and trees and the ditch tree-canopy when the Siberian Elms are sprayed or stump treated.
>
> **Please know that the neighbors are grateful for the expertise and knowledge about the wildlife, vegetation, environment, climate and in general Open Space. The neighbors agree that preserving the open space is important. But how the Tree Farm is being done is not right.**

23. Steve and Cori Ewing walked through the Bachechi Open Space 11/10/19 midafternoon. The place is very nice and used by many. Thank you to any of you who worked on the plan or worked there with Open Space.

    The three parking lots were at capacity and people were parking in the bicycle lanes on Rio Grande, which is a safety issue. The Rio Grande smaller parking lot entrance was lined all the way in on one side with numerous orange cones, as people were parking along the other side all the way, which was not designated parking. The numerous orange cones prevented people from parking behind other cars, preserving a space wide enough for car passage. The road directly to the south leading to several homes next to the Open Space has a large white metal gate and a long, large block wall.

24. **Yes, the neighbors on Cherokee will meet with you at the Tree Farm**. Tuesday, 11/19/19 or Thursday, 11/21/19 will work for some of us at 4 PM. If those dates don't work, please give us some alternative dates at 4 PM and we will check our calendars. Please know we will listen to your presentation, but we cannot answer for all of the neighbors. We also request that at least two other TAG Members also join us.

Please let me know what date works with your schedule to meet at the Tree Farm. Please also bring copies of the updated draft Tree Farm Plans. Just as Judy Kowalski at the 10/7/19 TAG meeting did not have the updated maps with the viewing blinds and could not find them on the website, we also cannot locate the updated Tree Farm plans them to share them with neighbors.

The extensive work TAG members have done is appreciated. However the neighbors that live adjacent to the Tree Farm were left out and if the parking lot proposals are added to the Tree Farm and if the visitor use is as high as what we saw at the Bachechi Open Space, it will have a direct impact on our area.

Please let me know if I have it all wrong about why you are not responding to our numerous letters and questions.

Please call if you have any questions. Thank you.

Sincerely,

Cori Simms Ewing

Enclosure: Copy of Langan-McRobert's E-Mail to Ewings dated 11/7/19

CC: Judy Kowalski, <judy.kowalski@state.nm.us>; John Busemeyer, <John.Busemeyer@state.nm.us>; Friedje vanGils, <friedje5176@gmail.com>; Dana McCabe, <mccabedana@gmail.com>; Marta Galicki, <mmgalicki@comcast.net>; Alan Galicki, <amgalicki@icloud.com>; Doyle Kimbrough, RGBNA, <doylekimbrough@gmail.com>

Gmail

Response to Letter from October 30

Langan-McRoberts, Colleen <cmcroberts@cabq.gov> Thu, Nov 7, 2019 at 1:43 PM
To: "cewing8711@gmail.com" <cewing8711@gmail.com>, "dostrye@steveewing.com" <dostrye@steveewing.com>
Cc: Michael Jensen <michjensabq@gmail.com>, Carolyn Siegel <crsiegel@swcp.com>, "Lewis, James" <jameslewis@cabq.gov>, "MacCurdy, Heather, EMNRD" <heather.maccurdy@state.nm.us>, "Owen-White, Jennifer" <jennifer_owenwhite@fws.gov>, "Sandoval, Christina M." <cmsandoval@cabq.gov>, Steven Cox <blugro10@gmail.com>, alan reed <areed@reedbuzz.com>, "allen, jeannie" <jeannieallen3017a@gmail.com>, "sgshave@hotmail.com" <sgshave@hotmail.com>, Peggy Norton <peggynorton@yahoo.com>, David Parsons <ellobodave@comcast.net>, Brian HANSON <bhanson5@comcast.net>

Dear Mr. and Mrs. Ewing,

The Technical Advisory Group has received your letters as stated a the last TAG meeting. The written comments submitted by you and others will be preserved, including the letter's you have submitted. TAG is not required to create or post minutes from the September 11 meeting.

Please be assured that the Open Space Division intends to work with you and others in the neighborhood and community in developing the Tree Nursery tract of the Candelaria Nature Preserve and acknowledges your concerns. My offer to meet you at the site to discuss the draft plan is still open.

Sincerely,

Colleen McRoberts

ONE ALBUQUERQUE parks & recreation

Colleen Langan-McRoberts

Open Space Superintendent

o 505.768-4214

9/2/19

Cori Simms Ewing
3401 Rio Grande Blvd NW
Albuquerque, NM 87107
505-344-8711

Michael Jenson, Lead
Candelaria Nature Preserve
Open Space Advisory Board
PO Box 1293
Albuquerque, NM 87103

David Simon, Director
City Parks & Recreation Dept
1801 4th NW
Albuquerque, NM 87102

Christina Sandoval
Parks & Recreation Principal Planner
1801 4th NW
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Colleen Langan-McRoberts
Open Space Superintendent
PO Box 1293
Albuquerque, NM 87103

Isaac Benton, City of Albuquerque
Twenty Second Council
PO Box 1293
Albuquerque, NM 87103

Re: Candelaria Farm Preserve Proposed Site Draft Plans – City Nursery/Tree Farm, on Rio Grande Blvd. NW - Proposed plans to add: Parking lot, Bus Parking, Public Bathrooms, 24 hour Unlocked Pedestrian Gates & Impact on Cherokee Road (Residential dirt Road just north of Tree Farm)

Dear Mr. Jenson, Mr. Simon, Ms. Langan-McRoberts, and Mr. Benton and Ms. Sandoval:

As a property owner on the corner of Rio Grande Blvd and Cherokee Road I recently became aware of the City and Open Space draft plans to change the City Nursery/Tree Farm on Rio Grande Blvd to include a car parking lot, possibly four lanes of bus parking, public bathrooms, greenhouses, storage, and a twenty-four-hour unlocked pedestrian gate. In planning the increased public access to the Candelaria Farm Nature Preserve and the changes to the Tree Farm, it appears that many studies were done concerning the wildlife, vegetation, and environment, but to my knowledge no studies involved the impact on neighbors. On 8/2/19 I sent a letter with my initial concerns to Michael Jenson, Colleen Langan-McRoberts and Isaac Benton. At the 8/15/19 Technical Advisory Group (TAG) meeting, when three of us who live on Cherokee Road brought up neighborhood impact issues, many attending asked where Cherokee Road was even located? Please address the following additional concerns:

1. **Secondary Parking on Cherokee Road** - There is a high probability that Cherokee Road will attract secondary parkers for a variety of reasons listed in my 8/2/19 letter. Please note that *No Parking* is allowed on entire last block of Candelaria right before the Nature Center Entrance. The explanation given was that it is a "Fire Lane." Our road, Cherokee Road, is only 31-33 feet wide at places. If cars start parking on both sides of the road, *Fire Access* and *Trash Pick-up*, will be issues in addition to blocked gates and driveways.

2. **Public Bathrooms** - Building public bathrooms close to residential homes, with an unlocked (24 hour) pedestrian gate is unrealistic. At the 8/15/19 at the TAG meeting, the question was asked if that didn't create a problem or act as a stimulus for night activity? The response was that they *rely on neighbors to let them know about problems.* The neighbors shouldn't have the responsibility of patrolling a public bathroom and a public area. The draft budget handed out at the 8/15/19 TAG meeting listed a Cost Estimate Operational Ongoing Budget of $5,000 for what appears to be the entire Tree Farm Area including building with restrooms, storage, road, parking area, bridge, fencing, signage, and landscaping. Building a public bathroom without a budget for someone to be responsible for cleaning, stocking, and locking the facilities at night doesn't seem right. Putting the burden of responsibility on the neighbors who never asked for it in the first place is crazy. The Tree Farm draft drawing shows the bathroom and storage fairly close to the farthest home west on Cherokee. What about odor? Is a new septic tank going in for the bathroom? Please note that since the 1980's some in the area drilling for permitted wells have hit water at various levels, some as shallow as 10 feet. Is a sewer connecting with the sewer line on Cherokee Road? If so, we already have sewer line issues at times. Homes and property have

been flooded. Is the adjacent irrigation ditch compromised by a sewer line or septic tank? Is a sewer drainage line to run a long distance from the back of the Tree Farm all the way out to Rio Grande? The current Nature Center Parking lot at the end of Candelaria does not have bathrooms and to my knowledge the Nature Center buildings with bathrooms are locked along with the parking lots gates at 5 pm.

3. **Bus Parking** - Draft plans show parking for four (4) buses. Buses often run their engines while waiting for their passengers. Exhaust fumes are not healthy for the wildlife, the neighbors, or the environment. Bringing large groups into the area, without question impacts neighbors.

4. **City Nursery/Tree Farm** - Appropriate use of Property. The City has for some time used the Tree Farm as a dump. At times, some officials have denied that it is used as a dump. Please see the attached photo taken on 6/15/19. This is a misuse of the property for what it was intended. I am not an expert on dump zoning guidelines, but it seems inappropriate to have a dump in close proximity to residential homes, irrigation ditches, and in an area close to the river with somewhat shallow water tables. Some wonder if the City has not already taken advantage of the neighbors, not been straight about the dump, and now, how honest is everyone about the Tree Farm changes? It was mentioned that even cell phone companies proposing changes contact homeowners directly about impact potential changes. None of the three homeowners on Cherokee Road were directly notified.

5. **City Nursery/Tree Farm Parking Lot** - Increased Public Access – Pedestrian Bridges & Flooding - Cherokee Road has flooded twice. Both floods involved significant property damage. It is important that the roads and ground surfaces remain permeable. It is important that in making any changes in the area, in the name of increased public access, that our properties are not compromised. Both ditches running adjacent to our properties are at elevations higher than our homes.

6. **City Nursery/Tree Farm Parking Lot Location** - Some question whether it is a legal change. Some suggest that it would only be fair that any changes be located to the middle of the Tree Farm to buffer neighbors on both sides. Some suggest running a road through the center of the Tree Farm and place the parking lot, bathroom, greenhouses and storage on the west side of the ditch.

7. **Pedestrian Access Gate (24 hour unlocked)** - For those who have lived in the area for a while, this brings big concerns for lots of night activity. Current draft plans show a gate positioned at the northwest corner of the Tree Farm. Pedestrians then would exit where two ditches intersect. This location will also impact the neighbors living farthest west on Cherokee Road and continually trigger their dogs to bark. Some suggest that relocating this to the middle of the Tree Farm along with the parking lot, and the Viewing Blind might be safer and kinder for the neighbor.

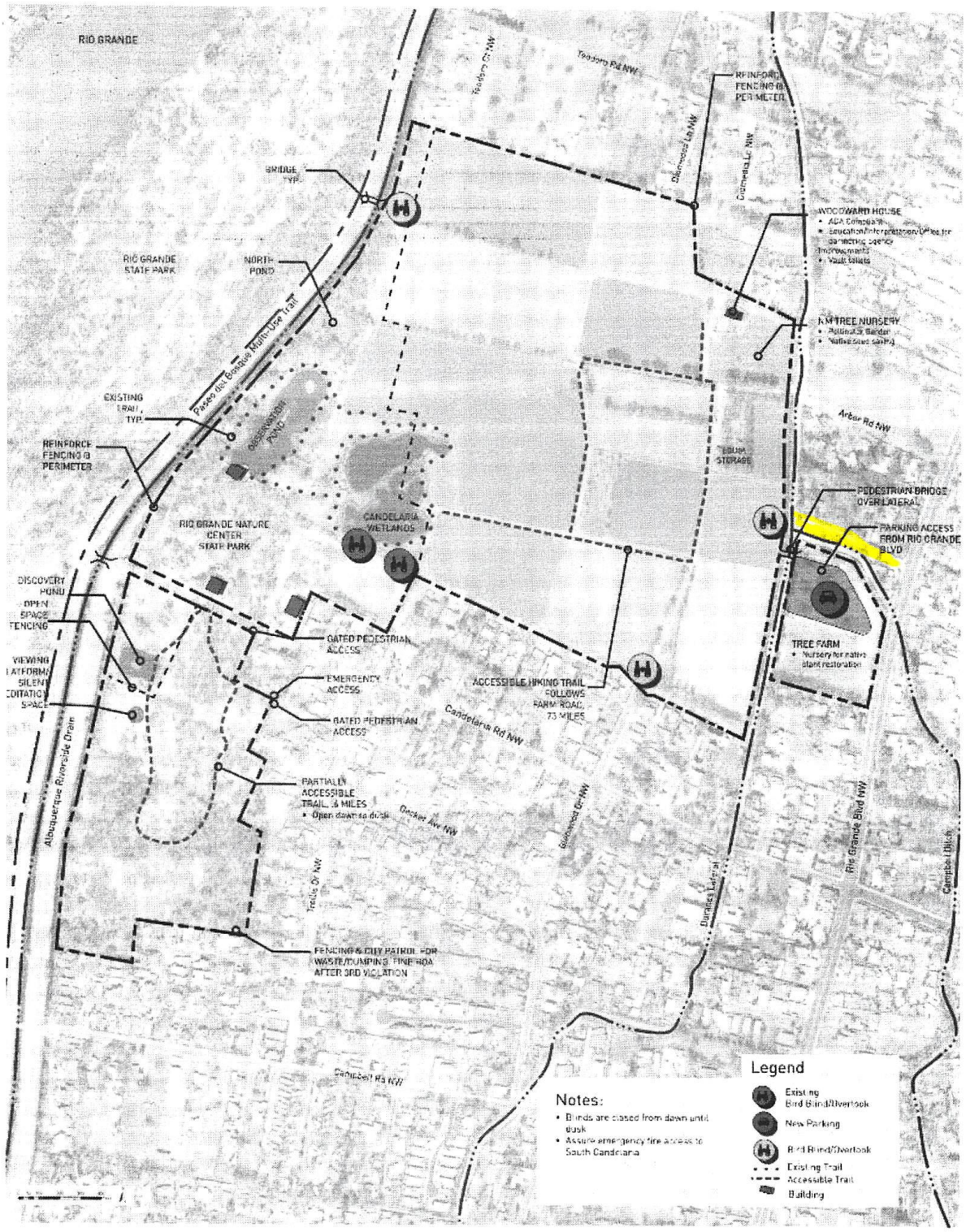
I invite each of you to consider how you would feel if this was added right next to your home, your investment, your sweat equity. How would you feel if a parking lot, bus parking, public bathrooms, storage area, greenhouses were built fairly close to your home? How would you feel if suddenly your road became a busy secondary parking lot? How would you feel if your dog or your neighbor's dogs were always barking due to increased public access? How would you feel if a tree farm, that was to remain a tree farm, was then unilaterally changed into a public use never intended? In the name of being a good neighbor, please consider how these will change a fairly tranquil way of life.

Sincerely,

Cori Simms Ewing

Enclosed: Copy-Map Page D-6, June 2019 Draft Candelaria Nature Preserve Resource Management Plan – Cherokee Road Highlighted
6/15/19 Photo – one of the City Nursery/Tree Farm Dump Bays

ATTACHMENTS



Gmail

Cori Ewing <cewing8711@gmail.com>

Fw: Resource Management Plan

1 message

Gerald Romero <gromero5253@hotmail.com> Wed, Oct 16, 2019 at 6:12 PM
To: "cewing8711@gmail.com" <cewing8711@gmail.com>

From: Gerald Romero
Sent: Thursday, September 26, 2019 7:02 PM
To: candelariafeedback@cabq.gov <candelariafeedback@cabq.gov>
Subject: Resource Management Plan

Technical Advisory Group Members:

After attending the last public meeting on September 11, 2019 at the Nature Center I went home and read the information available on your website, including the draft plan, R-16-147, and available information on the LWCF. While I appreciate the work of the Task Force, I believe the recommended plan is far overreaching and the capital cost of $7.5 million with ongoing annual expenses of $288,000 is unnecessary and a huge waste of taxpayer dollars. Here is my specific feedback:

1) I disagree with the plan to restore the plant life and habitat to a pre-1921 era. I grew up in this neighborhood and have fond memories of open agricultural fields used for horseback riding, biking, kite flying, and even balloon launching and landing. My family and neighbors love to see snow geese and sand hill cranes eating on the plant life currently grown on property. We like the fact that different agricultural crops are irrigated and farmed on the property, preserving a dying tradition in the valley. I find the idea that the birds will come back to eat salt grass doubtful.

2) The property should be made accessible to the public without a guide or docent. I ride my bike through Anderson Fields three times per week and I've never seen people or their dogs leaving the walking paths nor have I ever witnessed the migratory birds being scared off by people or dogs. I believe the effort to only allow "limited" access is in direct conflict with the original impetus for this plan update - to comply with LWCF requirements to make the property more accessible to the public for recreational opportunities. The property could continue to be managed the way it has for the past 40 years with the addition of traversing recreational paths for the public to walk and bike. I've always thought it was unfair that only a limited few get to enter the property while the rest of us enjoy it through a chain link fence.

3) I believe the additional parking lot planned for the north end of the City Nursery will pose problems for me and nearby neighbors. It will likely lead to illicit activity and will surely lead to people parking in the surrounding neighborhoods once the gates are closed for the evening. We have enough crime around Rio Grande Blvd. and Valley Haven Park already. We have found homeless camps with hypodermic needles along the "old Albuquerque" ditch. A parking lot with bathrooms will be surely be used by homeless folks.

Thank you for the opportunity to provide input.

Gerald Romero
2324 Headingly Ave NW

From: Friedje vanGils <friedje@edelsol.org>
Subject: Nature Preserve plans
Date: August 20, 2019 at 8:42:19 PM MDT
To: candelariafeedback@cabq.gov

To Whom It May Concern:

I am, first and foremost, an educator. I have always and will continue to support opportunities for students of all ages to have access to and experiences in nature. I am also a realist and understand that even with the best of intentions, human beings and wildlife do not normally mix. I am opposed to animals in cages (zoos). Rather that people leave their devices (cell phones) at home, get a backpack on and take a walk .... or a good long hike ... in order to view wildlife from a respectful distance or simply "bathe" in the environment trees, rivers, brush and bosque provide.

The management plans for the Candelaria Farmed area, the area North of the Nature Center and the Tree Farm Nursery off Rio Grande contain both positive and negative aspects. Regarding the access proposals for Candelaria Farms: The "limited" access: thumbs up. The "increased" accesss: also good, although the vaulted toilet installation is a negative. I understand the need, just goes with the downside to increased access.

Regarding the Tree Farm Nursery: the plan to "enhance the tree farm .. with cover crops... new plantings... volunteer help... Tree Steward Program: GREAT ideas, good goals. The pedestrian gate (bridge) at the end of Cherokee Rd. into the field that currently is visited by SandHill Cranes, coyotes, pheasants, skunks, porcupines, hawks ... and other creatures: I **strongly oppose the location of this bridge and blind**. Cherokee Rd. itself will become a parking lot, no doubt about that. The parking lot proposed for the tree farm will require a fee: Cherokee Rd. is free. Why would anyone go to the parking lot? AND: already pedestrians, hikers, dog walkers do NOT keep their dogs on leash, nor do they pick up their dog's poop. Who really believes that increasing the number of vehicles, people and dogs will be great for wildlife? And school groups? Picture parked school busses, ON Cherokee Rd. (just yards from the bird blind?!), spewing pollution while they stay running for AC and/or heat.

Speaking of parking: Arbor Rd. will also become a parking lot. Increased pollution and all the rest.

Unfortunately, I work full-time and have therefore not made the meetings that were held mid-day. If the public is really to collaborate, to give input and to work together with city officials on anything, meetings need to be before 8 a.m, after 5 pm or on the weekend. To arrange all meetings at 2:30 pm is to signal loud and clear: we don't want your input.

Instead of all this, put funding into our public school system for guided treks into the many amazing wild places around our city!

Thanks for listening-

-Friedje vanGils

Friedje vanGils, *Executive Director & Head of School*

. . . . . .

It's Our Nature to Nurture
Escuela del Sol Montessori & Harwood Art Center
1114 Seventh St. NW, Albuquerque, NM 87102 *tel* 505-242-3033 x102
Friedje@eDelSol.org Escuela Website Harwood Website

9/22/19

Cori Simms Ewing
3401 Rio Grande Blvd NW
Albuquerque, NM 87107
505-344-8711

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Candelaria Nature Preserve
Open Space Advisory Board
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Albuquerque, NM 87103

David Simon, Director
City Parks & Recreation Dept
1801 4th NW
Albuquerque, NM 87102

Christina Sandoval
Parks & Recreation Principal Planner
1801 4th NW
Albuquerque, NM 87102

Colleen Langan-McRoberts
Open Space Superintendent
1801 4th NW
Albuquerque, NM 87102

Isaac Benton, City of Albuquerque
Twenty Second Council
PO Box 1293
Albuquerque, NM 87103

Brian Hanson, Current Lead
Open Space Advisory Board
PO Box 1293
Albuquerque, NM 87103

Re: Candelaria Farm Preserve Proposed Site Draft Plans – City Nursery/Tree Farm, on Rio Grande Blvd. NW - Proposed plans to add: Parking lot, Bus Parking, Public Bathrooms, 24 hour Unlocked Pedestrian Gates & Impact on Cherokee Road (Residential dirt Road just north of Tree Farm)

Dear Mr. Jenson, Mr. Simon, Ms. Langan-McRoberts, and Mr. Benton, Mr. Hanson and Ms. Sandoval:

Enclosed are the photos that I indicated I would send to you at the 9/11/19 TAG meeting.

1. 9/9/19 Photo of the ditch at the end of Cherokee, behind the Tree Farm. Please note that it was starting to overflow that afternoon and was approximately in the area of your initial bridge placement. The water looks still, but was actually moving with great force and suction into the Open Space.

2. 9/10/19 midday. Water stains evident where the ditch overflowed the prior night when Open Space was irrigating.

3. 9/10/19 – Early evening – UPS Truck driving on the ditch at the end of Cherokee Rd. Please note- cars are frequently seen using the ditch roads.

If you bring bus loads of children on the ditches in your plan to increase public access, please take these photos into consideration for safety. Please incorporate ditch safety in every lesson. Children who grew up around these ditches were inundated with ditch safety by grandmothers, by teachers, by parents, by neighbors and by librarian storytellers. Ditches look peaceful. They can be deadly. Squirrels, gophers, other wildlife burrow into the side of the ditches. Rushing water undercuts edges. Overflowing ditches have easily compromised edges. Longtime neighbors know stories they'd rather not know about ditch safety.

Of the six neighbors that I spoke with who live around the Tree Farm, none of them knew about your planned changes to add car parking, bus parking, greenhouses, storage and bathrooms. One said that a simple flyer left at homes surrounding the Tree Farm certainly could have eliminated the 11th hour concerns. One said that the blanket thought that all neighbors belong to the neighborhood association or are wedded to their computers is erroneous.

The bathrooms are a big concern to the neighbors. As you indicated, they are for employees only who work in the greenhouses. As was said at the last meeting, the greenhouses are only temporary. What then becomes of the bathrooms? Do they become open to the public? Are all of you involved in these changes long gone and no longer responsible or accountable?

Neighbors are also very concerned that a parking lot, bus parking, bathrooms, greenhouses, education classes, and storage definitely *change the area to a commercial feel*. Homeowners just off Rio Grande are very concerned that homes right on the boulevard would try to convert to commercial businesses. Corner homes could become perfect drive through businesses. They will point to the City and Open Space and indicate that they first changed the tone, feel and zoning on Rio Grande Boulevard and did not protect the way of life for the homeowners and so why can't others do the same?

Sincerely,

Cori Simms Ewing

Enclosed: 3 photos:

1. 9/9/19 - 3:54 pm Ditch at the west end of Cherokee Rd. – Open Space was irrigating. Ditch staring to overflow
2. 9/10/19 - 12:35 pm – Water marks overflow from previous night – edge compromise
3. 9/10/19 - 7:41 pm - UPS Truck driving down the ditch at the end of Cherokee Rd.

9-9-19 Full Ditch - 3:54 pm - West End of Cherokee Rd

9-10-19 12:35 pm Overflow Watermarks

9/10/19 UPS Truck - Ditch - End of Cherokee 7:41 pm

-----Original Message-----
From: irgrammy@netzero.net <irgrammy@netzero.net>
Sent: Monday, November 30, 2020 8:12 PM
To: Naji, Leslie <lnaji@cabq.gov>
Subject: tree farm on rio grande blvd nw

External

To whom it may concern:

We realize we missed deadline for comments on Rio Grande Nature Center/Tree Farm but we just wanted to say that by the time we were informed about all the changes to take place everything had already been decided. By the time we received any info or had an opportunity to attend a meeting it was just to appease!! To be told this is a done deal by the city and maybe you'll have some in put for parking lot and bathroom was a shock.

The scary part now is how much the traffic will increase, open space is known to replace fencing, right now neighbors are protected by a chain link fence surrounding the property and now a bathroom great the homeless that walk the ditches will love that. We now have to be told the color of our homes, what kind of fence we can have so it won't bother the wildlife. Funny this property has been in our family since the 1940's and the only thing we've seen change is maybe the number of coyotes we see now and more geese. We know there are going to be problems and the worst part is we won't be able to do anything about it. It is just a sad state of affairs to see how things really work and certain people pick and choose who is notified or not.

Thank you,

Mr and Mrs Aragon

This message has been analyzed by Deep Discovery Email Inspector.

Tree Farm 11/11/2020

Tree Farm 11/3/2020

Tree Farm 11/11/2020

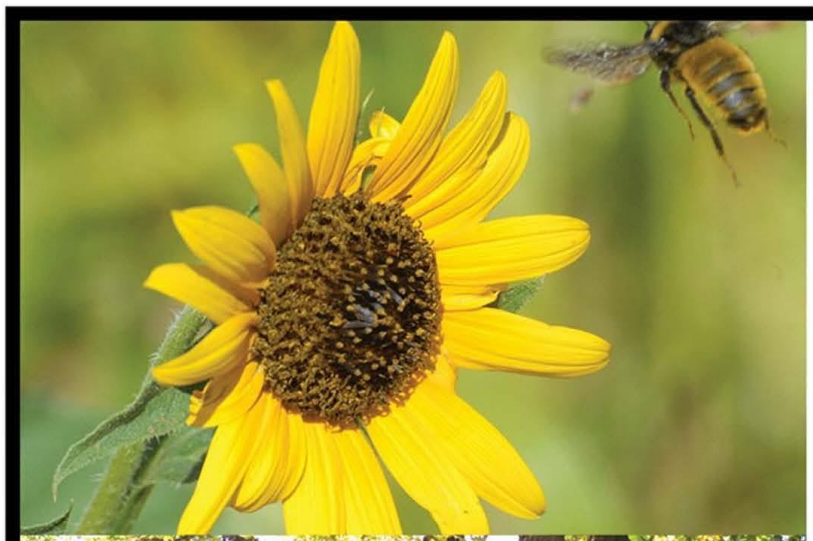
Tree Farm 11/4/2020

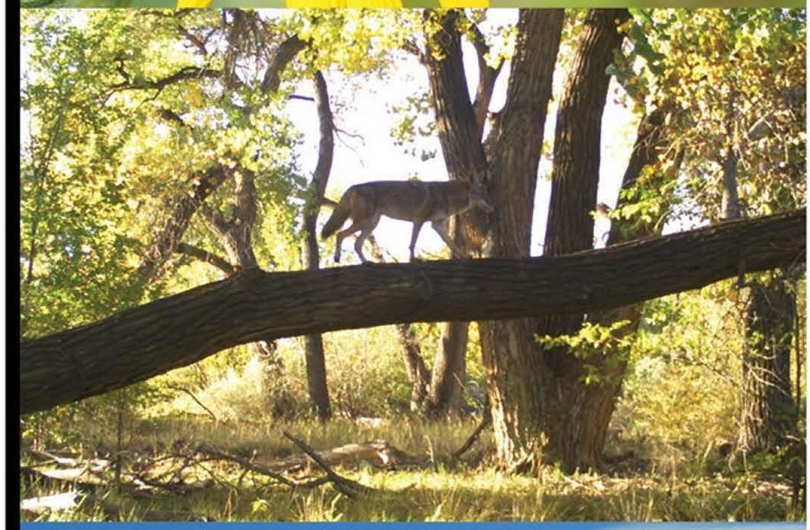
RIO GRANDE
NURSERY
NO
DUMPING
Tree Farm 11/11/2020

Tree Farm 11/9/2020

Text
Tree Farm 11/11/2020

Tree Farm 11/4/20





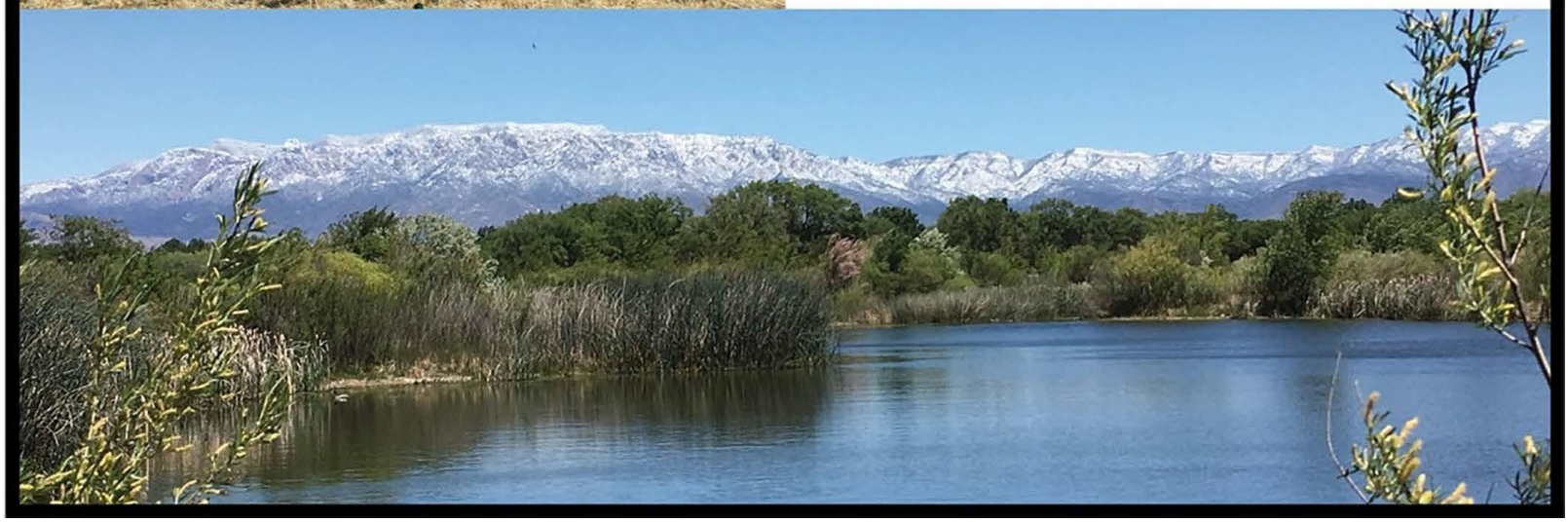
CANDELARIA NATURE PRESERVE RESOURCE MANAGEMENT PLAN

December 2019

ONE ALBUQUERQUE

city of albuquerque

The City of Albuquerque
Parks and Recreation Department
Open Space Division



Photograph Credit:
Top: Bill Pentler
Coyote: Bill Pentler
Cranes and geese: Mimi Hall
Bottom: Michael Jensen

ACKNOWLEDGEMENTS

The City of Albuquerque, Open Space Division would like to acknowledge SWCA Environmental Consultants (SWCA) and Dekker/Perich/Sabatini (DPS).

The Open Space Division would like to recognize and thank the Technical Advisory Group who led this planning process:

Participation	Organization	Representative	Expertise/Role
Technical Advisory Group Core Members			
Open Space Advisory Board	Open Space Advisory Board	Michael Jensen (lead) Alan Reed (alternate)	Member at Large Vice President
Agencies	Parks & Recreation Department/ Open Space Division (OSD)	Colleen Langan-McRoberts James Lewis	OSD Superintendent OSD Assistant Superintendent
	State Parks	Judy Kowalski	Bureau Chief and Land and Water Conservation Fund (LWCF) Liaison
	State Parks	Heather McCurdy	RGNC State Park Superintendent
	State Parks	John Busemeyer	New Mexico State Parks Division Planner and Alternate Land and Water Conservation Fund (LWCF) Liaison
	U.S. Fish and Wildlife Service / Valle de Oro National Wildlife Refuge	Jennifer Owen-White	Refuge Planning
Neighborhood Associations	Neighborhood Association	Carolyn Siegel	Alvarado Gardens Neighborhood Association
	Neighborhood Association	Suzanne Shave Christianne Hinks	Rio Grande Boulevard Neighborhood Association
	Neighborhood Association	Peggy Norton	North Valley Coalition
	Neighborhood Association	Jeannie Allen	Rio Grande Compound
Additional	Self	Dave Parsons	Wildlife Biologist
	Rio Grande Bird Research, Inc.	Steve Cox	Bird Survey; Rio Grande Nature Center (RGNC) Volunteer
	Self	Brian Hanson, Chairman TAG	Fish & Mammals Biologist (U.S. Fish and Wildlife Service Retired); RGNC Volunteer
Additional Support Staff		Brandon Gibson	Deputy Director, Parks & Recreation
		Christina Sandoval	Principal Planner, Parks and Recreation
		Philip Clelland	Public Information Officer, Parks & Recreation
		Kent Swanson	Open Space Visitor Center Manager
		William Pentler	Open Space Visitor Service Manager
		Matthew Peterson	Open Space Bosque Forester
		Tricia Keffer	Open Space Associate Planner
		Joran Viers	City of Albuquerque Forester

Additional Collaborators

Richard Barish, Sierra Club
Beth Dillingham, former Superintendent, RGNCSP
Kim Eichhorst, Co-Director, Bosque Ecosystem Monitoring Program
Kim Fike, Science Director, BEMP
Steve Glass, Director, Open Space Alliance
Dave Hutton, Board Member, Friends of the RGNCSP
Bernard Lujan, USFWS, Bosque del Apache
David Mehlman, Self; The Nature Conservancy
Santiago Misquez, State Wildlife Biologist, USDA/NRCS
Yasmeen Najmi, Planner, MRGCD
Jim Roberts, J&T Farms
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EXECUTIVE SUMMARY

The Candelaria Nature Preserve Resource Management Plan was developed from 2016–2019 through a collaborative, community-driven process led by the Technical Advisory Group with oversight from the Open Space Advisory Board. The Candelaria Nature Preserve (CNP) is to be managed as a nature study area and wildlife preserve providing access to outdoor recreational opportunities for all residents and visitors. This resource management plan (RMP) provides the framework for implementing that mandate and helps to ensure compliance with the federal Land and Water Conservation Fund (LWCF) regulations and guidelines and the Major Public Open Space Facility Plan.

The Candelaria Nature Preserve Open Space encompasses 167 acres east of the Rio Grande within the municipal limits of the City of Albuquerque. This includes 38.8 acres leased to the State Parks Division of the Energy, Minerals and Natural Resources Department, for the Rio Grande Nature Center State Park (RGNCSP). The City purchased the CNP lands partially using federal LWCF funds, which require that the property remain in outdoor recreation use in perpetuity.

Since the purchase of the property in 1978 for the purpose of creating a nature study area and wildlife preserve, a variety of management plans have been developed to help realize that vision. Portions of those plans were implemented, but the original vision never completely materialized. In addition, the management plans were not submitted to the National Park Service to ensure they were compliant with LWCF rules and guidelines. The LWCF program managers and the City assumed that compliance was being met due to the activities at the RGNCSP.

In early spring 2016, concerns over farming practices on the property were raised by some CNP neighbors and other North Valley residents, leading them to contact the Albuquerque Open Space Advisory Board and the LWCF State Liaison Officer (SLO) asking for clarification of the status of the CNP site within the terms of both Major Public Open Space facilities and the LWCF. In October 2016, following a property inspection, the SLO notified the City that the property was not in compliance with LWCF rules and requested that the property be brought into compliance within three years.

In 2016 and 2017, in response to this request and the concerns raised by the public, the City Council passed two resolutions (R-16-147 and R-17-159) to develop a Resource Management Plan that brings the City of Albuquerque's Open Space Division into compliance with the LWCF guidelines at the CNP.

This RMP is designed to implement habitat restoration to the benefit of wildlife for the purposes of nature study and wildlife viewing. The plan also includes costs estimates of the various activities recommended to achieve that goal, including the transition from farming alfalfa to wildlife crops, and eventually a restored native habitat throughout the farmed area, as well as recreational activities and educational outreach at the CNP. To ensure that goals for habitat areas are reached, data will be gathered and evaluated to inform operations and any changes to the plan in an adaptive management approach.

This plan is estimated to cover a 20-year time span and to be implemented in quarterly phases. The Open Space Division will provide an annual report to the Open Space Advisory Board, available to the public, on the status of the RMP implementation that will include the year's activities, challenges, and funding. In addition, the Open Space Division will review this RMP every 4 years with the Open Space Advisory Board to discuss potential updates and changes to the plan in accordance with the goals of outdoor recreation and habitat restoration.

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A. INTRODUCTION

1. The Purpose of this Resource Management Plan

The Candelaria Nature Preserve (CNP) shall be managed as a nature study area and wildlife preserve providing access to outdoor recreational opportunities for all residents and visitors, as required by the federal Land and Water Conservation Fund (LWCF) Act. The vision of the CNP as a wildlife preserve to be enjoyed by the public was outlined in the 1976 proposal for LWCF funds from the City of Albuquerque (herein called the City) and State of New Mexico for preserving the existing natural landscape and its plants and animals with a possible nature study area; as reaffirmed in the 1978 rezoning as a Special Use Zone for a Nature Study Center and Preserve; as affirmed by the U.S. Department of Agriculture (USDA) "Land Treatment" plan for wildlife habitat conservation; and as affirmed by the 1979 Master Plan for the Rio Grande Nature Center and Preserve.

The City directed its Open Space Advisory Board to convene a Technical Advisory Group (TAG) to create a new Resource Management Plan (RMP) for the CNP, to clarify and update the conclusions and goals of previous plans and come into compliance with LWCF rules and regulation. The RMP is consistent with City policy, fulfillment of the City's fiduciary duties, and includes relevant surveys and cost estimates.

This RMP tackles the following management issues:

1. Transitioning the site to serve as a nature study area and wildlife preserve that includes wet and dry areas, hedgerows, grasslands, upland shrublands, conservation buffers and forage for wildlife.
2. Adaptive management and monitoring.
3. Public access and outdoor recreation.
4. Phased implementation plan and budget.

According to the City's 1999 Major Public Open Space Rank II Facility Plan, the goals of the Open Space Division (OSD) are to acquire and protect the natural character of land designated as Major Public Open Space. These lands are managed to conserve natural and archaeological resources, provide opportunities for outdoor education and low-impact recreation, and define the edges of the urban environment. The Major Public Open Space Facility Plan identifies the types of Major Public Open Space, including Open Space Preserves, under which the CNP falls.

Additionally, the revised Albuquerque/Bernalillo County Comprehensive Plan (Rank 1 Comprehensive Plan) that was adopted by City Council in 2017 identifies goals that align with the mission of the CNP and LWCF requirements. Those goals include the following:

Goal 10.1 Facilities and Access: Provide parks, Open Space, and recreation facilities that meet the needs of all residents and use natural resources responsibly.

Goal 10.3 Open Space: Protect the integrity and quality of the region's natural features and environmental assets and provide opportunities for outdoor recreation and education.

2. The Vision and Mission of the Candelaria Nature Preserve

The vision of the Technical Advisory Group is to engage in a planning process that results in improved ecosystem health and increased biodiversity of CNP, ensures compliance with LWCF guidelines by providing opportunities for nature study and wildlife-oriented recreation, and fulfills the requirements of City Council resolutions R-16-147 and R-17-159 (Appendix A).

The mission of the Technical Advisory Group is that the CNP is to be managed as a nature study area and wildlife preserve providing access to outdoor recreational opportunities for all residents and visitors. The CNP is uniquely situated to create and protect habitat for birds and other wildlife. Located along the Rio Grande Flyway, the preserve attracts numerous migratory bird species as well as other wildlife. The preserve includes the aquatic and bosque habitats provided by the Rio Grande Nature Center State Park (RGNCSP) and is connected to the Rio Grande Valley State Park. Combined, these areas create a corridor of different habitats for birds, small to mid-sized mammals, reptiles, amphibians, and insects. Additionally, the property is in the heart of the North Valley and is a popular destination for residents and visitors due to the rich programs offered at the RGNCSP. The opportunities for community engagement and education abound. The TAG has thoughtfully explored how to provide meaningful education and citizen science activities as well as cultivate stewards for this land while being protective of the wildlife habitat the CNP supports.

3. Maps and Location

The CNP, including the RGNCSP, comprises approximately 167 acres east of the Rio Grande within the municipal limits of the city of Albuquerque (see Figure 1, the LWCF 6(F)(3) map). This site is well situated in the network of local parks and Open Space areas and is easily accessed from area trails.

The RGNCSP tract is located on 38.8 acres leased from the original site and is managed by New Mexico State Parks. The remaining Open Space acreage is managed by the City of Albuquerque OSD. The Open Space has several distinct areas: the Candelaria North Tract (CNT) is located east of the RGNCSP and west of the Duranes Lateral and features farm fields, ponds, bosque habitat and the Woodward House; the 7-acres Tree Nursery Tract (TNT) located east of the Duranes Lateral along Rio Grande Boulevard; and the Candelaria South Tract, south of Candelaria Road.

The Candelaria South Tract (CST) is 31.8 acres and located south of Candelaria Road and is bounded on three sides by private property and on the west side by the riverside drain and the Rio Grande. The site is dominated by mature Rio Grande cottonwood (*Populus deltoides* ssp. *wislizeni*), Siberian elm (*Ulmus pumila*), Russian olive (*Elaeagnus angustifolia*), a large expanse of fourwing saltbush (*Atriplex canescens*), sand sagebrush (*Artemisia filifolia*), and mixed grasses. The Rio Grande Nature Center State Park also manages a section of the CST that includes a Discovery Pond. Except for the RGNCSP leased area, the CST has been closed to the public with only guided trips. It also includes remnants of the Fraternal Order of Police structures, including a swimming pool that has been filled in with dirt creating a slight elevation,

a broken and degraded asphalt road, and a crumbling fire pit lined with basalt; this area is not currently arable and is not irrigated.

The Rio Grande Valley State Park ("the Bosque") is adjacent to the CNP on the west side of the Albuquerque Riverside Drain (see Figure 1 and Figure 2). Refer to Appendix D for project related maps.

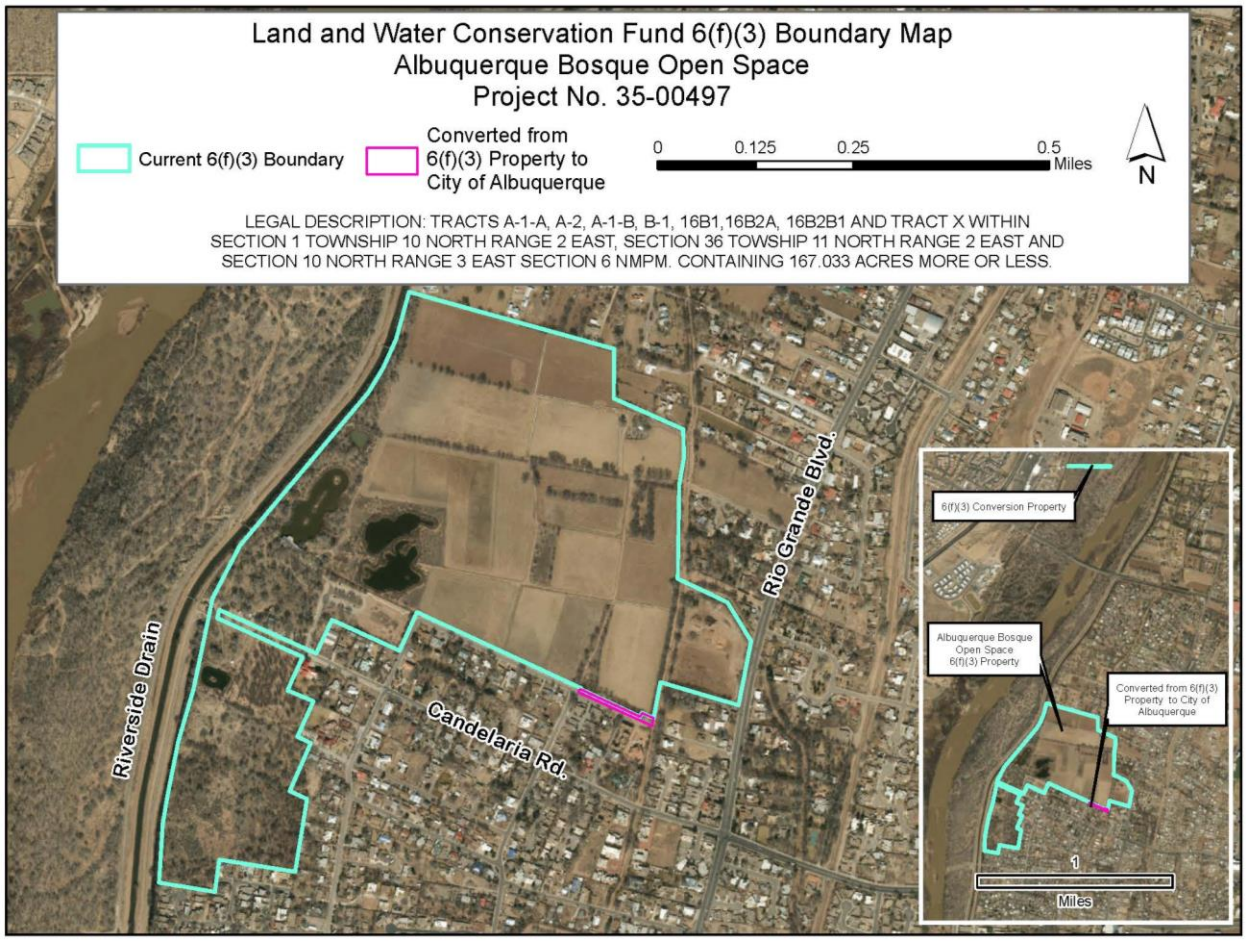

Figure 1. Land and Water Conservation Fund boundary map for Candelaria Nature Preserve.

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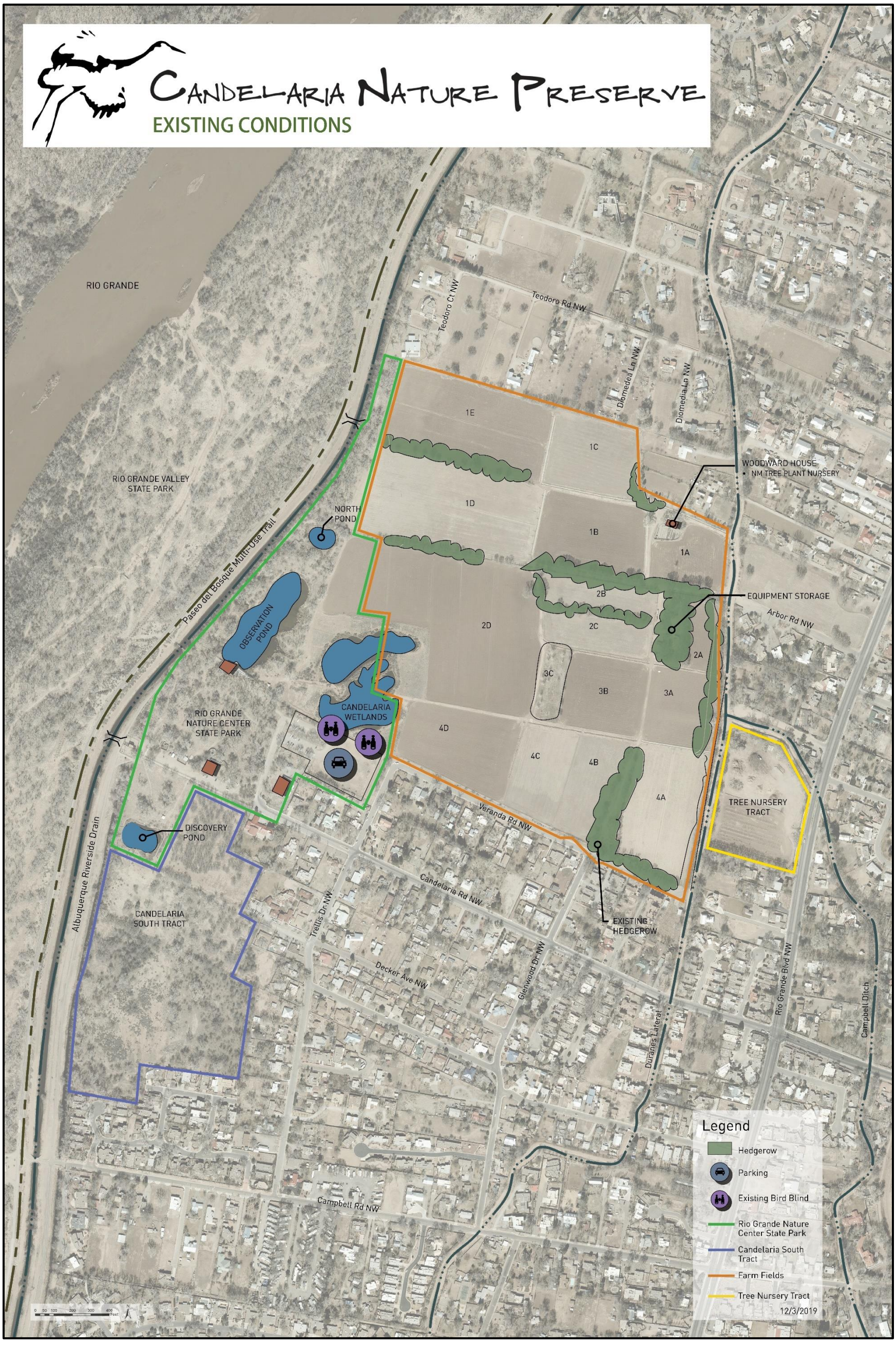

Figure 2. Aerial view of the Candelaria Nature Preserve and Rio Grande Nature Center State Park.

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4. Legal Description

The CNP property is described as a Parcel of Land, Section 1, Township 10 North (T10N), Range 2 East (R2E) and Section 36, T11N, R2E, New Mexico Principal Meridian. This parcel comprises portions of Tracts A-1, A-2, and B-1 of the Candelaria Farms Area Middle Rio Grande Conservancy District (MRGCD) Maps 31 and 34 (filed in Bernalillo County Clerk's Office on December 29, 1967, in Vol. D3 Folio 181).

5. Policy Framework

This RMP has been written within the context of an existing policy framework that includes the City of Albuquerque Major Public Open Space Facility Plan, the Albuquerque/Bernalillo County Comprehensive Plan (updated by the City in 2017), the zoning established by the City of Albuquerque, the 1979 Predock Plan, 1980 Lease Agreement for the RGNCSP site, the 1983 Rio Grande Nature Center Memorandum of Agreement, the Rio Grande Nature Center Management Plan, the Land and Water Conservation Fund regulatory framework, State Assistance Program Federal Financial Assistance Manual, and other planning documents such as the 1993 Bosque Biological Management Plan. These documents as well as other policy framework and planning documents are listed in Appendix A. Due to the amount of reference documents in Appendix A, the documents are available on CD.

5.1 The Land and Water Conservation Fund Regulatory Framework

The property was purchased as part of the Bosque Open Space Land Acquisition Project in 1978. The cost was $1,707,000, funded with a combination of State and Federal grants ($600,000), sale of surplus City land ($308,500), General Obligations Bonds ($737,324), and Surplus City Capital dollars ($61,176). The grant monies were from the Secretary of the Interior's Contingency Fund of the LWCF (16 United States Code 460D, 4601-4 to 4601-11). The purpose of the LWCF is to "assist in preserving, developing, and assuring to all citizens of the United States of present and future generations such quality and quantity of outdoor recreation resources as may be available and are necessary and desirable for individual active participating" (Public Law 88-578: 16 United States Code 4601-4 et seq.). As interpreted by the National Park Service, the rules governing use of LWCF funds apply not only to the specific property purchased with those funds, but to the entire management unit. In this case, the entire CNP is "encumbered," or subject to the LWCF rules *in perpetuity*. This includes the RGNCSP, which is located on land that was part of the original purchase and leased to the State.

The LWCF regulations require that properties acquired or developed with LWCF assistance shall be operated and maintained so as to appear attractive and inviting to the public; protective of public safety and health; kept open for public use at reasonable hours and times of the year, according to the type of facility; kept in reasonable condition to prevent undue deterioration and to encourage public use; and shall have posted an LWCF acknowledgement sign at the project site. Any removal of the property or portion of the property from outdoor recreation use constitutes a "conversion," which must be approved by the National Park Service (NPS) through a rigorous application and review process. An approved conversion requires that the outdoor recreation facility or property be replaced with a facility or property of equivalent value.

Congress must approve any transaction for a facility or property replacement. Responsibility for compliance with the LWCF regulations rests with the State and the State Liaison Officer (SLO) and requires an inspection of the property every five years. Over the years, as a result of changes in management of the LWCF program, the understanding that the entire CNP property was subject to LWCF rules was lost and inspections were focused on the RGNCSP, which has always been compliant with LWCF guidelines.

On September 21, 2016, the LWCF SLO performed an inspection of the Candelaria Nature Preserve property and found several issues of non-compliance. One, the entire property was not reasonably accessible to the public. The farm fields were fenced and equipped with signs clearly prohibiting public access. Two, no signs were posted acknowledging LWCF funding for the property's acquisition. In researching the history of the property, the SLO also found that there had been no NPS-approved management plan for the entire property outlining acceptable outdoor recreation activities to ensure compliance with LWCF guidelines. The City was notified of these issues in an October 6, 2016, letter to the Mayor requesting that efforts be made to bring the property into compliance.

In a subsequent letter of February 14, 2017, to the Albuquerque Parks and Recreation Director, the SLO further notified the City that the large extent of agricultural activities taking place on the CNP property (at least 60 acres of the 87 farmed acres were crops for sale by the farmer, with only 20 acres for wildlife cropping and 7 acres of unirrigated wildlife habitat) effectively excluded outdoor recreation opportunities, thus making agriculture the primary use of the property in those areas. The use of LWCF encumbered land primarily for agriculture is not allowed. Since no NPS-approved management plan for the entire property existed, the City determined that the best course of action for achieving compliance was to develop a new management plan with public participation. The February 14th letter from the SLO gave the City three years to bring the property into compliance. This Resource Management Plan, in response to City Council Resolution R-16-147 and R-17-159, is the result of that effort. Prepared with public notice and involvement, the RMP outlines the goals and objectives of the outdoor recreation use of the CNP property so as to ensure consistency with LWCF regulations and guidelines.

Large areas of the CNP property are still in agriculture production, with more land being devoted to wildlife crops to provide increased wildlife viewing opportunities to the public while an approved management plan is being developed and approved. The LWCF manual specifically excludes agriculture as an allowable primary activity. The LWCF also specifically prohibits acquisition of land primarily for the preservation of agricultural purposes. These mandates were not recognized in previous management plans completed for the property, which was intended to be a nature study area and wildlife preserve. Appropriate and allowable outdoor recreation activities consistent with the wildlife preserve objective must be outlined and management practices developed as to provide reasonable public access to the property for all residents and visitors. This applies to the entire property, including the Candelaria North Tract, Candelaria South Tract, Tree Nursery Tract, and the Rio Grande Nature Center State Park leased areas.

This plan will identify appropriate outdoor recreation activities for the CNP, develop guidelines for reasonable public access consistent with the wildlife preserve objective, and outline a process and schedule for transitioning the current, non-compliant land uses to wildlife-preserve-related outdoor recreation.

5.2 City of Albuquerque Documents and Policies Related to Candelaria Nature Preserve

5.2.1 Resolution R-16-147

Resolution R-16-147 states that the CNP is to be managed as a nature study area and wildlife preserve providing access to outdoor recreational opportunities for all residents and visitors, as required by the LWCF Act and as intended by the 1976 proposal from the City and State for preserving the existing natural landscape and its plants and animals for "nature study, recreation uses, open space, and urban shaping." The Resolution directed the OSD and Parks and Recreation Department to develop a new Resource Management Plan for CNP that will meet LWCF requirements and commitments the City made in accepting LWCF funding to acquire the CNP site. In particular, the resolution stated that "[t]he RMP shall utilize as its basis and shall not reinvent, but rather clarify and update the conclusions and goals of previous plans, in particular the 1979 Predock plan." The RMP is to be submitted to the Parks and Recreation Department Director, the Open Space Advisory Board, and the City Council for review that will include conformance to LWCF rules, consistency with City policy, fulfillment of the City's fiduciary duties, and inclusion of relevant surveys and cost estimates.

To aid in developing the RMP, the OSD and Parks and Recreation Department were directed to convene a Technical Advisory Group (composed of representatives from neighborhoods, Federal agencies, State agencies, and other technical experts) to work with all interested parties to determine the funding necessary to carry out the RMP and work collaboratively to secure the ongoing funding to maintain CNP as a wildlife preserve and nature study area. The Resolution stated that to prevent degradation of the property and maintain wildlife habitat, the City may lease CNP for agricultural activity during the RMP process; however, organic farming practices shall be encouraged, and use of pesticides shall be prohibited and use of herbicides shall be minimized. In addition, nothing in the resolution is intended to limit or interfere with projects intended for the repair, maintenance, or upkeep of the CNP.

5.2.2 Resolution R-17-159

Resolution R-17-159 amended parts of Resolution R-16-147. The amendment gave the Open Space Advisory Board oversight of the RMP process including convening the Technical Advisory Group and working collaboratively with OSD and Parks and Recreation Department to complete the RMP. To develop a new RMP, the Open Space Advisory Board named a lead and alternate lead for the TAG, and the lead assembled the remaining TAG members and additional experts. A final list of the TAG members was to be submitted to the Open Space Advisory Board, OSD, Parks and Recreation Department, and the City Council. The Technical Advisory Group

was charged with providing a status report on the development of the Resource Management Plan to the City Council upon request.

5.2.3 1978 Zoning Change to Special Use

The City Environmental Planning Commission re-zoned the original Candelaria Farm Nature Center and Preserve lands R-1 and R-2 to SU-1 (Nature Center and Preserve) on May 16, 1978. The SU-1 zoning also imposes restrictions on the use of the land. For example, new permanent structures are considered Extraordinary Facilities and must pass through a public hearing process before they are approved at the site.

5.2.4 1979 Rio Grande Nature Center and Preserve Master Plan (Predock Plan)

The 1979 Rio Grande Nature Center and Preserve Master Plan (Predock Plan) was developed to outline the elements necessary to establish a properly functioning nature facility. The facility would include a Nature Preserve—for the encouragement and protection of native wildlife communities—and a Nature Center and Interpretive Programs as an interface whereby the public could benefit from the knowledge gained in studying wildlife at the preserve. The site would be managed based on key criteria: biological feasibility; improvement of soils, plants, and wildlife communities; increased plant productivity with minimal artificial treatment; economic feasibility; and maximum edge condition. The plan states that in order to prevent disturbance to wildlife, access would be limited.

The Predock Plan was developed to provide a guide for development of the Candelaria Farms site which will not only explore its exciting educational and recreational potential but will also preserve and reinforce its existing beneficial open space qualities. The plan states that in order to prevent disturbance to the wildlife, certain zones of the site are restricted and public entry is not permitted into these areas (Predock 1979). The CNP shall be considered one such restricted area, and entry will be limited to guided programs. The plan also states that the farm was to be farmed for wildlife crops, providing forage and cover.

5.2.5 1980 Lease Agreement

The State leased 38.8 acres of the original site for the development and operation of the RGNCSP on December 3, 1980. The boundaries of this lease area are illustrated in Figure 1 and Figure 2.

5.2.6 1983 Rio Grande Nature Center Management Plan

The 1983 Management Plan, prepared by the New Mexico State Parks and Recreation Division, developed comprehensive operation and management strategies for the entire property, identifying eight distinct management units: wildlife cropland, agriculture cropland, bosque/riparian woodland (the 100 acres of the bosque leased from the Middle Rio Grande Conservancy District; lease has since expired), pond/wetland, tree nursery, State Park development area, trails, and southern tract. The Management Plan outlined specific purpose and management guidelines for these specific management units.

5.2.7 1983 Memorandum of Understanding between the City and State

The Memorandum of Understanding between the State and the City (Contract No. 71-541-15 dated June 6, 1983) documents the working relationship and collaboration between the City of Albuquerque Open Space Division and the New Mexico State Parks and Recreation Department (Appendix A). The Memorandum of Understanding states that the lands will be managed as outlined in the Rio Grande Nature Center Management Plan dated May 1983.

5.2.8 1999 Major Public Open Space Rank II Facility Plan

The City's 1999 Major Public Open Space (MPOS) Rank II Facility Plan identifies the types of Major Public Open Space, including Open Space Preserves. An Open Space Preserve is defined as an area that is set aside for its exceptional natural, cultural, or scenic value. Resources are fragile, and protection is the primary management objective. An Open Space Preserve provides protection of views, native vegetation and wildlife habitat, geological features, and/or archaeological, historical, or cultural features. Management emphasis is on restoring, preserving, and enhancing the characteristics of the area. Development is limited to the minimum required for public safety and resource protecting and enhancement. Public access is only allowed under the supervision of staff and by permit. Open Space Preserves may be closed to public access to protect habitat and historic, cultural, and archaeological resources. In the case of Candelaria Nature Preserve, the values intended for development and protection were a nature study area and a preserve for wildlife forage and habitat, with the goal of providing public education about the Middle Rio Grande and Bosque ecosystems through the RGNCSP. However, limited access for outdoor recreation—most typically wildlife viewing—needs to be provided at CNP due to LWCF requirements. Therefore, the MPOS policies restricting general public access will be modified to comply with LWCF policy.

Policy A.1.B. This MPOS type shall be conserved and protected for its intrinsic value as a significant visual, natural, or environmental resource. Trails shall be limited to those necessary for research, maintenance, policing, and scientific study. Protection of these resources should include natural barriers, fencing, signage, control of use, and patrol by rangers.

Policy A.2.C. Resource Management Plans should be developed for the Sandia Foothills, West Side Open Space, Candelaria Farms, the Montessa ORV Park, Placitas Open Space, Calabacillas Arroyo, East Mountain Open Space, and Tijeras Arroyo.

The Resource Management Plan shall:

- identify land use "carrying capacity;"
- identify access point(s);
- identify facility locations, including utility and transportation corridors;
- identify areas to be monitored and develop a monitoring and management plan;
- establish policies (in this RMP these are referenced as protocols) for resource management, access and parking, facility management, staffing, fees, interagency cooperation, and enforcement;

- classify the parcels within the RMP area by MPOS type, according to the criteria contained in Table 2-1 within the MPOS;
- evaluate impacts or proposed development within the Major Public Open Space on adjacent areas; and
- evaluate reasonable alternative development schemes.

5.3 Albuquerque/Bernalillo County Comprehensive Plan (2017) Rank 1 Plan

Additionally, the revised Albuquerque/Bernalillo County Comprehensive Plan that was adopted by City Council in 2017 identifies goals, policies, and actions that apply to this RMP. They include the following:

Goal 10.1 Facilities and Access: Provide parks, Open Space, and recreation facilities that meet the needs of all residents and use natural resources responsibly.

> **Policy 10.1. 1: Distribution:** Improve the community's access to recreational opportunities by balancing the City and County's parks and Open Space system within the built environment.
>
> A) Protect and maintain a high-quality, accessible system of recreation facilities and site sufficient to serve all areas.
> B) Establish an interconnected network of parks, Open Space, and trails with safe pedestrian connections to community facilities, neighborhoods, and Centers.
>
> **Policy 10.1.2: Universal Design:** Plan, design program, and maintain parks, Open Space, and recreation facilities for use by people of all age groups and physical abilities.
>
> A) Design and maintain landscaping and park features appropriate to the location, function, public expectation, and intensity of use.
>
> **Policy 10.1.4: Water Conservation:** Employ low-water use and reclamation strategies to conserve water.
>
> A) Incorporate native vegetation and low-water use species wherever possible, particularly in areas without easy access to irrigation.
> B) Integrate irrigation, water conservation, drainage, and flood control functions within parks and Open Spaces with ecological preservation and recreational purpose.

Goal 10.3 Open Space: Protect the integrity and quality of the region's natural features and environmental assets and provide opportunities for outdoor recreation and education.

> **Policy 10.3.2: Preservation:** Identify and manage sensitive lands within the Open Space network to protect their ecological functions.
>
> A) Manage public access to best protect natural resources.
> B) Ensure that development within Open Space is compatible with its preservation purpose.

Policy 10.3.3: Use: Provide low-impact recreational and educational opportunities consistent with the carrying capacity of the Open Space resources.

Policy 10.3.4: Bosque and Rio Grande: Carefully design access to the Rio Grande, the bosque, and surrounding river lands to provide entry to those portions suitable for recreational, scientific, and educational purpose, while controlling access in other more sensitive areas to preserve the natural wildlife habitat and maintain essential watershed management and drainage functions.

A) Minimize disturbance or removal of existing natural vegetation from the bosque.

5.4 Other Applicable Planning Documents

Planning documents that may further complement the policy context of this plan are:

- 1979 Rio Grande Nature Center and Preserve Master Plan (i.e., Predock Plan)
- 1988 Albuquerque/ Bernalillo County Comprehensive Plan
- 1993 North Valley Area Plan
- 1993 Bosque Action Plan (Rank 2 Plan)
- 1993 Middle Rio Grande Ecosystem: Bosque Biological Management Plan
- 1999 Major Public Open Space Facility Plan
- 2004 Open Space RMP for the Candelaria Farm Preserve, Draft
- 2005 Middle Rio Grande Ecosystem Bosque Biological Management Plan, The First Decade: A Review and Update
- 2010 Special Management Areas Joint Management Plan
- 2010 Rio Grande Nature Center State Park Management Plan
- 2012 Department of Interior mandated Middle Rio Grande Conservation Initiative: A Citizen's Report: Strengthening Our Heritage in the Middle Rio Grande
- 2017 Albuquerque/Bernalillo County Comprehensive Plan
- City of Albuquerque's Integrated Development Ordinance (IDO)

B. PROJECT HISTORY

1. Environmental History of the North Valley

The North Valley and CNP are situated at the northern end of the southern Rio Grande Rift valley, located at the western base of the Sandia Mountains in the physiographic Basin and Range Province of North America (Hawley 1978). The southern Rio Grande Rift valley resulted from extensive tectonic activity, producing horst/graben physiography with fault block mountains, volcanic activity, and a subsidence rift valley during the early Miocene approximately 20 million years ago (Hawley 1978; Hunt 1983). The Rio Grande historically began flowing through the vicinity of the Albuquerque Reach of the Rio Grande during the Miocene, initiating the present river course (Hunt 1983). The southern Rio Grande Rift valley becomes broad in the vicinity of the Albuquerque Reach, where the Rio Grande transitions from a region of steeper elevation gradients and narrow valleys and canyons to the north, to a more

gradual grade over a broad valley with historic floodplains to the south (U.S. Army Corps of Engineers [Corps] et al. 2006).

The Middle Rio Grande (MRG) Basin is defined as that portion of the Rio Grande and its drainages from Bandelier National Monument on the east side of the Jemez Mountains, south to the upper end of Elephant Butte Reservoir (Scurlock 1998) within New Mexico. However, this same geographic area also is known as part of the "Upper Rio Grande Basin" (Corps et al. 2006) relative to the entire Rio Grande watershed from Colorado to the Gulf of Mexico. The North Valley area is part of the Albuquerque Reach of the MRG. The Albuquerque Reach ranges in elevation from 1,538 m (5,047 feet) above sea level at the upstream end at Angostura Diversion Dam to 1,490 m (4,890 feet) at the downstream end at the southern boundary of Isleta Pueblo. The MRG adjacent to the CNP is defined by Scurlock (1998) and the multi-agency Endangered Species Collaborative Program (Tetra Tech 2004).

Since the onset of the Holocene about 10,000 years ago, the climate of northern New Mexico has been semiarid with a history of cyclic drought and wet periods (Swetnam and Betancourt 1999). For the past 600 years, there is little evidence for any major changes in the climate of the MRG Basin, other than a cool period from about A.D. 1450 to 1850, and the recent global warming trend (Hall et al. 2006; Rahmstorf et al. 2007). At least 52 major droughts were recorded in the MRG Basin over the past 448 years, occurring about every 9 years. In more recent times, increased occurrences of El Niño Southern Oscillation (ENSO) events have resulted in numerous short-term changes in precipitation and temperature, affecting flow volumes and rates in the Rio Grande (Lee et al. 2004; Swetnam and Betancourt 1999). Snowmelt runoff from the San Juan, Sangre de Cristo, and Jemez Mountains has historically been the primary source of water for the Rio Grande, with additional local input from summer storms. Hall et al. (2006) demonstrates that in recent times (since the 1960s), the timing of spring runoff and subsequent Rio Grande flow rates have begun to occur earlier in the season, in response to variations in temperature and precipitation. See the Climate section below, for more about recent global warming and climate change.

2. Native and Early Spanish Settlement along the Middle Rio Grande

The valley floor of the Rio Grande varies in width from 3 to 5 miles near Albuquerque. It has the richest agricultural land in the semi-arid environment of New Mexico. The valley's fertility was maintained by the continuous deposition of rich organic soils formed by erosion of rocks and debris from the Sandia Mountains and the west mesa as well as from flooding of the valley floor by the Rio Grande.

Native peoples experienced unstable agricultural conditions caused by seasonal floods and droughts. Although floods periodically wreaked havoc on valley settlements, the indigenous people who carefully tended these productive lands to grow food for human and animal consumption considered them a blessing. In order to maintain economic stability, survival, and sustenance, they were forced to move their villages between the upland and riverine areas, as dictated by the river. Management of their agricultural and hunting lands involved rich symbolism and rituals that served to regulate land use practices and to articulate their agrarian

knowledge of non-literal peoples (Ellen 1982; Conklin 1972). The survival of their pueblos along the river depended on the sustainable land use practices that enhanced the land's productivity.

When the Spanish settlers came to New Mexico, they entered with a different paradigm. Their evangelical activities often altered the symbolic, social, and ceremonial bases of agriculture of the Indians. The Spanish established small farms and a few large haciendas among the Indian lands. Using Native labor, they planted new crop species such as onions, lettuce, radishes, grapes, plums, peaches, wheat, barley, and chiles, and a variety of beans from Mexico. On the grasslands and lower foothills, the settlers grazed domesticated herds of cattle, sheep, and goats.

Although the Spanish were driven from the valley during the Pueblo Revolt of 1681–1692, they soon returned and reinstated the process of intense colonization. The land use patterns they established persisted in the valley for over 200 years. These patterns included the development of acequia irrigation and the division of land into lineas (long narrow strips) for the purpose of accessing both productive valley lands adjacent to irrigation waters and mesa lands for continued grazing of large herds of cattle and sheep. Their primary occupation was subsistence farming, through which farmers raised enough food to support themselves and their extended families.

By the time the Villa of Albuquerque was established in 1706 where Old Town is located today, the emergence of cash cropping and increased demand for particular export items had simplified indigenous and traditional Spanish land use strategies. The result was a destabilization of the resource base and agriculture risk management strategies. The Villa served a vital role as the center of early trading for food and supplies along the El Camino Real, or the "Royal Highway," which ran from Mexico City north to Santa Fe. An early Spanish visitor described the crops taken from the North Valley for sale in the plaza at harvest time as being, "many, good, and everything sown [in the valley] bears fruit" (Sargeant and Davis 1986).

By 1790, an official Spanish census listed six defined family settlements, or "plazas," north of Albuquerque, which grew into small villages. From south to north—roughly between present-day Rio Grande Boulevard and 4th Street—these were the Plaza de Senor San Jose de los Duranes, the Plaza de los Candelarias, the Plaza de Nuestra Senora del Guadalupe de los Griegos, the Plaza del Senor de los Gallegos, the Plaza de San Antonio de los Poblanos, and the Plaza de San Jose de Los Ranchos (see Historical Plazas of the North Valley, Figure 3). Each community was centered around a chapel and connected by a series of dirt roadways (Sargeant and Davis 1986).

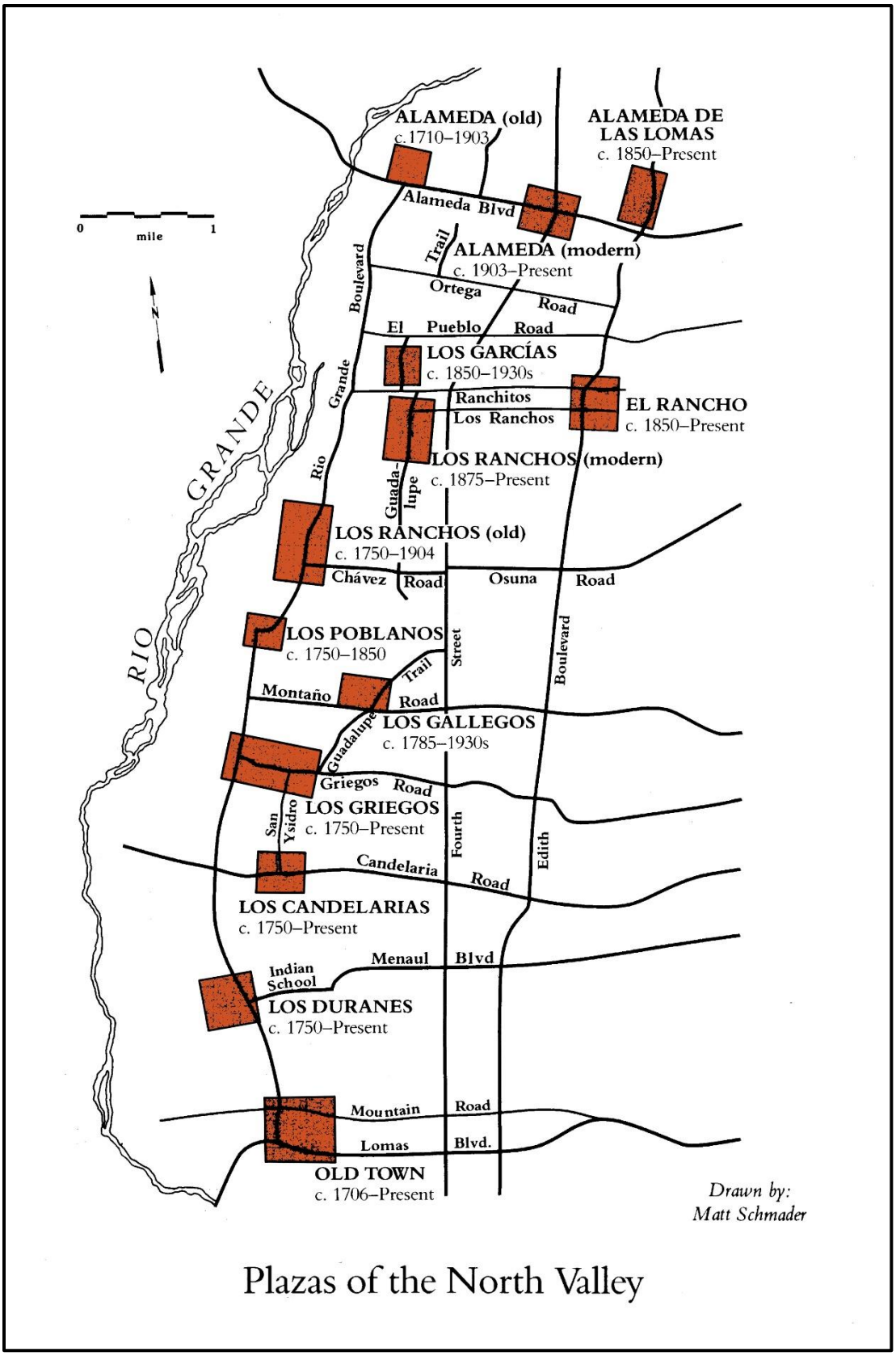


Figure 3. Historical plazas of the North Valley.

3. River Flooding, River Engineering, and the Consequences

Before the engineering of the mid-twentieth century, the Rio Grande consisted of numerous braided channels that were dynamic and changed frequently across a broad floodplain in the Albuquerque Reach (Scurlock 1998, and see images in Tetra Tech 2004:28). Numerous channels, oxbows, and wetlands were common (Crawford et al. 1993; Scurlock 1998). During the 1700s, the Rio Grande channel shifted considerably to the west in several reaches of the MRG, including at the settlement of Bernalillo and likely the northern portion of the Pueblo. The Rio Grande again shifted to the west in the early 1800s, and was described as about 91 m (300 feet) wide, shallow, and sandy. However, in 1873, the Rio Grande at Albuquerque (Barelas) was described as being 183 m (600 feet) wide and about 1.2 m (4 feet) deep (Scurlock 1998).

Prior to the 1500s, human water use in the Rio Grande valley consisted of limited agricultural irrigation by Native pueblo people and early Spanish settlers (Scurlock 1998). Starting in the late 1600s, the division of the large Spanish and Pueblo land grants into smaller private parcels throughout the valley confined the historical and cultural movement of peoples from the riverine lands to the uplands. As a result, valley farms were susceptible to the Rio Grande's annual flooding and unpredictable activity, and precipitation events occurring in higher elevations would cause flash flooding in the lower land. Water volume in the Rio Grande historically peaked during the spring months due to snowmelt runoff and subsided to low-flow levels by late summer. At least 82 major Rio Grande flood events occurred in the MRG Basin between 1591 and 1942 (Scurlock 1998). The largest estimated flood was from spring runoff in 1872 at 100,000 cubic feet per second (cfs) in the MRG. Historical records for measured flow rates in the Rio Grande date back to the installation of gaging stations in 1889. Prior to the construction of dams and widespread river regulation from the 1930s to 1970s, large flooding events that altered river channel spatial distribution and morphology were common. Spring floods of 20,000 to 30,000 cfs resulting from snowmelt runoff were recorded commonly between the late 1800s when gaging stations were installed, and 1942 when river regulation began. Record levels of rainfall and snow contributed to high Rio Grande flow rates from 1940 through early 1942, resulting in extensive flooding, but peak flow rates remained around 20,000 cfs. The largest measured Rio Grande flood within the MRG resulted from summer convectional storms in August 1929 and reached 47,000 cfs. In contrast, channel drying has also been observed several times since 1752, particularly during the 1880s downstream from Albuquerque (Scurlock 1998).

A considerable increase in water use and diversions occurred in the late 1800s. Growing numbers of settlers diverted increasing amounts of water from the river for irrigation. In addition, heavy logging in northern sections of the Rio Grande led to heavier snowmelt and rainwater sediment runoff. Rio Grande sediment loads likely were highest during the spring months and also following summer convectional storms. Historical records describe the Albuquerque Reach as experiencing considerable riverbed aggradation during the late 1800s and early 1900s. Reduced river flow from water diversions and growing agricultural practices caused soil erosion throughout the watershed, providing heavy sediment loads. The channel bed of the MRG apparently consisted mostly of sand, whereas the riverbed above the confluence of the Rio Jemez consisted largely of cobble and gravel (Crawford et al. 1993). Historically, groundwater rose as a

result of increased flood irrigation within the floodplain, resulting in waterlogged fields and alkali conditions (Berry and Lewis 1997). By early 1900, much of the land that had at one time been rich, fertile, and cultivated was classified as a “wasteland.” Government reports listed much of the land as alkali, marsh, and sand hills.

Devastating floods and degraded land put the state government under pressure to reclaim the valley lands. Extensive Rio Grande water manipulations began after the formation of the MRGCD in 1925 to protect users along the river against flooding and provide centralized allocation of irrigation waters. By 1940, the MRGCD had built over 400 miles of levees, drains, and irrigation ditches, making thousands of acres of North Valley land safe for agricultural production and building. Even with those controls in place, more severe flooding occurred in 1941 and 1942, and this forced the U.S. Bureau of Reclamation and the U.S. Army Corps of Engineers to implement widespread channel modifications with the implementation of the MRG Project in 1950. The river was straightened and confined between two parallel levees, and large iron Kellner jetty jacks were fixed to the bank to protect the newly created levees. Drainage systems, water diversion channels, and increased groundwater pumping eventually served to effectively limit overbank flooding and lower the water tables of the floodplain (Scurlock 1998). Commercial cropping expanded rapidly as a result.

All of the engineering done to tame the river for human purposes ultimately disrupted the ancient connection between river water and groundwater in the adjacent floodplain, which is essential to the survival of native riparian vegetation. Jetty jacks collected sediment that in turn became a seedbed for the establishment of Rio Grande cottonwood (Muldavin et al. 2004). The result was the transformation of a relatively open riparian zone into a nearly continuous, even-aged gallery forest (Crawford et al. 1993). Furthermore, the sediment and flood control structures constructed along the MRG caused accelerated channel degradation, creating a riverbed that is, and will continue to be more incised and channelized (Crawford et al. 1993). Sediment loads have declined considerably since the construction of the Rio Jemez Dam in the early 1950s and Cochiti Dam in 1973, with a reduction from average annual suspended sediment concentrations of about 4,000 parts per million (ppm) by water volume to about 500 ppm (Corps et al. 2006). Groundwater levels in the Sandia Reach have declined significantly due to groundwater pumping, particularly by municipalities and channel incision.

Recent long-term trends in groundwater elevation indicated a decline in groundwater elevation (S.S. Papadopulos and Associates [SSPA] 2005). Wells located near Alameda Boulevard exhibited a linear decrease in groundwater elevation at rates of 0.23 to 0.35 m/year (0.75–1.15 feet/year) over a 16- to 48-year period (SSPA 2005). These declines are attributed to municipal and industrial water uses in the Albuquerque area. Groundwater fluctuations also have occurred seasonally. In the Alameda area, the fluctuations vary from well to well, but average about 0.3 m (1 foot) in magnitude. Greater fluctuations are evident at other wells between the riverside drains with peak groundwater elevations occurring between April and June. Since late 2008, when the Albuquerque Bernalillo County Water Utility Authority began supplementing groundwater pumping with surface water from the San Juan Chama Drinking Water Project,

groundwater levels have generally risen somewhat, but projections are that increased groundwater pumping will begin again by the 2030s.

Differences between the evapotranspiration rates of native versus non-native vegetation also have significant implications for groundwater depth. Simulation models used by SSPA (2005) have revealed that evapotranspiration rates have decreased by 20% when non-native vegetation was replaced by native vegetation, resulting in higher groundwater elevation and reduced seepage loss. Additional information about groundwater in the Albuquerque area can be found in McAda and Barroll (2002), Tetra Tech (2004), and SSPA (2005, 2006).

4. Agriculture in the North Valley

The name "Candelaria Farm" remains elusive in historical records and oral interviews with senior North Valley residents. However, it can be assumed that it is named after the Plaza de Los Candelarias and the prominent Candelaria family, who had strong agricultural ties in the early development of the North Valley. Candelaria Road has historically been, and currently remains, a major corridor that connects into the Plaza de los Candelarias (A.D. 750–present), just 1.5 miles east of the Farm (see Figure 3). The CNP's location at the farthest western end of Candelaria Road may be one simple reason why it has maintained the name Candelaria Farms.

Little is known about the actual history of ownership and land use on the Candelaria Farm site before 1928. Until the Rio Grande was contained within its levees and the riverside drains had eliminated the wetlands and marshes in the floodplain, there was not likely much agriculture in the area now the site of Candelaria Nature Preserve and the Rio Grande Nature Center State Park. A 1917 Rio Grande Drainage Survey map prepared by the Office of the State Engineer shows 22 acres with water in the southeastern corner of the site bounded by Veranda and the Duranes Lateral with the rest of the current CNP site listed as "Timber." A 1922 MRGCD map based on a Reclamation Service (now the Bureau of Reclamation) map does not indicate cultivation on the site. The area from Candelaria Road (which ended at Rio Grande Boulevard) west to the river and northwards along Rio Grande was dominated by marshes, "Alkali," "Grasses," "Sandbar," and "Timber," with pockets of cultivation southeast of Candelaria and Rio Grande, and south and west of Griegos at Rio Grande.

In her 2018 book, *Albuquerque's North Valley: Los Griegos and Los Candelarias*, Francelle Alexander has many oral history descriptions of the area as constantly flooding and containing lots of marshy land. She has a photograph (page 219) from the MRGCD archive titled, "Lake or estero in the 1930s, probably near Rio Grande Boulevard and Griegos" showing a broad shallow flooded and open plain with a single horse grazing at its edge. She quotes (page 219) a resident who grew up on Rio Grande a little north of Arbor Road who remembered that "[t]he swamp ran from where we lived to near Candelaria." In a discussion of the Olguín property (page 177) on Rio Grande and Cherokee, she says that until the MRGCD started draining the lands in the 1920s, "much of it was swampy *vega* land with a lagoon that the kids paddled in." Aurelio Candelaria (1885–1984), who grew up in a house on Rio Grande Boulevard just north of Griegos Road, described the area: "From my house on it was pure thicket to ditch [the Griegos ditch] until Mr. Dietz came. There were swamps all the way to Old Town."

Based extensively on Robert Smith's 2014 unpublished manuscript, "History of Albuquerque's dairies," there is an interesting connection between the area near the CNP site and the Valle de Oro National Wildlife Refuge on 2nd Street south of Rio Bravo in the South Valley (Alexander 2018:152–154). James Matthew moved from Canada in 1881 shortly after the railroad came and began buying land on both sides of 12th Street, founding a dairy around 1893–1894 on land leased from the Armijo family; by 1903, he owned the land and had built a house northwest of what is now Matthew Avenue and 12th Street. He would eventually own land all the way to the end of Candelaria and Campbell Roads. He built a milk plant at the corner of 3rd and Roma.

Starting in 1908, consolidation of North Valley dairy operations began, with Matthew and his partners playing a leading role, beginning with modern facilities on the east side of Rio Grande south of Candelaria down to Matthews Road. A 1927 MRGCD survey indicates Matthew owned almost 200 acres in this area and another large parcel west of Rio Grande Boulevard. Two Campbell family brothers were partners starting in the teens after James Matthews incorporated; Campbell Road is named after them. When Matthew died in 1931, the dairy merged with that of one of the partners, C.H. Christ, to form Valley Gold Dairy, which was soon purchased by Russell Price from El Paso, Texas, who moved the dairy to the far end of 2nd Street in the South Valley. The 570 acres of "Price's Dairy" are now the site of Valle de Oro National Wildlife Refuge, the name of which in Spanish means Valley Gold.

As part of the process that led to Price purchasing the dairy operations and moving them, other parts of the Matthew Dairy were sold between 1932 and 1937, with an early sale becoming Alvarado Gardens Additions. Remaining dairy lands eventually became Matthew Meadows and Meadows on Rio Grande. However, the land at the end of Campbell and Candelaria stayed agricultural. It is likely that alfalfa and corn were grown to support the dairy and, apparently, a slaughterhouse operated near the river in the area. Some of the land was worked by Japanese American farmers. The history of Matthew Dairy is indicative of the larger process taking place in the North Valley: large landowners bought out small holders and then turned around and offered them wage labor on their operations. Eventually, the large holdings were sold off to provide housing for the expanding city.

5. Candelaria Farms

Beginning in the early 1950s, tracts of North Valley agricultural lands were annexed under the City of Albuquerque's jurisdiction for the purpose of increasing the tax base. Ultimately, many of the historic land grant holders lost their land due to outstanding taxes. The extremely severe drought that ran from the late 1940s into the early 1960s may have made paying taxes from agricultural proceeds difficult, resulting in easy land acquisitions by those who were able to purchase large parcels of land through immediate sales.

Around 1950, approximately 150 acres of land known as the Candelaria Farms Tract were quitted from Mrs. Leola Smith to Mr. Hugh Woodward.[1] Mr. Woodward acquired significant amounts of land throughout Albuquerque for his long-term personal secretary, who, in turn, would quitclaim them to Mr. Woodward's estate. When Mr. Woodward died in 1968, half of the acquired land was turned over to the Sandia Foundation[2] and the other half was turned over when Mrs. Woodward passed away in 1974. Fortunately, the Sandia Foundation preserved the land until it was purchased by the City of Albuquerque in February 1977.

Around the time of his death, Hugh Woodward applied to the State Engineer for a well permit that could provide sufficient water for the area north of Candelaria Road. From his application, we know that there were three Japanese farmers, all elderly men, working and living on the land. Two of them lived in the area around the Woodward House and worked fields in the northeast corner of the site. The third farmer lived near the end of Candelaria Road. They all worked small parcels growing a wide variety of fruits and vegetables, likely for sale at local markets as well as for subsistence. There was no mention in his application of any alfalfa or other crop activity. One of the farmers initiated the well application for himself, but Woodward stepped in and reapplied to get water for the whole site. In 1968, Woodward had just received Office of the State Engineer approval for a well that could serve the three farmers. It appears that the well project, which was dug and tested, but did not yet have a pump, was abandoned with his death.

Whether from age or the failure of the well, or Mrs. Woodward's interest in getting rent from activity on all the acreage, by the time of the sale to the City in 1977, the Japanese gentlemen were gone and there were three leaseholders on the property. Local farmers who maintained alfalfa crops on the southern fields and a horse pasture to the north held two of the leases. The third lease was held by a Midwest broadcast station that used approximately 9 acres within the current leased acreage of the RGNCSP Visitor Center for the placement of their transmitter.

The City of Albuquerque acquired the Candelaria Farm site in 1977, culminating more than a decade of community activism advocating for the establishment of a nature study area and wildlife preserve on the site. In 1969, the Middle Rio Grande Park Plan recognized the potential of this historical agricultural land adjacent the Rio Grande and stated that the "purchase of this tract of land will insure a permanent open space adjacent to the river for nature study, recreation uses, open space, and urban shaping." In 1975, the City and the Bosque del Rio Grande Nature Preserve Society conducted a joint study on the relationship between the river ecosystems and

[1] Mr. Hugh Woodward was the U.S. Attorney for New Mexico, appointed by Herbert Hoover and served from 1929–1933. He served as Lieutenant Governor for the State in 1926. As an important local civil servant and major land holder in Albuquerque, he served on the original Planning Commission for the City of Albuquerque from 1948–1957. The Sandia Foundation was one of his organizations established to care for his properties after his death in 1968. Woodward Hall located on the University of New Mexico campus is named for him.

[2] The Sandia Foundation is a New Mexico non-profit corporation established in 1948 by the late Hugh B. Woodward and his wife, Helen K. Woodward to aid and assist educational, scientific, benevolent, religious, and charitable institutions. Upon their deaths, the Woodward's estate (primarily land) was transferred to the Sandia Foundation. As of October 1996, the assets composition is 70% real estate in the Albuquerque limits equating to approximately $28 million.

the Albuquerque metropolitan area, which recommended establishing a pond and marsh restoration project on the Candelaria Farm site.

In 1976, the New Mexico State Legislature, persuaded by strong local support, agreed to partially fund a nature preserve and study center, and the City decided to contribute by purchasing Candelaria Farm as a site for the center. The Regional Office of the Bureau of Outdoor Recreation (now the National Park Service) contributed federal funds through the LWCF for purchasing the property, which was enacted by the Albuquerque City Council (Resolution 248) in early 1977. Following suggestions by the Kinney administration, funds for the purchase were consolidated as follows:

- State and Federal Grants $600,000
- Sale of Surplus City Land $308,500
- Proceeds of Parks and Recreations GO Bonds $737,324
- Surplus Capital Account $61,176
- The final purchase price $1,707,000

The environmental assessment completed by the City in preparation for acquiring the Candelaria Farm stated that this land was a "valuable resource for Albuquerque, presently and in the foreseeable future," both aesthetically and ecologically. Following purchase, the Environmental Planning Commission voted to rezone the entire land from R-2 to Special Use Zoning, SU-1 (Nature Study Center and Wildlife Preserve) on May 16, 1978 (No. Z-78-52). On December 30, 1980, the City Council approved a 25-year renewable lease with the State of New Mexico, Natural Resource Division for 38.8 acres upon which the RGNCSP would be constructed. Once the 8.934-acre lease agreement with a national radio station transmitter expired in April 1981, a 2.5-acre lined pond was constructed. Soon after, the RGNCSP Visitor Center, designed by Antoine Predock, was constructed with a $715,000 appropriation from the New Mexico Legislature.

The original 167-acre site was not contiguous. The Fraternal Order of Police owned 7 acres of residential-zoned land on the south side of Decker Road, which separated the 144-acre parcel (Tracts A-1 and A-2) acquired by the City north of Decker Road from the 23-acre parcel (Tract X) acquired by the City south of the Fraternal Order of Police site, towards Campbell Road. In 1982, the City exchanged 8 acres of land on the northwest corner of Trellis and Campbell for the 7-acre Fraternal Order of Police site. The land along Campbell became the gated Rio Grande Compound development. The Fraternal Order of Police parcel was later re-zoned to SU-1, matching the zoning of the rest of the site. In 1996, approximately 1 acre at the end of Veranda was converted (a process under the LWCF to remove land no longer being used for the original purpose and exchange it for similar land) in order to allow the City to improve Veranda's terminus. The exchange land was a short length of trail in the Bosque northwest of the Montano Bridge equaling approximately 1 acre. As a result of the exchanges, the CNP is a contiguous site of approximately 166 acres.

6. Candelaria – From Farm to Nature Preserve

The CNP site was managed as farmland since 1980 to preserve a cultural remnant of the agricultural land that was once abundant in the North Valley, and to minimize expenses to the City. The City, which had extended the leases of the existing alfalfa farmers in 1980, began contracting private farmers in 1985 to operate the CNP. Through Farm Operating Agreements, contracted farmers managed production of alfalfa and other commercial crops in the Candelaria North Tract (also referred to as "Candelaria Farms") that included around 60 acres in exchange for growing crops on the remaining acreage for wildlife feed and maintaining the irrigation infrastructure. The commercial farming strategy allowed the City to preserve Candelaria North Tract as farmland, while providing feed crops for migratory birds that visit the farm and adjacent ponds at the RGNCSP, without incurring the expenses that would normally be required to farm the land.

Over the course of 3 years of Technical Advisory Group meetings, involving staff from Federal, State, and City agencies, other technical experts, and the public, a revisioning of the site began to take shape. Careful review of the LWCF rules revealed that farming for commercial crop production was not allowed on the properties purchased with LWCF funds but farming to grow plants and crops for forage and cover solely for the benefit of wildlife was allowed. This was the 1979 Predock Plan vision, with "100 plus acres" devoted to growing wildlife crops. This would represent a dramatic shift in the way the farm had been managed since the City purchased the property and would pose both unique possibilities as well as challenges to the Open Space Division. The new vision would require funds to convert fields to wildlife crops as well as ongoing operations and management to continue tilling, seeding, and cutting crops multiple times a year to accommodate waves of migratory birds.

New information moved the TAG to a different approach, one adopted by the U.S. Fish and Wildlife Service (USFWS) at Valle de Oro National Wildlife Refuge and by Valencia County Soil and Water Conservation District (with assistance from the USDA Natural Resources Conservation Service [NRCS]) at Whitfield Wildlife Conservation Area. Both of these wildlife areas will have natural mosaic landscapes that reflect the pre-engineering landscape of the Rio Grande valley, with wetlands, riparian vegetation, and a mix of upland grasses and shrubs. At Whitfield, this decision to shift from growing wildlife crops came when analysis showed that the cost of producing wildlife crops was not worth the amount of forage being produced. At Valle de Oro, the Federal Aviation Administration prohibited growing wildlife crops on the refuge because it is in the flight path of planes landing at the Albuquerque International Sunport and the agency was worried about bird strikes. Although initially concerned that conversion of 570 acres of alfalfa and other crops on the former Price's Dairy would diminish the attractiveness of the refuge to migratory birds, especially sandhill cranes, research by USFWS experts indicates that there may be little to no impact on migratory bird numbers, while increasing the overall habitat diversity at the Refuge.

The TAG has concluded that CNP should be converted to a restored natural mosaic landscape and move away from crops altogether over time. The TAG took the ideas developed in

alternative plans for the site and "updated" them to create a vision for something special in the heart of Albuquerque—a natural landscape supporting diverse wildlife and providing outdoor recreation and environmental education for all the City's residents and visitors.

C. NATURE PRESERVES AND WILDLIFE REFUGES IN THE RIO GRANDE VALLEY

A series of other nature preserves or wildlife refuges have been established in the MRG Valley, and along with the CNP they provide a regional array of habitats for native wildlife, especially migratory and resident birds (Figure 4). These regional wildlife preserves not only provide additional habitats for wildlife in the region, but also provide reference environmental conditions and management examples that could be applied to the CNP.

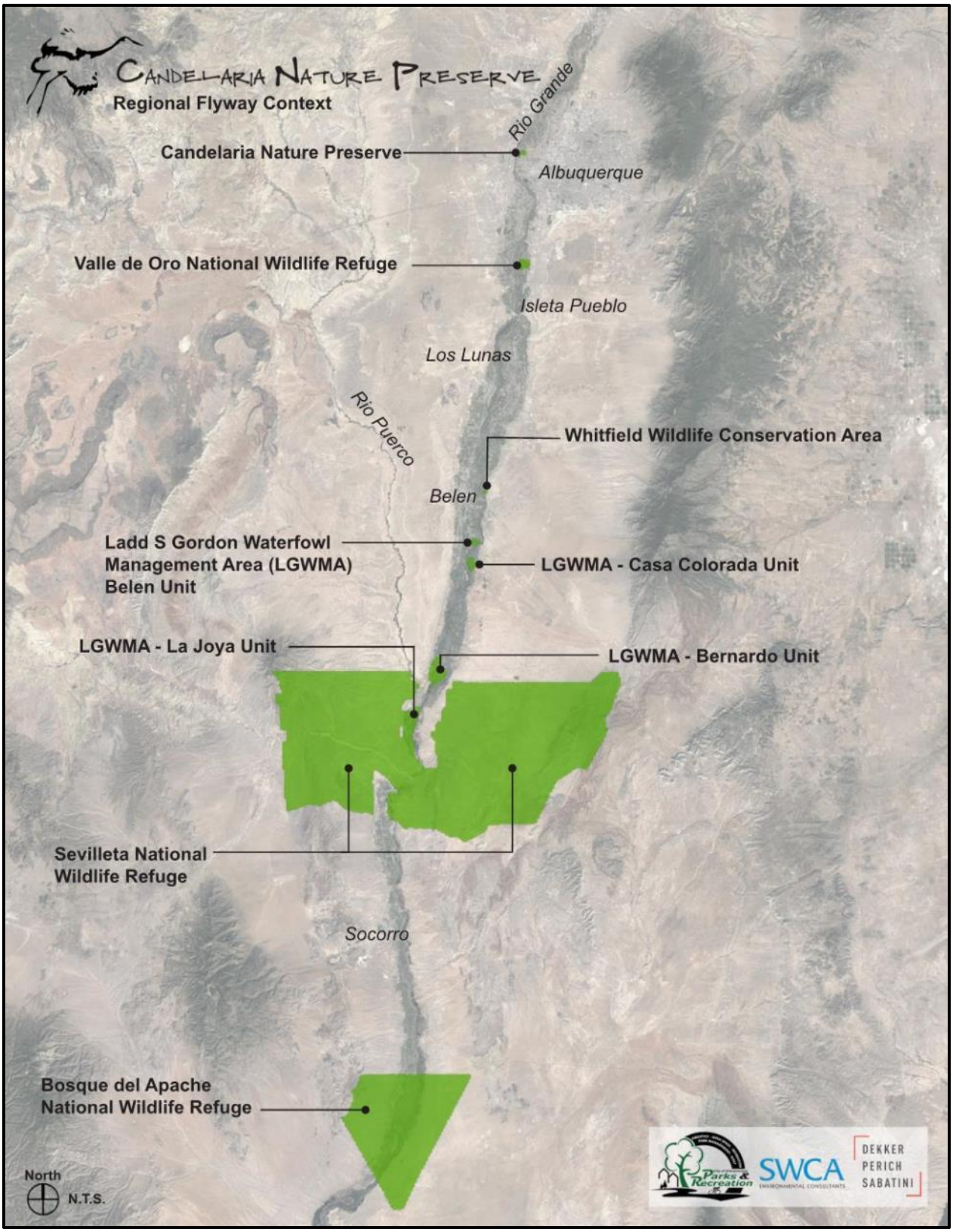


Figure 4. Wildlife refuges and preserves of the Middle Rio Grande Valley.

1. Valle de Oro National Wildlife Refuge (Bernalillo County)

Valle del Oro Urban National Wildlife Refuge (Bernalillo County). Located in the South Valley of Albuquerque along the Rio Grande. Formerly a commercial dairy, this 570-acre National Wildlife Refuge, the first urban NWR in the Southwest, is managed for wildlife with an emphasis on public environmental education and recreation. Consists of former dairy pastures and agricultural fields that are being restored to a natural mosaic landscape with wetland habitats. Managed by the USFWS since 2013.

2. Whitfield Wildlife Conservation Area (Valencia County)

Located on the east side of Belen along the Rio Grande. Formerly a commercial dairy, this 140-acre semi-urban wildlife preserve is managed for wildlife, with an emphasis on public environmental education and recreation. Consists of pastures and agricultural fields that have been restored to wetland, meadow, and bosque habitats. Wildlife crops have been converted to natural landscape because of the high costs of growing forage for wildlife. Managed by the NRCS Valencia Soil and Water Conservation District since 2003.

3. Ladd Gordon Game Management Area/La Joya State Game Refuge (Socorro County)

Located between Belen and La Joya, a complex of four separate management units along the Rio Grande, covering 2,700 acres. Managed for waterfowl production for hunting. Consists of commercial farmland, wildlife crops, riparian bosque, and wetlands. Managed by the New Mexico Department of Game and Fish.

4. Sevilleta National Wildlife Refuge (Socorro County)

Located 20 miles north of Socorro, this refuge extends across the Rio Grande valley from the Sierra Ladrones to the Sierra los Pinos. The Sevilleta National Wildlife Refuge covers 230,000 acres of mostly natural landscapes ranging from the Rio Grande, across valley bottom grasslands, to montane woodlands. Management is for plant, wildlife, and ecosystem conservation, and environmental education. Managed by the USFWS since 1973.

5. Bosque del Apache National Wildlife Refuge (Socorro County)

Located near San Antonio, along the Rio Grande and the adjacent valley. Bosque del Apache National Wildlife Refuge covers 57,331 acres of mostly constructed lakes, ponds, wetlands, and wildlife cropland, in addition to 30,000 acres of upland desert grassland wilderness areas. Management is for waterfowl production, upland habitats for native vegetation and wildlife, and environmental education and recreation. Managed by the USFWS since 1939.

D. ECOLOGICAL CONDITIONS

1. The Abiotic Physical Environment

1.1. Climate

The CNP is located in the MRG valley of central New Mexico at an elevation of 5,000 feet above sea level, with a semi-arid climate, and most of the annual precipitation comes with a summer monsoon. Temperatures are mild, rarely exceeding 100 degrees Fahrenheit (°F) or falling below 0°F. The annual average is about 57°F. The generally low humidity results in an approximate 25-degree range between daily highs and lows. Average monthly high and low temperatures at the adjacent RGNCSP from 1995 to 2019 are presented in Figure 5. The growing season ranges between 173 and 188 days depending on local elevations. Mean annual precipitation is 11.8 inches. Winter precipitation, generally derived from frontal disturbances, tends to be protracted and of mild intensity. Summer precipitation, typically convective with orographic accentuation, is of short duration and higher rate. Average total monthly precipitation amounts from 1995 to 2019 is presented in Figure 6.

The RGNCSP is a volunteer in the Albuquerque Metropolitan Arroyo Flood Control Authority and the National Water Service, Albuquerque office precipitation recording program and the United States Geological Survey (USGS) weather reporting station program. The temperature and precipitation data recorded at the RGNCSP are representative of the adjacent CNP.

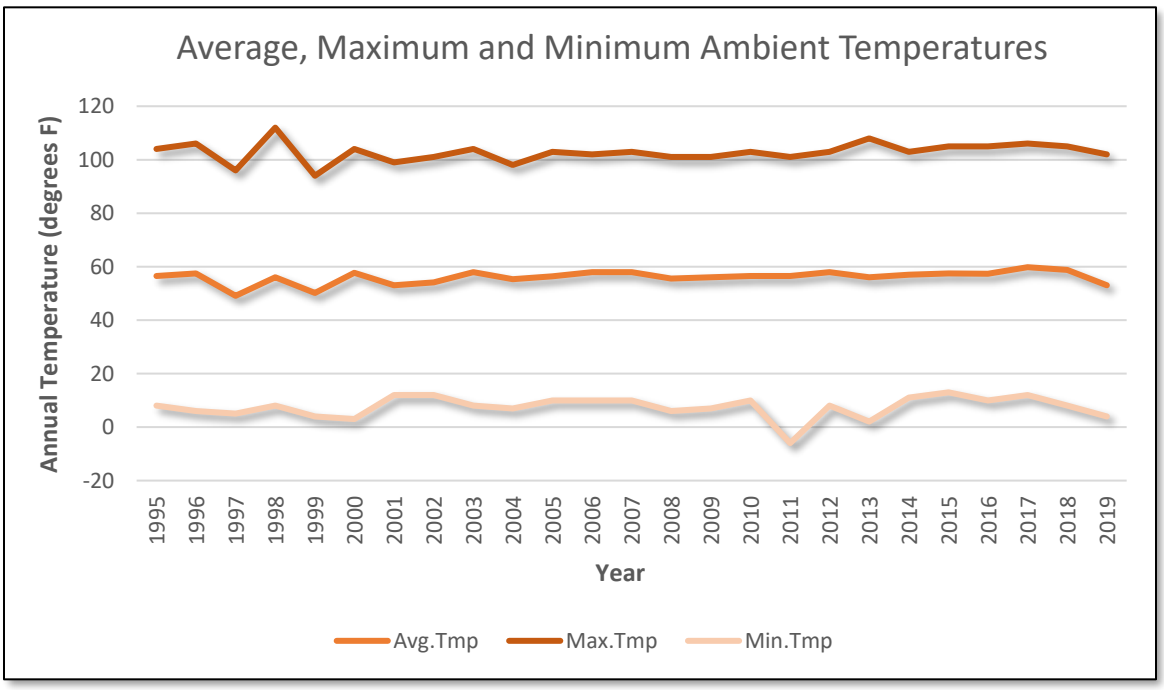


Figure 5. Average monthly, daily high, and daily low temperatures recorded at the RGNCSP, 1995–2019.

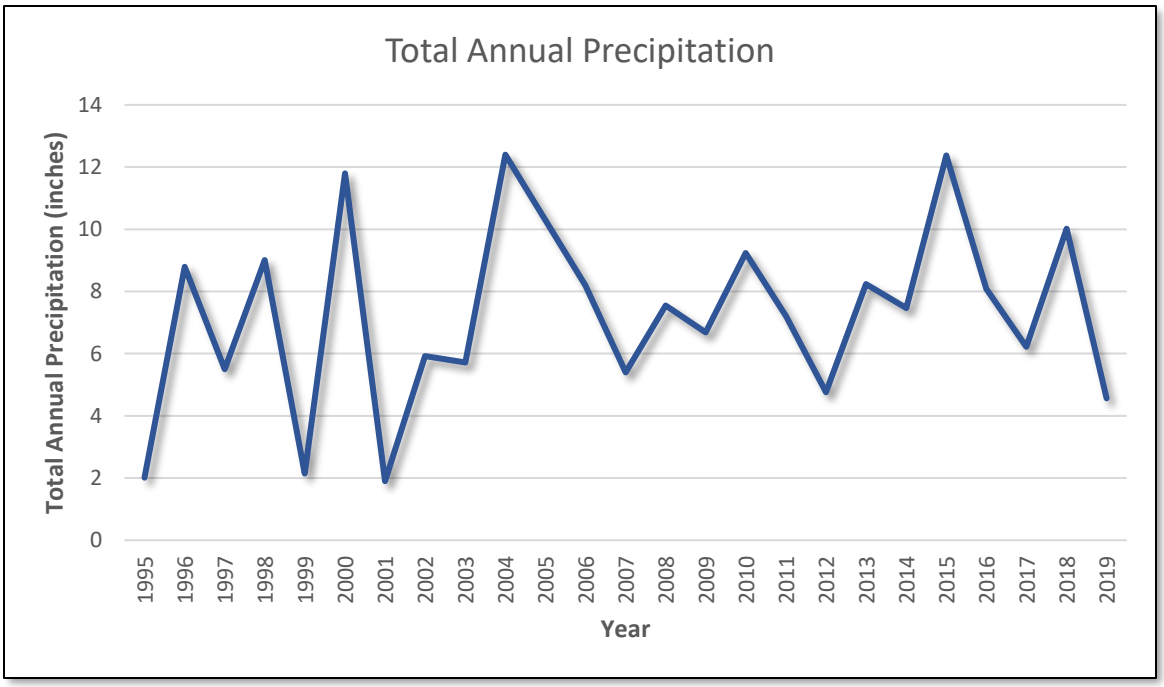


Figure 6. Average total monthly precipitation recorded at the RGNCSP, 1995–2019.

1.2. Global Warming and Climate Change

Human-caused global warming, also known as the enhanced greenhouse effect, from the burning of fossil fuels is causing global climate change that is currently impacting the CNP and is forecast to have even greater effects on CNP weather conditions and management practices for the foreseeable future. Climate change for the region will be represented by increasing ambient, ground, and ocean temperatures, decreased winter snowpack, and decreased summer snowmelt runoff in rivers, and increased soil temperatures, decreased soil moisture, and increased variation in weather and more extreme weather events (Mann 2019; Melillo et al. 2014; U.S. Global Change Research Program [USGCRP] 2017, 2018). Gutzler (2013) and Llewellyn and Vaddey (2013) discuss how the climate of the Southwest has been documented as becoming warmer and less predictable, and how drought is becoming more common and more severe than in the past. The average annual ambient temperatures for the Upper Rio Grande and MRG regions of New Mexico (Colorado border to Truth or Consequences, New Mexico) has increased from 1971 to 2012 by 1.4 degrees Celsius (°C) (2.5°F), and in mountainous areas that increase has been even greater at 1.5°C (2.7°F) (Llewellyn and Vaddey 2013). Winter temperatures (December, January, and February) have been warming by as much as 1.3°C (2.3°F) since 1970 (National Weather Service 2015). Long-term episodic droughts have occurred in the Southwest region for centuries (Gutzler 2013), but the region is strongly affected by ongoing and projected century-scale climate change (Llewellyn and Vaddey 2013).

Llewellyn and Vaddey (2013) attribute the climate change observed across the Southwest to human-caused increases in greenhouse gases from burning fossil fuels, and report on a strong regional warming trend in recent temperature data that modifies natural drought/high-

precipitation fluctuations by enhancing evaporative losses and decreasing snowpack in mountainous regions to the north (see Brown and Mote 2009). Mann (2019) provides a good description of how global warming–induced changes in the atmospheric wind patterns globally are impacting climate change. Recent climate modeling predicts that peak runoff will occur earlier, leaving less water for irrigators during the hot and dry months of the pre-monsoon growing season (Elias et al. 2015). As the climate warms, intense storms are expected to increase in the region (Gutzler 2013), and a greater fraction of total annual precipitation is expected to come from single intense rainfall or snowfall events as compared to more frequent low-intensity storms (Allan and Soden 2008; Intergovernmental Panel on Climate Change 2007; Tebaldi et al. 2006). Petrie et al. (2014) demonstrate that fewer single storm events are determining precipitation amounts in central and southern New Mexico, especially during the monsoon season, and that the number of such storms has declined and become more variable over the last decade. These fewer but more intense events are also being documented in the region by others (Allan and Soden 2008; Groisman and Knight 2008; Mann 2019). The periodic drought and intense rainfall patterns that are projected for the region (Alexander et al. 2006; Gutzler 2013; Gutzler and Robbins 2011; Hurd and Coonrod 2008) are expected to result in significantly diminished stream flow and drier surface conditions (Llewellyn and Vaddey 2013; Seager et al. 2007; Stromberg et al. 2009), causing the Southwest's climate to become even more arid than it currently is over the coming decades. For example, Figure 7 shows how ambient temperatures have risen across the Southwest from 2000 to 2013, relative to the long-term average.

The CNP is located on the Rio Grande floodplain, and the surface water and groundwater are both connected to, and dependent upon, Rio Grande flow rates (Crawford et al. 1993). Climate change has already caused reductions and disruptions in Rio Grande flow, and such declines in available groundwater and surface waters are predicted for the MRG Basin, including the CNP (Llewellyn and Vaddey 2013). The best predictive computational model estimates for expected water availability for the Southwest and the MRG/CNP are presented in Figure 8. Those predictions show that both surface water and groundwater availability will decline over the next 50 years. Increasing temperatures alone also will cause increased soil water deficits, and will cause increases in both surface evaporation of water, and transpiration of water from vegetation.

Climate change is already creating warmer and drier conditions, along with increased variation and extremes in weather conditions. This trend is expected to continue and to intensify in future years. The implications of climate change are very important relative to managing the CNP, in that water availability will decrease in coming years, and shifts will take place in the geographic distributions of plant and animal species, as they already are. Associated changes to expect are the composition and abundance of both plants and animals, including shifts in noxious weeds and potentially other non-native invasive species. Any ecological restoration plans will need to consider the over-arching current and future effects of increasing climate change (e.g., Mann 2019; Seavy et al. 2009; USGCRP 2017, 2018).

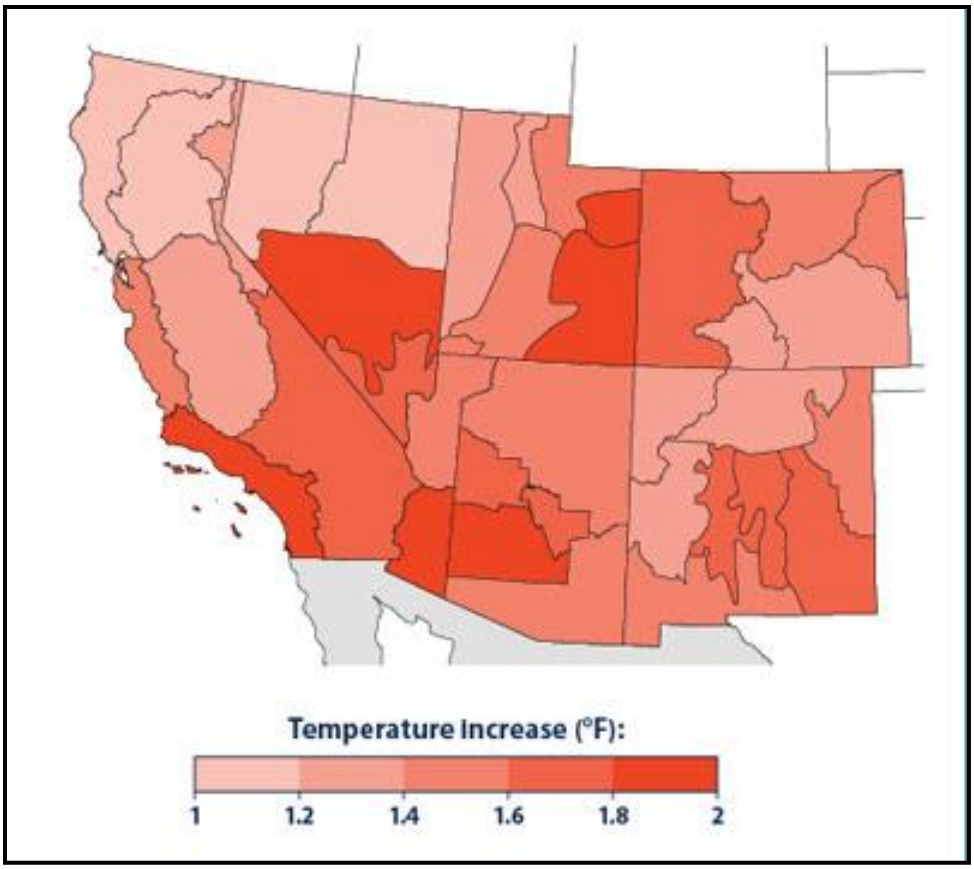


Figure 7. Average temperatures across the entire Southwest have increased in recent years, with some areas increasing by up to 2°F. This map shows the average temperature from 2000–2013 relative to the long-term average from 1895–2013. Source: EPA (2015).

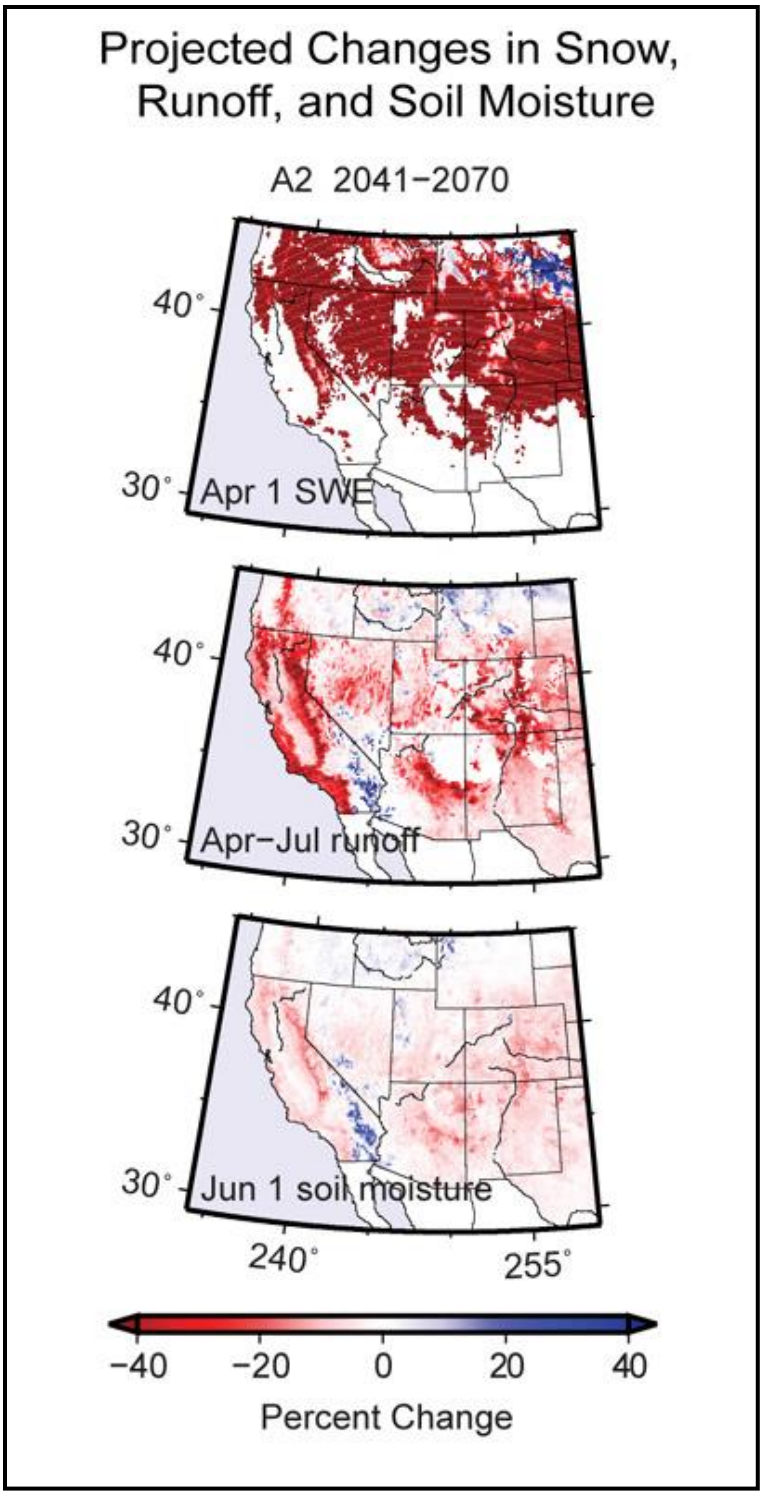


Figure 8. Declines in snowpack, runoff, and soil moisture are projected to occur if greenhouse gas emissions remain high. The maps show the change in conditions between the historic (1971–2000) and the expected mid-century (2041–2070). Note: SWE = snow water equivalent. Sources: Melillo et al. (2014); USGCRP (2014).

1.3. Soils

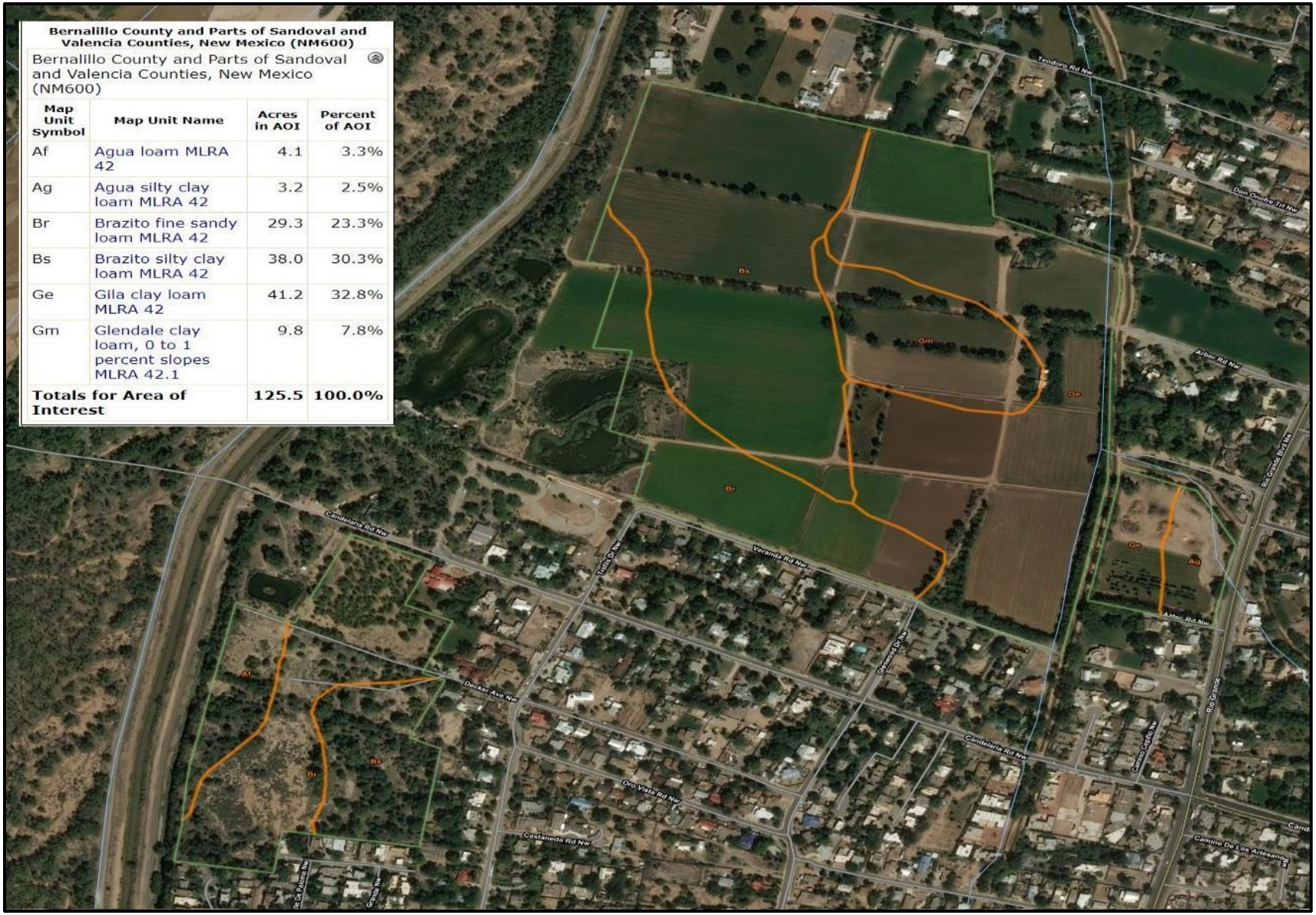
Since acquisition of the CNP in 1977, the NRCS has been providing technical assistance to the OSD. In 1995, an NRCS soil report was generated to describe the soils at CNP to assist with the development of this management plan for wildlife crops and general agricultural use. The soils maps and information about soil characteristics are important for planning wildlife habitat vegetation plantings and maintenance. Six distinct soil types were found on the property, including Candelaria South and the TNT (Table 1; Figure 9) areas of CNP. A recent soil survey was conducted by GeoSystems Analysis, Inc. (GSA), in July 2018. The purpose of the GSA survey was to verify the older 1995 soils map, and to install soil chemistry samples and to install a groundwater monitoring well. The GSA soil survey provided a current comparison to the previous NRCS mapping and was specific to the farmed areas of CNP (Figure 10). Appendix B presents the soil descriptions from the GSA report. The GSA report does not include the Candelaria South or the TNT areas, but the 1995 NRCS soil survey did.

Table 1. Soils at Candelaria Nature Preserve and Surrounding Area

Map Unit Symbol	Map Unit Name	Acres in CNP*	Percent of CNP
Af	Agua loam MLRA 42	4.1	3.3%
Ag	Agua silty clay loam MLRA 42	3.2	2.5%
Br	Brazito fine sandy loam MLRA 42	29.3	23.3%
Bs	Brazito silty clay loam MLRA 42	38.0	30.3%
Ge	Gila clay loam MLRA 42	41.2	32.8%
Gm	Glendale clay loam, 0 to 1 percent slopes MLRA 42.1	9.8	7.8%
Total		**125.6**	**100.0%**

*Numbers are rounded to the nearest tenth

Soils of the CNP are deep, and slopes are gentle. Permeability rates generally increase towards the west and south sides of the farm. Permeability is moderately slow in the Glendale clay loam, and moderate in the Gila clay loam. Permeability is rapid below the 9-inch layer of Brazito silty clay loam, and rapid throughout the Brazito fine sandy loam on the west and south sides of the farm. The higher permeability rate of the Brazito soils indicates that water enters the soil rapidly, but that the water may percolate so far beyond the root zone of the plants that it may not be available for plant growth and can easily be wasted by excessive irrigation. In addition, the Brazito soils have low Available Water Capacity, and are very susceptible to drying out during drought. The Brazito soils are also much less productive for growing crops such as alfalfa, sweet corn, sorghum, other seed and grain crops, and pasture.



Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico (NM600)

Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico (NM600)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
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Ge	Gila clay loam MLRA 42	41.2	32.8%
Gm	Glendale clay loam, 0 to 1 percent slopes MLRA 42.1	9.8	7.8%
Totals for Area of Interest		**125.5**	**100.0%**

Figure 9. Soils map produced by the NRCS (2019).

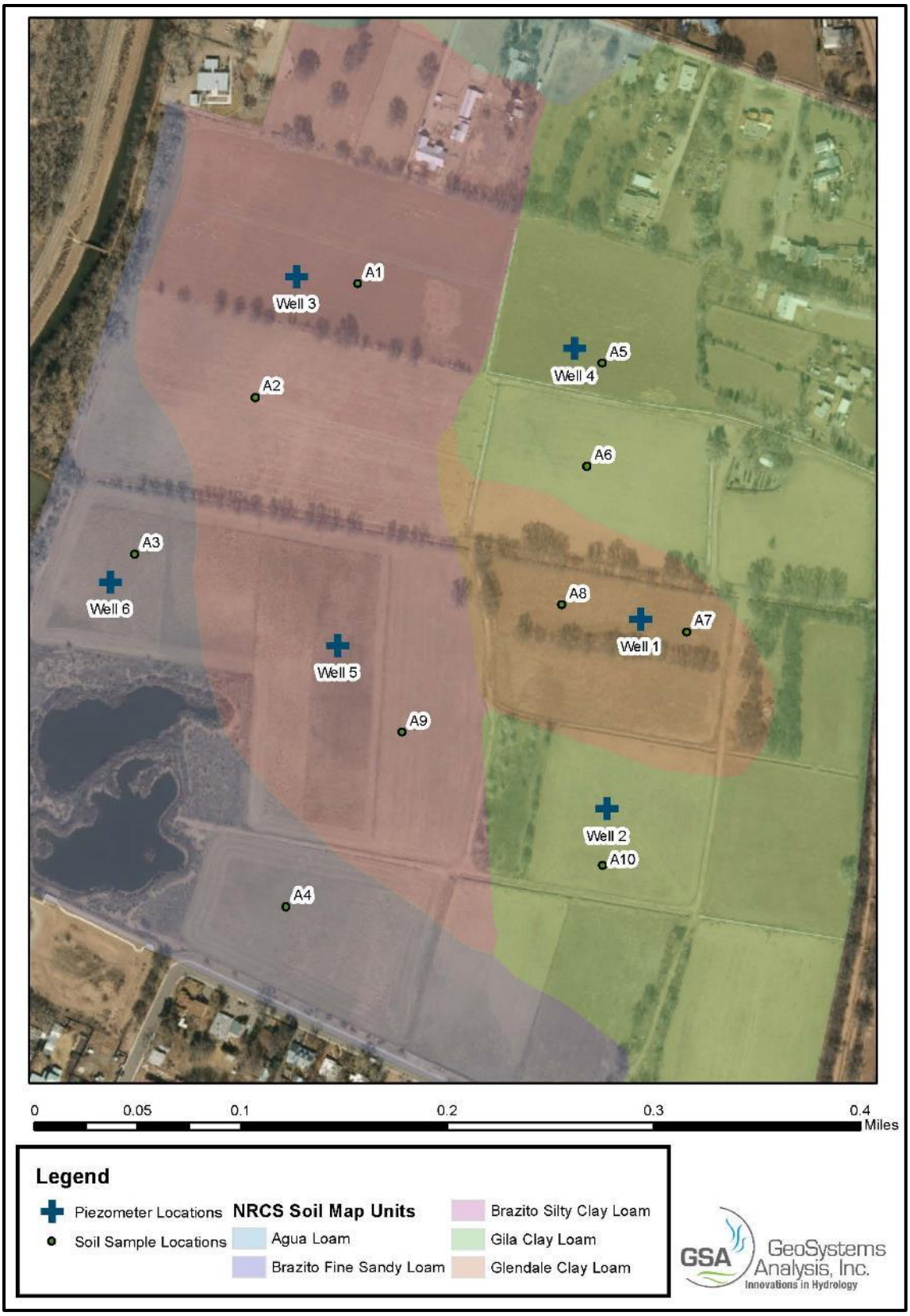

Figure 10. Soils map, including locations of soil samples and groundwater monitoring wells installed in 2018 (GeoSystems Analysis, Inc. 2018).

The permeability and poor drought tolerance of the Brazito soils combined with the variability in rainfall indicate that the success of habitat restoration depends on efficient use of the irrigation system. In order to achieve this, application of water in the right amount at the right time is critical. Fields must be properly laser leveled and the ditches must be kept in good working condition. The ability to work closely with the MRGCD during the irrigation period is imperative in order for the farmer to efficiently meet the demands of these fields. It should also be noted that three of the soils are susceptible to severe blowing hazards, and the Brazito silty clay loam may create moderate blowing hazards. To reduce the potential for eolian erosion and to maintain air quality, farm operations need to minimize the time during which soils are left bare.

1.4. Surface Water and Groundwater

The CNP lies within the 100- to 500-year floodplain of the Rio Grande according to the 1985 Federal Emergency Management Agency (FEMA) map. The Rio Grande has become channelized following the addition of jetty jacks and levees by the Bureau of Reclamation and MRGCD in the 1920s. This work changed the river from a more traditional braided river to a meandering channelized system. The results of these changes to the river severed the hydrologic connection between the floodplain (where CNP exists today) and the Rio Grande. Upstream dams and diversion structures have been constructed in order to detain water until the irrigation season, which typically runs from March to October. During this time, irrigators who have water rights will receive allocations of 3 acre-feet per acre of land per irrigation season.

The MRGCD constructed a lateral channel on the east side of CNP known as the Duranes Lateral, which transports surface water from the Angostura Diversion Dam, approximately 25 miles north of the site on the Rio Grande. There are four head gates on the lateral that distribute water to the fields. The Albuquerque Riverside Drain runs along the west side of the property and transports excess ditch and groundwater from irrigation back to the river.

In 1981, the RGNCSP built the 2.5-acre Observation Pond adjacent to the RGNCSP Visitor Center and fills this pond from a 150-foot-deep well, which is operated by electricity and pumps between 60–75 gallons per minute. In 1991, the RGNCSP built a 0.42-acre pond north of the Visitor Center. This north pond is deep and fed by seepage from shallow groundwater. The 0.56-acre Discovery Pond, south of the Visitor Center and within the South Candelaria area of CNP, is filled from a solar-powered well pump. In 2001, the OSD and cooperating agencies constructed the 5-acre Candelaria wetland ponds east of the RGNCSP and southwest of the farm fields. The 150-foot-deep well fills these wetland ponds. Furthermore, a 175-foot well has been installed near the Woodward House to provide approximately 25 gallons per minute for drip irrigation in farm fields near the house.

1.4.1. Water Quality and Depth

Volunteers from the Friends of the RGNCSP group regularly monitor water quality from the 150-foot well, the RGNCSP ponds, and the CNP wetlands near the farm fields. Shallow groundwater monitoring occurs on a well site that is on the east side of the Riverside Drain. This well gives a

good indication of groundwater quality and depth in the general area. In 2018, GSA installed six groundwater monitoring wells (see Figure 10) within some of the farm fields to measure groundwater depth. The GSA report (see Appendix B) shows that groundwater varies in each field but averages a depth of 7–14 feet. Groundwater depth studies just north of the Discovery Pond in the Candelaria South Tract by volunteers at the Nature Center found groundwater depths varied from 6.18 to 8.06 feet deep. The two observation wells were 216 feet and 467 feet east of the Riverside Drain (Hanson 2019). Aquatic Consultants Inc. conducted a water quality study in 2012; this study was warranted on the basis that the ponds and wetlands on the CNP property were of poor water quality due to heavy algae blooms. Scientists gathered information that included: lake (pond) management history, water quality including hardness, alkalinity, pH, and turbidity, lab analysis of the water samples, temperature/dissolved oxygen profiles, sonar and GPS transects to accurately map the contours of the "lakes," "lake" volume and area measurements, aquatic vegetation algae identification and quantification, evaluation of water source and water conveyance, sludge and sediment quantification, and habitat evaluation.

The water quality samples taken in all four ponds had very high levels of nitrogen. This elevated nitrogen is fueling the intense phytoplankton blooms and limiting photo penetration into the water. Thus, the shading is not allowing beneficial species of rooted aquatic vegetation to grow on the ponds bottom which would be the primary food source for migratory waterfowl. Currently, available food sources for migratory waterfowl are essentially nonexistent in all four ponds at the CNP (Aquatic Consultants Inc. 2012). The assessment provides recommendations that deal directly with moving suspended nitrogen out of the ponds whereby increasing photo penetration and allowing beneficial plant species to grow and outcompete the phytoplankton for remaining nitrogen.

1.4.2. Water Rights

On March 19, 1907, the New Mexico Territorial Engineer declared all surface waters public and took jurisdiction over the administration and further use of surface waters. From that date on, any new uses of surface waters required application and approval of a permit through first the Territorial Engineer Office and subsequently the New Mexico Office of the State Engineer (State Engineer). However, any water usage pre-dating March 19, 1907, fall outside of State Engineer jurisdiction. Even today in 2019, individuals or governmental agencies such as the City of Albuquerque, still must file declarations of pre-1907 surface water right claims. The State Engineer uses certain criteria when evaluating a pre-1907 surface water right claim for transfer applications. This includes data from the Rio Grande Drainage Survey Maps from 1917–1918, MRGCD appraisal sheets, and accompanying plane-table surveys from 1926–1927. It also uses MRGCD re-appraisals from 1941 and aerial photographs from 1935, 1947, 1955, and 1963. Around 2004, the State Engineer developed a new policy that started to also consider further aerial photographic research to determine if abandonment of surface water rights has occurred. The State Engineer considers abandonment if structures appear in the photographic record or irrigated lands remain fallow for a period of 17 years or more. If the land appears as cultivated in 1917–1918 and continues as such through the data trail, then the land meets the criteria for a

prior-to-1907 surface water right claim. The Federal Government survey crews did not cover any land inside of Spanish Land Grants (Water Resource Management 2004).

Candelaria Nature Preserve has two types of water rights associated with the property: surface water rights and groundwater/well water rights. Research was conducted by meeting with Gary Stansifer of the Office of the State Engineer. The surface water rights research shows that the eastern portion of the property has 22 to 45 acres of a "possible declared" pre-1907 water right (see map below). This information comes from a 1917 State Engineer Rio Grande Drainage Survey Map, sheet No. 9 and is known as "Cultivated Class I." The remainder of surface water rights for CNP are water rights owned and managed by the MRGCD. The MRGCD allows the Open Space Division to use their water right, which dates to 1926–1927. The MRGCD's Plane Table Photo-negative F-10, p. 7 has classified about 45 acres as irrigated pasture, hay, grain, and alfalfa which allows OSD to use this water right for a service delivery fee each year. Although 22 acres are declared as pre-1907, it is assumed all 45 acres shown on the historical maps are considered a pre-1907 water right (Figure 11). In all legality, having a "right" under the MRGCD permit essentially gives the water user a right to water, but not an actual water right (Albert Ward, letter to New Mexico Parks and Recreation Commission Planning Division by the Office of the State Engineer, 1977).

Another area of the CNP that does not have an associated water right is 2.5 acres in the southeast corner of the property. This 2.5 acres was under the declared pre-1907 permit #04712, but in 1999 an offset was needed at one of the groundwater ponds and this pre-1907 water was transferred from permit #04712 to well permit RG-73373. To offset this 2.5 acres that has no water rights, the Open Space Division has had to lease water from the MRGCD's water bank to water this acreage. All other areas of the CNP are considered unirrigated bosque land to the Office of the State Engineer and or MRGCD and cannot be watered by surface water. There are several wells on the property and groundwater rights are permitted into wells.

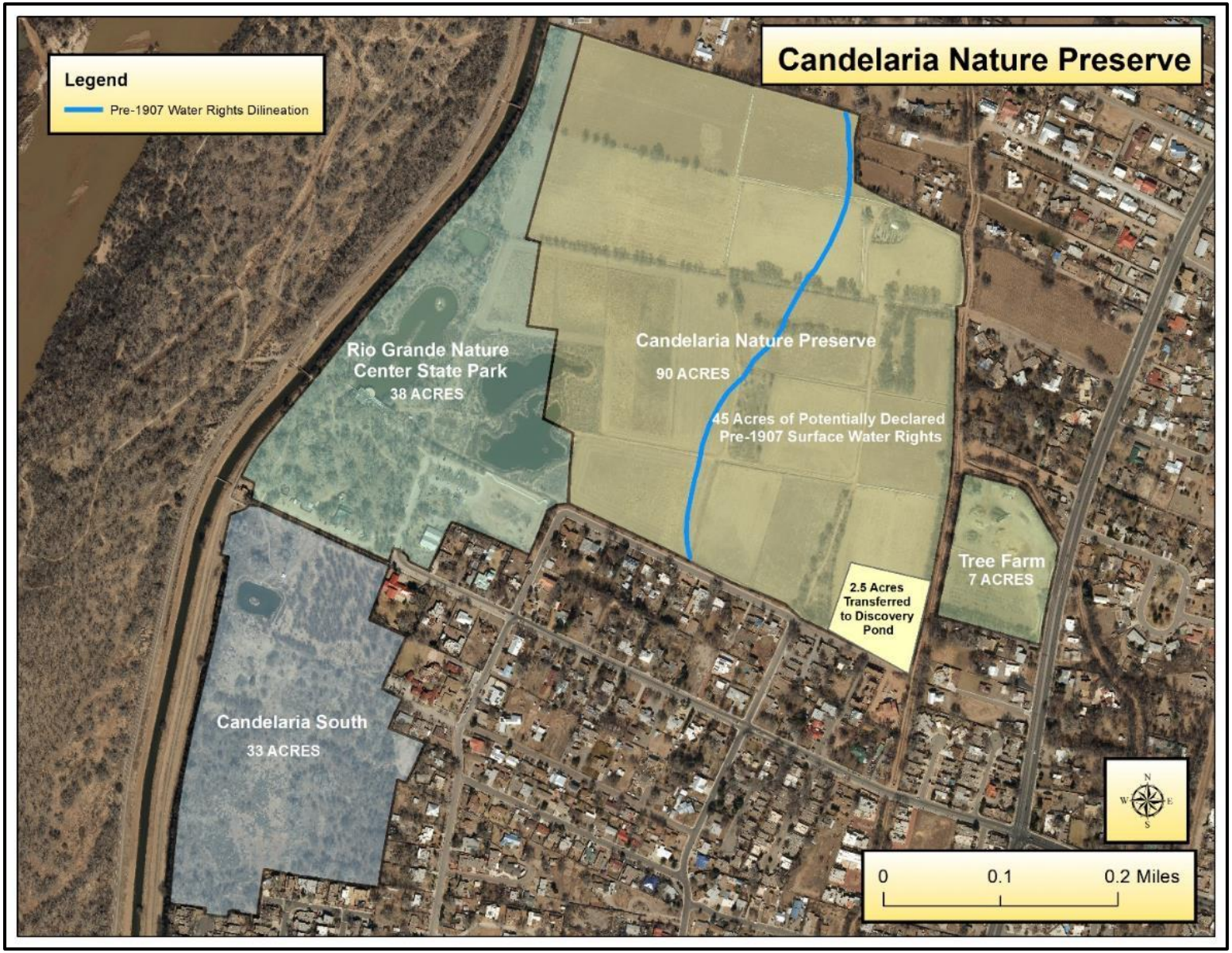

Figure 11. Water rights at the Candelaria Nature Preserve. Data from the New Mexico Office of the State Engineer.

Observation Pond and Wetlands

The well for the Observation Pond received an Office of the State Engineer permit approved March 11, 1981 under permit # RG-35823. The permit transferred 35.1 acre-feet per year to the well. The State Engineer analysis assumed a pond area of 4.5 acres, and a total of 29.58 acre-feet/year evaporated from the pond. The remaining water was for an annual filling. The State Engineer determined that 16.71 acres were required to be retired from irrigation, which has been done. The Observation Pond was expected to be 4.5 acres in size but was built at only 2.54 acres. Therefore, only 16.33 acre-feet permitted for that well were needed, and 17.32 acre-feet of these excess rights are currently used for the Candelaria wetlands, as approved by the State Engineer in 2002. The remaining 6.95 acre-feet needed for the wetland is being provided through a lease from the City's master permit, RG-960, which is now maintained by the Albuquerque Bernalillo County Water Utility Authority.

North Pond

The North Pond at the RGNCSP is permitted by the State Engineer under file RG-35823 as a 0.67-acre pond with a depth of about 7 feet. It is supplied with water through seepage from the shallow groundwater in the area. The pond was actually built at a size of 0.42 acres. Approval was given by the State Engineer on December 29, 1992, after getting the water rights from the New Mexico State Highway and Transportation Department (now the New Mexico Department of Transportation [NMDOT]) through well # RG-1282-A located on Map 148 of NMDOT land. This pond was underwritten by the NMDOT as a mitigative measure to offset bosque impacts and loss associated with construction of the Paseo Del Norte River crossing.

Discovery Pond

Permits 0620 and 1690 were moved into well # RG-35823-S and were approved on January 7, 2000, for the diversion of 3.28 acre-feet of water from well RG-35823. The well has a 4-inch casing and was drilled approximately 30 feet deep for the purpose of offsetting evaporative losses from a 0.80-acre pond located in the southwest corner of the RGNCSP. Known as the Discovery Pond, it was actually built to a size of 0.56 acres. The transfer of permits 0620 and 1690 was from Tract A-1-B, Map 34 (MRGCD). Permit 04712 and RG-73373 were approved February 7, 2000, for the diversion of 7.5 acre-feet per year for the purpose of supplementing the surface water used to irrigate the 2.5 acres of land at the southeast corner of the CNP property.

2. The Biotic Environment: Vegetation and Wildlife

2.1. Vegetation

Vegetation is not only a natural resource by itself, but also is important in providing habitats for wildlife. Historically, the MRG was a somewhat sinuous and braided river system that had a tendency to aggrade. The river channel migrated freely across a wide floodplain (1.2–3.7 miles) (Crawford et al. 1993) supporting a wide diversity of riparian vegetation types, such as forests, shrublands, and wetlands (Scurlock 1998). Information prior to European settlement was largely anecdotal (Hink and Ohmart 1984), but it is generally understood that when Europeans arrived in the sixteenth century, the dominant plant communities of the Rio Grande bosque included Rio

Grande cottonwood with an understory dominated by willow (*Salix* sp.) and inland saltgrass (*Distichlis spicata*) (Scurlock 1998). Although humans have used the Rio Grande riparian area for centuries, serious human alteration of the floodplain did not begin until the nineteenth century, with livestock grazing, extensive logging, and increased demand for irrigated agriculture (Crawford et al. 1993; Scurlock 1998).

Hydrology strongly influences plant species composition of Rio Grande riparian ecosystems. Willow-dominated communities require frequent surface saturation and shallow groundwater for survival (Corps et al. 2006), while cottonwood-dominated communities require spring overbank flooding every few years to scour away existing vegetation and make new seedbeds for seedling establishment and early success (Crawford et al. 1993). Overbank flooding is now infrequent along much of the MRG, and therefore suitable wet substrate for Rio Grande cottonwood reproduction and establishment has become limited.

Hink and Ohmart (1984) conducted an extensive biological survey of the MRG, including an intensive assessment of the reach from Bernalillo to the Jarales Bridge (New Mexico Highway 346). Vegetation was assigned to various community-structural types based on initial qualitative assessments of transects and subsequent quantifications by vegetation measurements, including density, relative cover, and relative frequency (Hink and Ohmart 1984). Hink and Ohmart reported cottonwood forest of structure Type I to be the most abundant vegetation in their intensive study area: mixed to mature age class stands dominated by Rio Grande cottonwood 15 to 18 m (50–60 feet) tall, with well-developed woody understory foliage layers, providing relatively dense vegetation canopy foliage from ground level to the tops of trees. Non-native Russian olive (*Elaeagnus angustifolia*) was the most common understory species often found in association with non-native saltcedar (*Tamarix* sp.). Community types throughout the MRG were largely cottonwood dominated with varying understory associations, including cottonwood/coyote willow (*Salix exigua*), cottonwood/Russian olive, cottonwood/juniper (*Juniperus* sp.), and species associated predominantly with the sandbar and river channel, and much of the MRG bosque was characterized by thick, mixed native and non-native shrubs and trees. The midstory vegetation was dominated by Russian olive, scattered saltcedar, and fourwing saltbush (*Atriplex canescens*). Canopy vegetation, where present, was dominated by scattered Rio Grande cottonwood with occasional non-native Siberian elm (*Ulmus pumila*). Understory herbaceous vegetation was sparse in areas that have thick woody growth; however, in areas that are more open, alkali sacaton (*Sporobolus airoides*) and giant sacaton (*S. wrightii*) dominated.

The establishment of non-native riparian trees along the riparian zone of the MRG has become a significant environmental and natural resource management concern (Parker et al. 2005). Exotic trees, shrubs, and herbaceous species that are not dependent on flood cycles for seedling establishment have invaded the riparian ecosystems, subsequently displacing native species throughout the river corridor (Muldavin et al. 2004). An increase in non-native vegetation has been identified as the most significant indicator of failing ecological health in the riparian ecosystem.

In many areas, saltcedar has replaced native stands of cottonwood, decreasing habitat for many Neotropical birds, since its introduction in the twentieth century (Smith et al. 2006). Russian olive was introduced to the MRG between 1900 and 1915 (Hink and Ohmart 1984); the species spread throughout the MRG to become a dominant component of riparian vegetation by 1960 (Campbell and Dick-Peddie 1964). Like saltcedar, Russian olive is highly competitive due largely to its ability to survive environmental stresses such as low light and drought conditions. Hink and Ohmart (1984) and Dick-Peddie (1993) note that Russian olive is the dominant invasive tree found along riparian reaches north of Albuquerque, while saltcedar tends to proliferate along more southern reaches.

2.1.1. Agricultural Fields

A variety of wildlife and commercial crops have been planted at the CNP, including fescue grass, sorghum, alfalfa, and millet. This has been an effective and cost-effective way to manage the property while supporting wildlife and viewing opportunities that was identified in previous management plans. This plan moves management efforts to a fully restored mosaic of habitat were the current agriculture fields are located to maximize wildlife benefits, with a transition plan to grow crops for wildlife. This is a big change from the way that the farm has been managed. Crops planted will be determined by availability and funding. OSD will monitor the agricultural fields to determine wildlife use for the greatest benefit to wildlife. Crops will be phased out as native wildlife vegetation habitats are restored, mainly in the first four years if funding becomes available.

2.1.2. Wildlife Habitat Areas

Wildlife habitat areas include the RGNCSP wetland, neighboring grassland and moist soil areas, as well as hedgerows and tree groves. In addition, the Cottonwood Restoration Area just north of the Discovery Pond, has been planted with the native Rio Grande cottonwood and pasture grass, and the elm rows and groves consist mainly of the non-native Siberian elm (*Ulmus pumila*).

2.1.3. Non-Native Plant Species

Humans have introduced many species of non-native, and often invasive plant species to the CNP region. These non-native plant species compete with native plant species for resources and in many cases have caused declines in native species and dominated disturbed environments that once supported native species. Primary species of concern include the trees/shrubs saltcedar, Russian olive, and Siberian elm. There are many non-native invasive forbs and grasses; primary species of concern include kochia (*Bassia scoparia*), prickly Russian thistle (*Salsola tragus*), puncturevine (*Tribulus terrestris*), Bermudagrass (*Cynodon dactylon*), cheatgrass (*Bromus tectorum*), and tumble mustard (*Sisymbrium altissimum*). A listing of New Mexico noxious weeds is available from the New Mexico Department of Agriculture. Efforts should be made to manage non-native plant species at the lowest levels possible, to avoid competition and replacement of native plant species.

2.2. Wildlife

Crawford et al. (1993) and Scurlock (1998) provide detailed accounts of terrestrial riparian fauna historically associated with the MRG. Lists of the principal animal species of the Albuquerque Reach are available from a number of sources (Hink and Ohmart 1984; Crawford et al. 1993; Chung-MacCoubrey and Bateman 2006; Corps et al. 2006; Smith et al. 2006; Walker 2006; Bateman, Chung-MacCoubrey et al. 2008; Bateman, Chung-MacCoubrey, and Snell 2008; Bateman, Harner, et al. 2008; Cartron et al. 2008; Bateman et al. 2009). Many of the more recent studies cited above have addressed the effects of MRG bosque habitat restoration practices on the fauna. Cartron et al. (2008) provide complete accounts of vertebrate species and many invertebrates of the MRG bosque, along with biological and ecological information for each species. The following sections describe various elements of the fauna.

2.2.1. Arthropods (insects, spiders, scorpions, centipedes, crustaceans)

The MRG bosque supports characteristic assemblages of arthropods associated with different meso- and micro-habitats. Cartron et al. (2008) present many of the common arthropods of the MRG bosque, including the CNP. Two of the dominant macroarthropods of the riparian bosque are introduced isopods (pill bugs and woodlice, Crustacea). Both species are detritivores that feed on organic forest floor litter and often occur in very high densities, potentially competing with native detritivore arthropods for habitat and food resources. Ellis et al. (1999) have found the species, composition, and richness of MRG bosque ground-dwelling arthropods to be similar between native cottonwood and saltcedar habitats, but cottonwood habitats supported greater densities of non-native isopods. Numerically dominant MRG bosque arthropods include the two species of non-native isopods, and a number of native spiders, beetle, and cricket species. Cartron et al. (2003) have comparatively studied the ground arthropod fauna of a series of regularly flooded and non-flooded MRG bosque sites. The authors have found carabid ground beetles to be consistently associated with regularly flooded sites, while other arthropods were not. Eichhorst et al. (2006) provide a listing of ground-dwelling macroarthropod species recorded from a number of Bosque Ecosystem Monitoring Program (BEMP) sites across the MRG bosque, along with summaries of species richness and abundance from a number of sites.

2.2.2. Amphibians and Reptiles

The Hink and Ohmart (1984) found that reptile and amphibian populations tend to be greater in areas of open vegetation along the MRG bosque. Common species include the Southwestern fence lizard (*Sceloporus cowlesi*), New Mexican whiptail (*Aspidoscelis neomexicana*), and Southwestern Woodhouse's toad (*Anaxyrus woodhousei*). A principal species favoring denser vegetation and moister areas is the Great Plains skink (*Plestiodon obsoletus*), and open water supports American bullfrogs (*Rana catesbeianus*), Western chorus frogs (*Pseudacris triseriata*), and Eastern tiger salamanders (*Ambystoma tigrinum*) (Cartron et al. 2008; Hink and Ohmart 1984). More recent studies of MRG bosque reptiles and amphibians (Bateman, Chung-MacCoubrey, and Snell 2008; Bateman, Chung-MacCoubrey et al. 2008; Bateman, Harner et al. 2008; Bateman et al. 2009; Chung-MacCoubrey and Bateman 2006) have focused on the effects of habitat restoration projects involving exotic tree and wildfire fuels reduction on reptile and

amphibian communities. Those studies have found no effects of restoration activities on snakes (Bateman et al. 2009) in contrast to significant but variable (both positive and negative) effects on lizards (Bateman, Chung-MacCoubrey, and Snell 2008), both positively and negatively affecting different species.

Among the reptiles, the lizards are quite common and an important part of the food chain. The snake species are not dangerous and may help control small mammal populations. Turtles have moved into the Candelaria Wetland and are now part of that ecosystem. The wetland has also attracted an array of amphibians. Tiger salamanders live in the wetland and woodhouse toads lay eggs there. Protecting water quality and aquatic invertebrates is critical for maintaining the reptilian and amphibious residents of the wetland; and preserving the link between the wetland and bosque is probably important for the amphibians that come seasonally.

2.2.3. Birds

Throughout the year, riparian communities of the MRG provide important habitat during breeding and migration for many bird species. Hink and Ohmart (1984) have recorded 277 species of birds within 262 km (163 miles) of the MRG bosque habitat. The surveys made of the wider MRG and the authors' intensive survey section (Bernalillo to the NM 346 Bridge) have identified principal resident species associated with cottonwood communities of the MRG; examples include mourning dove (*Zenaida macroura*), black-chinned hummingbird (*Archilochus alexandri*), Gambel's quail (*Callipepla gambelii*), northern flicker (*Colaptes auratus*), ash-throated flycatcher (*Myiarchus cinerascens*), and ring-necked pheasant (*Phasianus colchicus*). Of the six vegetation communities identified under the Hink and Ohmart classification, the preferred cover type for a large proportion of the bird species surveyed is cottonwood/coyote willow and cottonwood/Russian olive. Ohmart and Anderson (1986) suggest that species and abundance of birds of the MRG, most notably insectivorous species, increase with higher foliage density in the middle and upper vegetative layers. Vegetation change in the MRG bosque from dynamic stands of young native willow and cottonwood to mature stands of saltcedar, Russian olive, and older cottonwood trees probably has had a great effect on avian communities (Mount et al. 1996). Walker (2006) conducted a comparative study of MRG bird communities associated with native cottonwood bosque and exotic saltcedar stands, finding that cottonwood bosque habitats support considerably more species of birds than saltcedar stands. In addition, Finch et al. (2006) and Bateman, Chung-MacCoubrey, et al. (2008) have reported on the effects of MRG bosque habitat restoration activities involving the removal of exotic trees and fire fuels. The authors have found bird species that utilized mid-level vegetation structure for nesting initially declined following restoration activities but speculate densities of those species should increase again as understory woody vegetation develops following restoration.

In the fall, Canada geese (*Branta canadensis*) and sandhill cranes (*Grus canadensis*) are the most visible birds at the farm, as several hundred come to feed on the wildlife crops during their annual migration, and many spend most of the winter in the immediate area. There is also a large group of Canada geese that resides permanently at the RGNCSP ponds, and now also frequents the Candelaria Wetland year-round.

2.2.4. Mammals

Several native medium to large mammals associated with the riparian habitat of the MRG are beaver (*Castor canadensis*), muskrat (*Ondatra zibethicus*), raccoon (*Procyon lotor*), porcupine (*Erethizon dorsatum*), coyote (*Canis latrans*), gray fox (*Urocyon cinereoargenteus*), bobcat (*Lynx rufus*), and striped skunk (*Mephitis mephitis*). Principal small mammal species of the entire Albuquerque Reach are the native white-footed mouse (*Peromyscus leucopus*) and western harvest mouse (*Reithrodontomys megalotis*), as well as the non-native house mouse (*Mus musculus*) (Hink and Ohmart 1984). The abundance and distribution of small mammal species relates to the structure and mosaic of the vegetation community and the moisture regime of the riparian belt (Crawford et al. 1993). Ellis, Crawford, et al. (1997) and Ellis, Molles, et al. (1997) have found both saltcedar and cottonwood MRG bosque habitats to be dominated by white-footed mice, but the saltcedar habitats have supported more rodent species, including the more typically upland species and the non-native house mouse. The authors have found the white-throated woodrat (*Neotoma albigula*) to be only associated with cottonwood habitats. Additionally, Bateman, Harner, and Chung-MacCoubrey (2008) report bat activity is higher in MRG bosque sites where exotic trees and fire fuels were removed compared to non-treated site. Both domestic and feral species of mammals occur throughout the MRG bosque. Feral domestic cats and dogs pose a potential threat as predators to many native animal species.

Small mammals, particularly rock squirrel (*Otospermophilus variegatus*), pocket gopher (Family Geomyidae), and house mice, make up the majority of the mammal population at the CNP. Coyotes frequent the property, and a small number of tawny-bellied cotton rats (*Sigmodon fulviventer*) have been found near the wetland. Coyotes also appear to have plenty of suitable habitat in the area and are sufficiently abundant. The tawny-bellied cotton rat, in contrast, has become scarce in the MRG valley, largely because the sacaton grasslands it favors have disappeared. The OSD is attempting to recreate this type of habitat as a buffer area around the wetland, and this could favor this rare species. Other small mammals, such as skunks, raccoons, weasels, porcupines, and beavers, generally reside in the bosque near the farm rather than the farm itself, as that is their preferred habitat.

2.2.5. Non-Native Wildlife Species

Animal species that have been introduced to the CNP area by humans include: feral domestic dogs and cats, house sparrows, European starlings, ring-necked pheasants (a state game species that is not native and competes with native quail, but is largely limited to human-disturbed habitats), Eurasian collared dove, isopods, house spiders, brown dog ticks, and European earwigs. The American bullfrog is a predator from the eastern United States that has become invasive of aquatic habitats across New Mexico and is eliminating native amphibians such as the northern leopard frog. All efforts should be made to discourage these non-native species from occurring on the CNP and competing with, or potentially preying upon, native species.

2.3. Threatened, Endangered, and other Special-Status Animal Species

Several federally listed and New Mexico State-listed plant and animal species are known to occur in the vicinity of the CNP. Table 2 lists some of the USFWS and New Mexico Department

of Game and Fish (NMDGF) threatened and endangered species occurring in or near the bosque in Bernalillo County, New Mexico (NMDGF 2019; USFWS 2019).

Table 2. Special-Status Species Occurring in Bernalillo County, New Mexico

Common Name	Scientific Name	Status
Rio Grande silvery minnow	*Hybognathus amarus*	USFWS E; State E
Common black-hawk	*Buteogallus anthracinus*	State T
Yellow-billed cuckoo	*Coccyzus americanus*	USFWS T
Southwestern willow flycatcher	*Empidonax traillii extimus*	USFWS E; State E
Bald eagle	*Haliaeetus leucocephalus*	State T
New Mexican meadow jumping mouse	*Zapus hudsonius luteus*	USFWS E

Sources: USFWS (2019); NMDGF (2019); Cartron (2010); Cartron et al. (2008)
Listing status: E = endangered, T = threatened; PT = proposed threatened.

E. WILDLIFE HABITAT SITE DESIGN, GOALS, AND PROTOCOLS

The creation of diverse wildlife habitat is an important part of the Candelaria Nature Preserve's mission. Specific goals for wildlife improvements include creating a dynamic patch mosaic of habitat; removing exotic species while restoring native species in phases over time; keeping vegetative cover for wildlife until new plantings are established; creating appropriate recreation opportunities while minimizing wildlife disturbance; establishing habitat for pollinators, birds, and native fauna; and improving and expanding the wetland ecosystem. It is also critical to monitor management efforts and progress towards these goals, and to incorporate an adaptive management approach that allows the plan to be modified when and where necessary. Priorities for habitat improvements should be based on two criteria: 1) those that benefit the widest range of native species, and 2) those that increase the numbers of native populations.

Due to the loss of wetlands along the river and number of wildlife these ecosystems support, a major priority of the RMP is to expand and improve the wetland habitat for the diversity of waterfowl, shore and wading birds, small mammals, reptiles, amphibians, and invertebrates that depend on wetlands. Additional priorities for habitat improvements should be based on further research at the site. With the exception of some bird species, little is known about individual species numbers. Any special-status species or species that are known to be in decline, and that could thrive at the CNP site, should be considered as focal species for planned habitat restoration.

Attention needs to be given to developing proper species assemblages for a given habitat type. For instance, grassland areas should have the proper species mix to replicate grassland habitat typical of the region. Since this site has limited space, species spatial requirements should also be factored into any habitat development design. Farm fields will be phased out as they are restored to desired native habitats and the native fauna they support.

This section will cover each habitat type that will be improved or newly established at the CNP and the specific requirements and plant assemblages in developing these areas. While the OSD

will manage the CNP to achieve the wildlife habitat goals, it is unpredictable how the natural processes, plant succession, and ecosystem functions may unfold. Monitoring and adaptive management will be essential. Refer to the Habitat Implementation Plan at the end of this section for a detailed list of activities and when they are proposed over the 20-year plan.

1. Restored Wildlife Habitats

1.1. Candelaria Wetland

The wetlands at the Candelaria Nature Preserve includes ponds in the Candelaria North Tract known as the Candelaria Wetlands; an Observation Room pond at the RGNCSP Visitor Center and a ground water pond to the north; and an additional pond in the Candelaria South Tract known as the Discovery Pond. These important aquatic habitats create a matrix of deep, open and shallow water with diverse wetland plant species that support a broad variety of wildlife. This plan focuses on improvements to and expansion of the Candelaria Wetlands habitat in the North Tract.

The Candelaria Wetland, consisting of two connected cells, was constructed in the southwest comer of the Candelaria North Tract in 2001. This area was selected because it is adjacent to the RGNCSP parking area and visible from a viewing blind. It was also an ideal site because it does not impede irrigation to the farmed fields, has sandy soils, a history of weed problems, and low agricultural productivity. The plans for the Candelaria Wetland was originally to manage excavated sediments from berms that would gradually erode back into pond depressions. The ponds would eventually become a shallow water marsh rather than open ponds. However, that did not happen, and they remain open water ponds. There is a great opportunity with the implementation of this plan to create a long-lasting and functional wetland that attract shore and wading birds.

The Candelaria Wetland owes its existence to the dedication and cooperation of several parties. The wetland was designed by Hydra Aquatic Ecological Consultants and sited with the help of the U.S. Fish and Wildlife Service. In 2001, OSD crews excavated the native soils to the desired topographical relief, guided by the design. OSD crews placed an impermeable liner, purchased with funding from the USFWS, over the bottom of the wetland, and backfilled native soil over the liner to a depth of approximately 1 foot. OSD installed a pipe between the cells to allow water to flow between them and installed one drainpipe in the west side of each cell, to flush algae-causing nutrients from the wetland into adjacent moist soil areas. Excess soil from excavation was used to create berms around the wetland, to contain the water and provide space for planting vegetation. The wetland was filled with well water from the RGNCSP, without introducing the non-beneficial organisms (invasive weed seeds, non-native fish, and bullfrogs) that are present in ditch water. In the spring of 2001, and with funding from the General Electric Fund Environmental Stewardship Program, the Friends of the RGNCSP purchased native wetland plants, and worked with the OSD and students from Rio Grande High School to organize volunteers and plant the vegetation in the shallow water areas and moist banks of the wetland.

For a time, scientists and volunteers working with the Friends of the RGNCSP created a Wetland Monitoring Team to monitor the vegetation, wildlife, water quality, and soils in and around the wetland. The Wetland Team removed non-native or nuisance species, placed logs for turtles, and planted additional wetland vegetation. Monitoring completed by the Wetland Monitoring Team indicated that the steep slopes of the berm around the wetland created a very narrow moist soil zone, restricting the growth of moist soil plant species and limiting the use of this area by native wildlife species.

The Candelaria Wetlands continues to support abundant wildlife; however, it does not function as well as it should. Invasive plant and animal species have crept into the area, water does not flow well and becomes stagnant, and an imbalance of nutrients and lack of oxygen diminishes wildlife value. An extensive evaluation of all the ponds and how they function with the surrounding area is required. There are opportunities to flush water from the ponds to the adjacent fields creating nutrient rich damp soil habitat while improving flow and aeration in the ponds. Therefore, it is recommended that the OSD work with consultants and RGNCSP to assess and create a detailed plan to modify the existing ponds to improve the wetlands and surrounding area. This will require cooperation between parks and OSD since the ponds are currently managed by RGNCSP. This should be a high priority.

1.2. Grasslands Adjacent to the Candelaria Wetland

OSD staff has worked with the contract farmer to plant the irrigated field areas immediately to the north, east, and south of the wetland cells with native grasses. These grassland areas are intended to simulate a natural meadow attractive to upland and semi-aquatic wildlife, and to provide a less-mechanized buffer area between the wetland and adjacent cropland where mechanized equipment may be periodically used. Weeds that continue to compete heavily with the grasses will necessitate mitigation. Unless other techniques are found to facilitate the establishment of grasses, these areas will need to be maintained periodically to control weeds, until the grasses are established. Weed treatment methods must be approved by OSD, with herbicide use only as a last resort.

1.3. Hedgerow Habitat Improvements

The purpose of hedgerows is to provide perches, nest sites, protective ground cover, food, and movement corridors for wildlife, particularly songbirds and pheasants. Hedgerows may also serve as windbreaks. The hedgerows will be enhanced with more plants and with more plant species to improve the diversity and function of the hedgerows as wildlife habitat. Plant species recommended for new hedgerows are presented in Table 3. Hedgerows also will be planted over the next 20 years to increase the array of hedgerows along all existing roads and ditches.
The primary function of the hedgerows will be to serve as wildlife movement corridors and provide additional wildlife food and vertical vegetation structure. The protocols listed below will apply to the existing and newly planted hedgerows. However, additional goals of increasing hedgerow physical structural diversity and hedgerow plant species diversity will be considered part of their wildlife habitat function. Also, attention will be made to increase the abundance and taxonomic diversity of flowering plants for pollinators. Newly planted hedgerows will be

planned over the next 20 years to provide a landscape network of wildlife corridors for movement, and habitat for food and shelter. A 20-year multi-phase plan will be developed to determine the best landscape arrays, and plant species compositions of hedgerows, relative to adjacent habitats, and relative to serving as visual barriers, based on wildlife and visitor routes and activities. Figure 12 below represents vertical and horizontal canopy cover views of the Hedgerow Habitats.

Table 3. Plant Species Recommended for Planting in the New Hedgerow Habitats

Plant Species[1,2] (Dominants are Bold; Pollinator Plants are Pink)	Scientific Name[2]	Plant Family[3]	Growth Form[4]	Life History[5]
Oak-leaf thorn-apple	*Datura quercifolia*	Solanaceae	Forb	Annual/Biennial
Threadleaf groundsel	*Senecio flaccidus*	Asteraceae	Forb	Perennial
Hairy golden-aster	*Heterotheca villosa*	Asteraceae	Forb	Perennial
Copper globemallow	*Sphaeralcea angustifolia*	Malvaceae	Forb	Perennial
Fleabane	*Erigeron divergens, E. flagellaris*	Poaceae	Forb	Perennial
Sacred thorn-apple	*Datura wrightii*	Solanaceae	Forb	Perennial
Blue grama	*Bouteloua gracilis*	Poaceae	Grass	Perennial
Side-oats grama	*Bouteloua curtipendula*	Poaceae	Grass	Perennial
Scratchgrass	*Muhlenbergia asperifolia*	Poaceae	Grass	Perennial
Western wheatgrass	*Pascopyrum smithii*	Poaceae	Grass	Perennial
Galleta	*Pleuraphis jamesii*	Poaceae	Grass	Perennial
Indian grass	*Sorghastrum nutans*	Poaceae	Grass	Perennial
Spike dropseed	*Sporobolus contractus*	Poaceae	Grass	Perennial
Sand dropseed	*Sporobolus cryptandrus*	Poaceae	Grass	Perennial
Alkali sacaton	*Sporobolus airoides*	Poaceae	Grass	Perennial
Little-leaf sumac	***Rhus microphylla***	**Anacardiaceae**	**Shrub**	**Perennial**
Skunkbush sumac	***Rhus trilobata***	**Anacardiaceae**	**Shrub**	**Perennial**
Rabbitbrush	***Ericameria nauseosua***	**Asteraceae**	**Shrub**	**Perennial**
Willow baccharis	***Baccharis salicifolia***	**Asteracea**	**shrub**	**Perennial**
Four-wing saltbush	***Atriplex canescens***	**Chenopodiaceae**	**Shrub**	**Perennial**
Golden current	***Ribes aureum***	**Grossulariaceae**	**Shrub**	**Perennial**
New Mexico desert olive	***Forestiera pubescens***	**Oleaceae**	**Shrub**	**Perennial**
Apache plume	***Fallugia paradoxa***	**Rosaceae**	**Shrub**	**Perennial**
Pale wolfberry	***Lycium pallidum***	**Solanaceae**	**Shrub**	**Perennial**
Torrey's wolfberry	***Lycium torreyi***	**Solanaceae**	**Shrub**	**Perennial**
Desert willow	***Chilopsis linearis***	**Bignoniaceae**	**Tree**	**Perennial**
Net-leaf hackberry	***Celtis reticulata***	**Cannabaceae**	**Tree**	**Perennial**
Screw-bean mesquite	*Prosopis pubescens*	Fabaceae	Tree	Perennial
Black locust	*Robinia pseudoacacia*	Fabaceae	Tree	Perennial
Rio Grande cottonwood	*Populus deltoides wislizenii*	Salicaceae	Tree	Perennial
Peachleaf willow	*Salix amygdaloides*	Salicaceae	Tree	Perennial

Plant Species[1,2] (Dominants are Bold; Pollinator Plants are Pink)	**Scientific Name[2]**	**Plant Family[3]**	**Growth Form[4]**	**Life History[5]**
Coyote willow	*Salix exigua*	Salicaceae	Tree	Perennial
Goodding's willow	*Salix gooddingii*	Salicaceae	Tree	Perennial
Thicket creeper	*Parthenocissus vitacea*	Vitaceae	Vine	Perennial

[1] Historic and/or current native plant species. Names follow Cartron et al. (2008).

[2] Common and scientific names and taxonomic classification follows Cartron et al. (2008). There have been many name changes over time, especially since Watson (1912).

[3] Native pollinators tend to specialize on different plant families and flowering periods.

[4] Grass, Forb, Shrub, Tree. Note that trees and shrubs are based on species potential maximum size, not size at all life stages.

[5] Annual/Biennial, Perennial. Note some biennial species may be annual or perennial, depending on annual growing conditions.

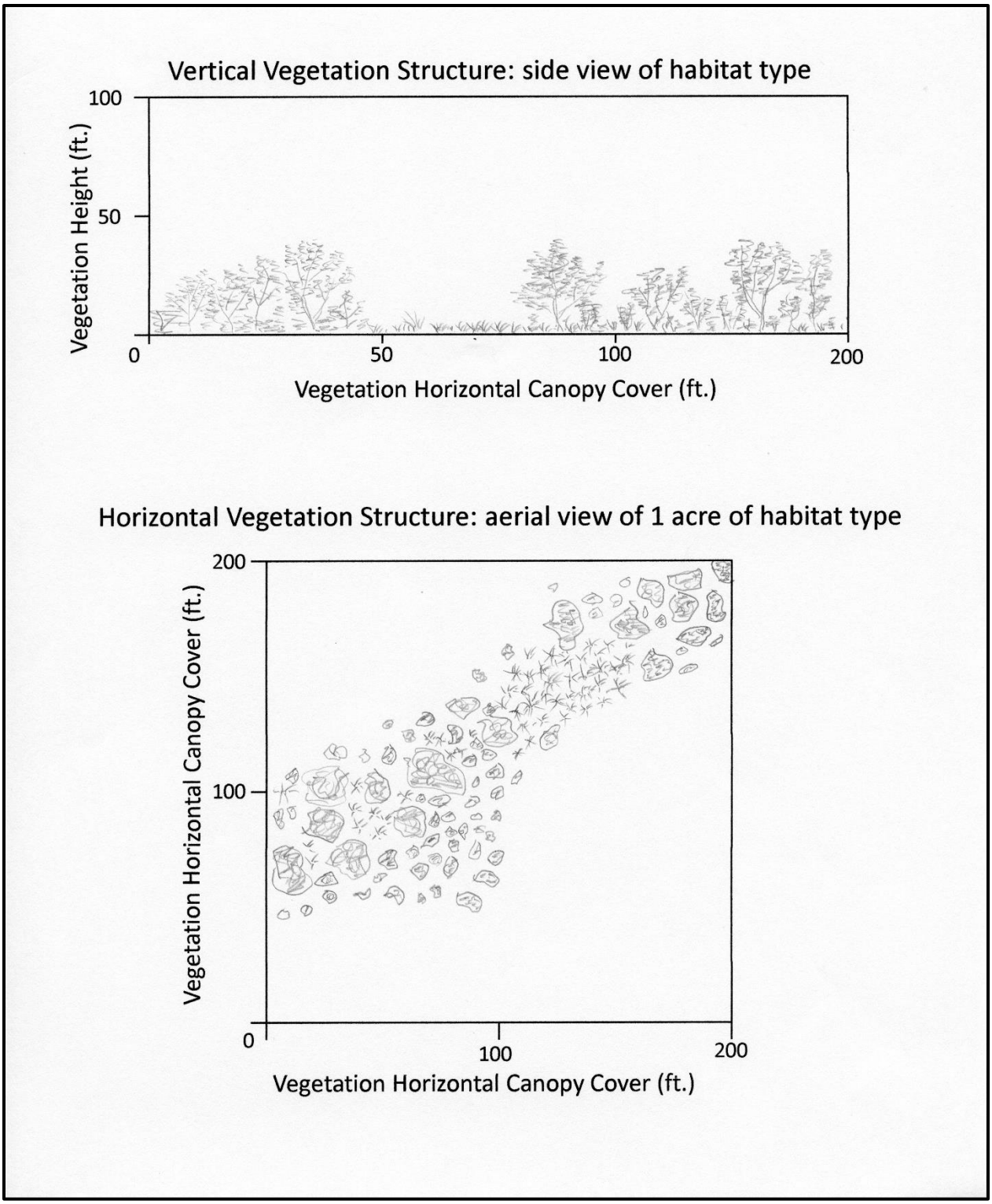

Figure 12. Vertical and horizontal canopy cover views of the Hedgerow Habitats.

1.4. Bosque

The existing bosque will be enhanced with more plants and with more plant species to improve the diversity and function of the existing bosque as wildlife habitat. Plant species recommended for planting are presented in Table 4. Additionally, new bosque habitat also will be planted over the next 20 years on the cropland adjacent to, and immediately east of the existing bosque habitats to increase the size of the existing bosque habitat. The primary function of the new bosque habitat will be to serve wildlife that need woodland habitats and to provide additional wildlife food and vertical vegetation structure. The protocols listed below will apply to the existing and newly planted bosque. However, additional goals of increasing bosque physical structural diversity, and bosque plant species diversity will be considered part of the bosque wildlife habitat function. Also, attention will be given to increase the abundance and taxonomic diversity of flowering plants for pollinators. Newly planted bosque species will be planned over the next 20 years to provide a landscape network of wildlife corridors for movement, and habitat for food and shelter. A 20-year multi-phase plan will be developed to determine the best landscape arrays, and plant species compositions of bosque, relative to adjacent habitats. Figure 13 below represents vertical and horizontal canopy cover views of the Hedgerow Habitats.

Table 4. Plant Species Recommended for Planting in the Riparian Woodland Habitat

Plant Species[1,2] Dominants are Bold; Pollinator Plants are Pink	Scientific Name[2]	Plant Family[3]	Growth Form[4]	Life History[5]
Navajo tea	*Thelesperma megapotamicum*	Asteraceae	Forb	Annual
Spectacle pod	*Dimorphocarpa wislizennii*	Brassicaceae	Forb	Annual
Rocky Mountain beeplant	*Cleome serrulata*	Capparaceae	Forb	Annual
Clammyweed	*Polanisia dodecandra trachysperma*	Capparaceae	Forb	Annual
Sandbells	*Nama hispidum*	Hydrophyllaceae	Forb	Annual
Velvetweed	*Gaura parviflora*	Onagraceae	Forb	Annual
Blue trumpets	*Ipomopsis longiflora*	Polemoniaceae	Forb	Annual
Warty caltrop	*Kallstroemia parviflora*	Zygophyllaceae	Forb	Annual
Oak-leaf thorn-apple	*Datura quercifolia*	Solanaceae	Forb	Annual/Biennial
Horsetail milkweed	*Asclepias subverticillata*	Asclepiadaceae	Forb	Perennial
Indian hemp	*Apocynum cannabinum*	Apocynaceae	Forb	Perennial
Hairy golden-aster	*Heterotheca villosa*	Asteraceae	Forb	Perennial
Wooly paperflower	*Psilostrophe tagetina*	Asteraceae	Forb	Perennial
Green Mexican-hat	*Ratibida tagetes*	Asteraceae	Forb	Perennial
Threadleaf groundsel	*Senecio flaccidus*	Asteraceae	Forb	Perennial
Riddell's groundsel	*Senecio riddellii*	Asteraceae	Forb	Perennial
White-heath aster	*Symphotrichum ericoides*	Asteraceae	Forb	Perennial
Lacy sleep-daisy	*Xanthisma spinolusum*	Asteraceae	Forb	Perennial
Freckled milkvetch	*Astragalus lentiginosus*	Fabaceae	Forb	Perennial
American licorice	*Glycyrrhiza lepidota*	Fabaceae	Forb	Perennial
Prairie flax	*Linum lewissi*	Linaceae	Forb	Perennial

Plant Species[1,2] **Dominants are Bold;** **Pollinator Plants are Pink**	**Scientific Name[2]**	**Plant Family[3]**	**Growth Form[4]**	**Life History[5]**
Adonis blazingstar	*Metzelia multiflora*	Loasaceae	Forb	Perennial
Copper globemallow	*Sphaeralcea angustifolia*	Malvaceae	Forb	Perennial
Scarlet beeblossom	*Gaura coccinea*	Onagraceae	Forb	Perennial
Hooker's evening primrose	*Oenothera elata hirsutissima*	Onagraceae	Forb	Perennial
Pale evening primrose	*Oenothera pallida*	Onagraceae	Forb	Perennial
Fleabane	*Erigeron divergens,* *E. flagellaris*	Poaceae	Forb	Perennial
Yerba mansa	*Anemopsis californica*	Saururaceae	Forb	Perennial
Sacred thorn-apple	*Datura wrightii*	Solanaceae	Forb	Perennial
Indian grass	*Sorghastrum nutans*	Poaceae	Grass	Perennial
Giant sacaton	*Sporobolus wrightii*	Poaceae	Grass	Perennial
Scratchgrass	*Muhlenbergia asperifolia*	Poaceae	Grass	Perennial
Side-oats grama	*Bouteloua curtipendula*	Poaceae	Grass	Perennial
Indian ricegrass	*Achnatherum hymenoides*	Poaceae	Grass	Perennial
Blue grama	*Bouteloua gracilis*	Poaceae	Grass	Perennial
Western wheatgrass	*Pascopyrum smithii*	Poaceae	Grass	Perennial
Galleta	*Pleuraphis jamesii*	Poaceae	Grass	Perennial
Spike dropseed	*Sporobolus contractus*	Poaceae	Grass	Perennial
Sand dropseed	*Sporobolus cryptandrus*	Poaceae	Grass	Perennial
Alkali sacaton	*Sporobolus airoides*	Poaceae	Grass	Perennial
Little-leaf sumac	*Rhus microphylla*	Anacardiaceae	Shrub	Perennial
Skunkbush sumac	*Rhus trilobata*	Anacardiaceae	Shrub	Perennial
Rabbitbrush	***Ericameria nauseosua***	**Asteraceae**	**Shrub**	**Perennial**
Winterfat	*Krascheninnikovia lanata*	Chenopodiaceae	Shrub	Perennial
Broom dalea	*Psorothamnus scoparius*	Fabaceae	Shrub	Perennial
Golden current	*Ribes aureum*	Grossulariaceae	Shrub	Perennial
New Mexico desert olive	*Forestiera pubescens*	Oleaceae	Shrub	Perennial
Pale wolfberry	*Lycium pallidum*	Solanaceae	Shrub	Perennial
Torrey's wolfberry	*Lycium torreyi*	Solanaceae	Shrub	Perennial
Starvation prickly pear	*Opuntia polyacantha*	Cactaceae	Succulent	Perennial
Plains prickly pear	*Opuntia phaeacantha*	Cactaceae	Succulent	Perennial
Pott's prickly pear	*Opuntia pottsii*	Cactaceae	Succulent	Perennial
Desert willow	*Chilopsis linearis*	Bignoniaceae	Tree	Perennial
Net-leaf hackberry	***Celtis reticulata***	**Cannabaceae**	**Tree**	**Perennial**
Screw-bean mesquite	***Prosopis pubescens***	**Fabaceae**	**Tree**	**Perennial**
Black locust	***Robinia pseudoacacia***	**Fabaceae**	**Tree**	**Perennial**
Rio Grande cottonwood	***Populus deltoides wislizenii***	**Salicaceae**	**Tree**	**Perennial**
Goodding's willow	*Salix gooddingii*	Salicaceae	Tree	Perennial
Peachleaf willow	*Salix amygdaloides*	Salicaceae	Tree	Perennial

Plant Species[1,2] Dominants are Bold; Pollinator Plants are Pink	Scientific Name[2]	Plant Family[3]	Growth Form[4]	Life History[5]
Coyote willow	*Salix exigua*	Salicaceae	Tree	Perennial
Thicket creeper	*Parthenocissus vitacea*	Vitaceae	Vine	Perennial

[1] Historic and/or current native plant species. Names follow Cartron et al. (2008).

[2] Common and scientific names and taxonomic classification follows Cartron et al. (2008). There have been many name changes over time, especially since Watson (1912).

[3] Native pollinators tend to specialize on different plant families and flowering periods.

[4] Grass, Forb, Shrub, Tree. Note that trees and shrubs are based on species potential maximum size, not size at all life stages.

[5] Annual/Biennial, Perennial. Note some biennial species may be annual or perennial, depending on annual growing conditions.

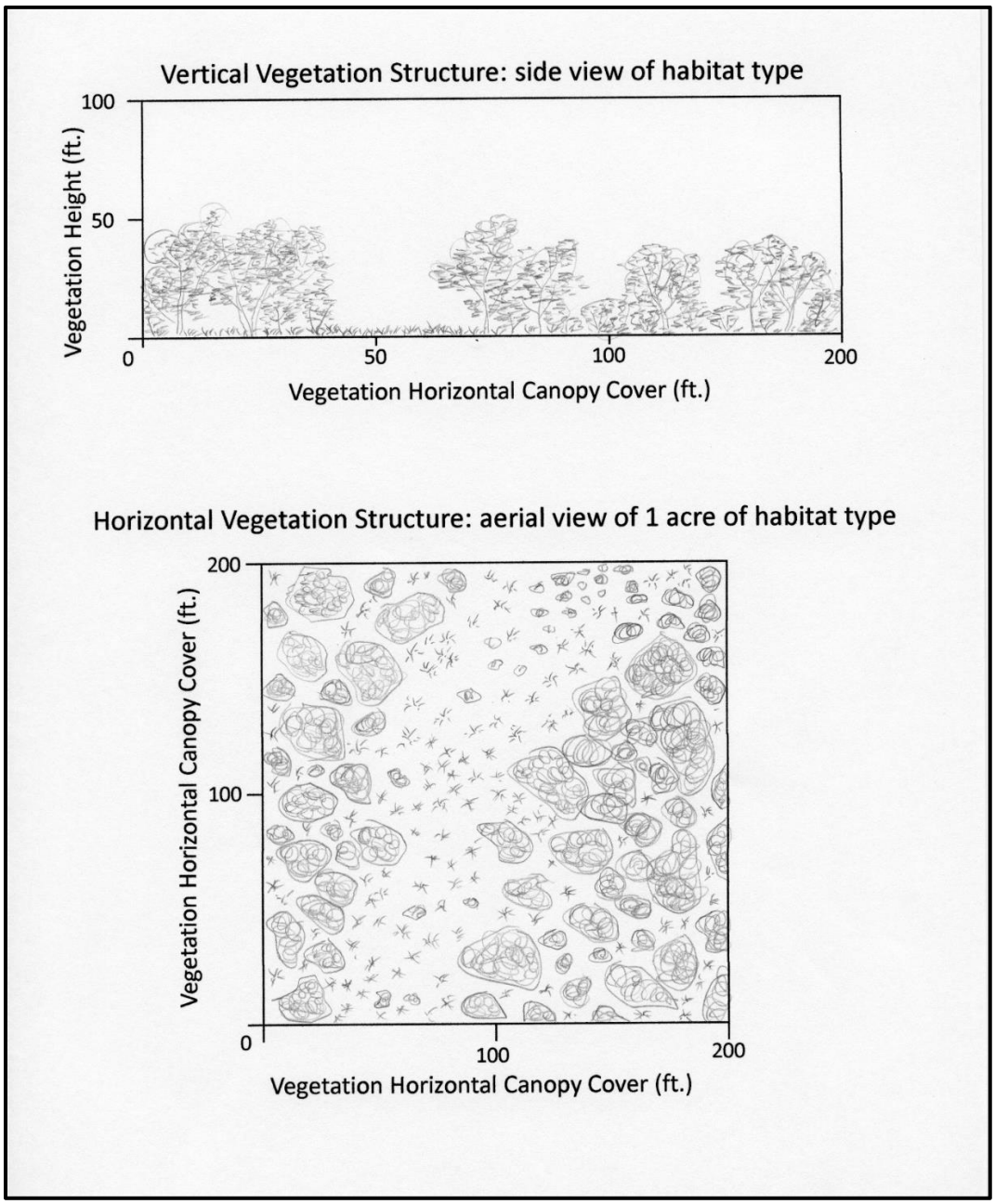

Figure 13. Vertical and horizontal canopy cover views of the Bosque Habitat.

1.5. New Habitat Areas

The following sections include newly proposed habitats areas intended to be developed over the next 20 years on existing crop fields and would greatly increase the diversity of habitats for wildlife on the CNP. These newly proposed habitats represent reference environments or habitats that were historically common and available to wildlife before the regulation (dams, levees, ditches) of the Rio Grande in the 1900s (Scurlock 1998; Watson 1912). These newly proposed habitats also are representative of modern variations of those historic habitats that occur today, but are no longer connected to annual flooding cycles of the Rio Grande, nor are as biologically diverse as they were historically, and are now largely dominated by non-native invasive weed/tree species (Cartron et al. 2008; Crawford et al. 1993). The overall goal of restoring these habitats is to increase the natural biological diversity of the CNP, using historical and current MRG floodplain environments as reference models. The proposed new additions to bosque habitat and hedgerow habitats stated above also follow this overall goal of further increasing the biological diversity of the CNP. Additionally, plant species proposed for planting as part of restoration would be species that not only occurred in such habitats historically, but also are able to exist on the CNP today, and may be managed to persist or be replaced by other species as climate change continues to affect the biota of the region. Current human-caused climate change is already reducing available Rio Grande water, causing increasing atmospheric and soil temperatures, drought, and changes in the timing, amounts, and intensity of precipitation (see Chapter D: 1.2). Restoration of habitats for wildlife will require careful planning for the most appropriate plant species to use, appropriate irrigation and watering of plants with limited water, and the ability to shift species compositions over time as climate and water availability change.

These newly proposed habitats for wildlife are 1) Damp Soil Wetland, 2) Ephemeral Wetland, 3) Damp Soil Grassland, 4) Dry Soil Grassland, 5) Salt Shrubland, 6) Arroyo Margin Shrubland, and 7) Sandbar. Descriptions, lists of potential plant species, and management plans for each are stated below.

1.6. Damp Soil Wetland Habitat

Description. Juncus-Houttuynai (Rush-Yerba Mansa) Association of Watson (1912); Wetland/Open Area (wet/dry) habitats of Cartron et al. (2008); wetlands at Whitfield Wildlife Conservation Area (2019).

This habitat was represented along the Rio Grande by former river channel oxbows, where water levels vary, but the bottom of the oxbow is close to the water table and fluctuates between damp and inundated. Damp soil wetlands have damp clay, silty to sandy soil with occasional shallow (< 3 feet deep) standing water approximately every 2 months throughout the year. Naturally high water would be during the late spring Rio Grande runoff in May/June. With river regulation and climate change, that is no longer the case. To mimic the occasional flooding periods, the Damp Soil Wetland would be flood-irrigated on a schedule to best support the greatest number of obligate wetland plant species. Typical plant species would include obligate wetland graminoid rushes, sedges and grasses, several obligate wetland forb species, and several phreatophyte shrub and tree species. This wetland will represent a range of early seral (all herbs) to a late seral

(shrubs and trees) damp soil wetland, and the vegetation structure that is open, dominated by herbs, with scattered individual and clumps of shrubs and trees. Plant species recommended for planting in the Damp Soil Wetland Habitat are presented in Table 5. Figure 14 below represents vertical and horizontal canopy cover views of the Damp Soil Wetland.

Table 5. Plant Species Recommended for Planting in the Damp Soil Wetland Habitat

Plant Species[1,2] **Dominants are Bold;** **Pollinator Plants are Pink**	**Scientific Name[2]**	**Plant Family[3]**	**Growth Form[4]**	**Life History[5]**
Rough cocklebur	*Xanthium strumarium*	Asteraceae	Forb	Annual
Showy milkweed	*Asclepias speciosa*	Asclepiadaceae	Forb	Perennial
Western goldentop	*Euthamia occidentalis*	Asteraceae	Forb	Perennial
Pecos sunflower	*Helianthus paradoxus*	Asteraceae	Forb	Perennial
Blueweed	*Helianthus ciliaris*	Asteraceaee	Forb	Perennial
Smooth horsetail	*Equisetum laevigatum*	Equisetaceae	Forb	Perennial
American water horehound	*Lycopus americanus*	Lamiaceae	Forb	Perennial
Field mint	*Mentha arvensis*	Lamiaceae	Forb	Perennial
Yerba mansa	*Anemopsis californica*	Saururaceae	Forb	Perennial
Roundleaf monkeyflower	*Mimulus glabratus*	Scrophulariaceae	Forb	Perennial
American brooklime	*Veronica americana*	Scrophulariaceae	Forb	Perennial
Indian grass	*Sorghastrum nutans*	Poaceae	Grass	Perennial
Vine-mesquite	***Panicum obtusum***	**Poaceae**	**Grass**	**Perennial**
Common reed	***Phragmites australis***	**Poaceae**	**Grass**	**Perennial**
Giant sacaton	***Sporobolus wrightii***	**Poaceae**	**Grass**	**Perennial**
Cosmopolitan bulrush	***Bolboschoenus maritimus***	**Cyperaceae**	**Grass/Graminoid**	**Perennial**
Emory's sedge	***Carex emoryi***	**Cyperaceae**	**Grass/Graminoid**	**Perennial**
Woolly sedge	***Carex pellita***	**Cyperaceae**	**Grass/Graminoid**	**Perennial**
Marshy spike-rush	***Eleocharis palustris***	**Cyperaceae**	**Grass/Graminoid**	**Perennial**
Toad rush	***Juncus bufonius***	**Juncaceae**	**Grass/Graminoid**	**Perennial**
Dudley's rush	***Juncus dudleyi***	**Juncaceae**	**Grass/Graminoid**	**Perennial**
Torrey's rush	***Juncus torreyi***	**Juncaceae**	**Grass/Graminoid**	**Perennial**
Great Plains seep-willow	*Baccharis salicina*	Asteracea	Shrub	Perennial
False indigo bush	*Amorpha fruticosa*	Fabaceae	Shrub	Perennial
Desert willow	*Chilopsis linearis*	Bignoniaceae	Tree	Perennial
Coyote willow	*Salix exigua*	Salicaceae	Tree	Perennial
Goodding's willow	*Salix gooddingii*	Salicaceae	Tree	Perennial
Rio Grande cottonwood	*Populus deltoides wislizenii*	Salicaceae	Tree	Perennial
Peachleaf willow	*Salix amygdaloides*	Salicaceae	Tree	Perennial
Coyote willow	*Salix exigua*	Salicaceae	Tree	Perennial

[1] Historic and/or current native plant species. Names follow Cartron et al. (2008).

[2] Common and scientific names and taxonomic classification follows Cartron et al. (2008). There have been many name changes over time, especially since Watson (1912).

[3] Native pollinators tend to specialize on different plant families and flowering periods

[4] Grass, Forb, Shrub, Tree. Note that trees and shrubs are based on species potential maximum size, not size at all life stages.

[5] Annual/Biennial, Perennial. Note some biennial species may be annual or perennial, depending on annual growing conditions.

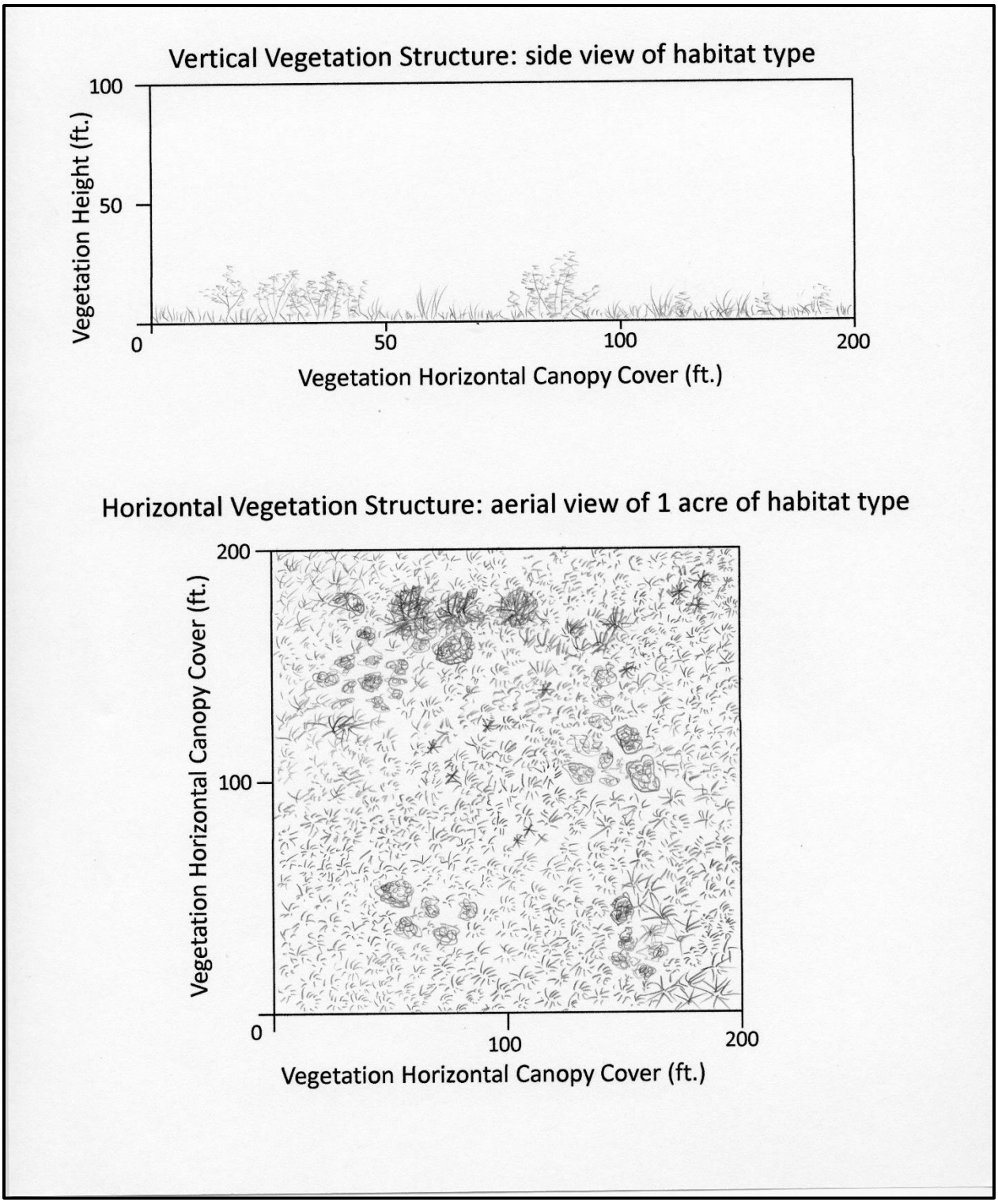

Figure 14. Vertical and horizontal canopy cover views of the Damp Soil Wetland.

Purpose. Permanent wetlands were once common among old oxbow channels adjacent to the Rio Grande. Such wetlands are now rare, and there is much need to restore/create more wetland habitats to support greater species diversities and abundances of native wildlife in the

Albuquerque region. The Damp Soil Wetland will provide habitats for wetland associated animal species, including many arthropods, other invertebrates such as annelid worms, wetland specialist amphibians, reptiles, birds, and mammals. Such species do not occur in other, drier or aquatic habitats. Without wetlands, these species will not occur in the area. Wetlands additionally provide important habitat for generalist species, where a great abundance of other more habitat-specific (wetland) species also occur.

Design. The Damp Soil Wetland would be constructed in the crop fields immediately to the east of the existing RGNCSP ponds and Candelaria Wetland ponds. The soils of this area are sandy and well drained, and the water table is at approximately 6 to 8 feet below the soil surface (see Chapter D: 1.3–1.4). The Damp Soil Wetland would take approximately 20 years for plantings to spread and for perennial woody species to become mature. All stages of natural ecological succession for an MRG wetland would be planted and maintained, from open graminoid areas, to perennial herb patches, and woody shrub and tree patches. The Damp Soil Wetland will be designed to have no transport of water to the Candelaria Wetland or RGNCSP ponds.

Implementation. Earthmoving equipment will be needed to excavate a shallow simulated oxbow depression (2–4 feet deep, 100 feet wide, and 1,000 feet long) across the existing field. Soil from the excavation would be moved to the side margins and spread to an estimated distance of 100 feet away from the depression on both sides, in uneven depths of 1 to 2 feet, with slightly sloping margins to simulate shorelines. The Candelaria Wetland ponds were excavated to depths of about 6 feet, with the assumption that excavated soils piled as berms around the ponds would erode back into the ponds, but that did not happen. Based on that experience, the excavated soils around the Damp Soil Wetland perimeter should stay in place for many years, especially once vegetation has grown over the soil surfaces. A planting design will be produced and select plant species from Table 5 would be planted according to the spatial design, that would include phases over the next 20 years. A flood-irrigation watering plan will need to be produced based on the species planted and their water needs. Ground water may also be used. The watering plan needs to ensure the soils in the bottom of the simulated oxbow depression remain damp at all times, and periodically flooded up to 2 feet deep.

Maintenance. Following construction and initial Phase 1 vegetation plantings, the primary maintenance needs will be the periodic flood-irrigation of the Damp Soil Wetland, based on the watering plan (see above). Additionally, a non-native invasive weed control plan will need to be developed and implemented on a periodic basis or as needed. Monitoring will be necessary to provide data on the effectiveness of both the watering plan and the non-native invasive weed control plan. Monitoring should also be employed to evaluate the water table (piezometer wells), soil condition (soil particle size and chemistry sampling), soil movement (erosion from the excavated soil, and sedimentation of the simulated oxbow depression) over the next 20 years.

1.7. Ephemeral Wetland Habitat

Description. Juncus-Houttuynai (Rush-Yerba Mansa) Association of Watson (1912), but with less periodic flooding, and drier than the Damp Soil Wetland above; Wetland/Open Area

(wet/dry) habitats of Cartron et al. (2008); drier portions of the wetlands at Whitfield Wildlife Conservation Area (2019).

This habitat was represented along the Rio Grande by former river channel oxbows where water levels vary and the bottom of the oxbow is not close to the water table. Most water is from summer rainstorms rather than groundwater. Ephemeral Wetlands have damp to dry clay, silty to sandy soil with occasional shallow (< 2 feet deep) standing water approximately two to three times during the summer growing season, mostly during the late summer monsoon period. Naturally high water may also occur during the late spring Rio Grande runoff in May/June. With river regulation and climate change, that is no longer the case. To mimic the occasional early and late summer flooding periods, the Ephemeral Wetland would be flood-irrigated on a schedule to best support the greatest number of obligate and facultative wetland plant species listed in Table 6. Typical plant species would include obligate/facultative wetland graminoid rushes, sedges and grasses, several facultative wetland forb species, and several phreatophyte shrub and tree species. This ephemeral wetland will represent a range of early seral (all herbs) to a late seral (shrubs and trees) damp to dry soil wetland, and the vegetation structure that is open, dominated by herbs, with scattered individual and clumps of shrubs and trees. Plant species recommended for planting in the Ephemeral Wetland Habitat are presented in Table 6.

Table 6. Plant Species Recommended for Planting in the Ephemeral Wetland Habitat

Plant Species[1,2] Dominants are Bold; Pollinator Plants are Pink	Scientific Name[2]	Plant Family[3]	Growth Form[4]	Life History[5]
Curlycup gumweed	***Grindelia squarrosa***	**Asteraceaee**	**Forb**	**Annual**
Annual sunflower	*Helianthus annuus*	Asteraceaee	Forb	Annual
Rocky Mountain beeplant	*Cleome serrulata*	Capparaceae	Forb	Annual
Clammyweed	*Polanisia dodecandra trachysperma*	Capparaceae	Forb	Annual
Blue lettuce	*Mulgedium pulchellum*	Asteraceaee	Forb	Annual/Biennial
Indian hemp	*Apocynum cannabinum*	Apocynaceae	Forb	Perennial
Horsetail milkweed	*Asclepias subverticillata*	Asclepiadaceae	Forb	Perennial
Showy milkweed	*Asclepias speciosa*	Asclepiadaceae	Forb	Perennial
Western goldentop	*Euthamia occidentalis*	Asteraceae	Forb	Perennial
Blueweed	***Helianthus ciliaris***	**Asteraceaee**	**Forb**	**Perennial**
Seaside heliotrope	***Heliotroium curassavicum***	**Boraginaceae**	**Forb**	**Perennial**
Alkali mallow	***Malvella leprosa***	**Malvaceae**	**Forb**	**Perennial**
Yerba mansa	*Anemopsis californica*	Saururaceae	Forb	Perennial
Bearded sprangletop	*Leptochloa fusca fascicularis*	Poaceae	Grass	Annual
Inland saltgrass	***Distichlis spicata stricta***	**Poaceae**	**Grass**	**Perennial**
Giant sacaton	***Sporobolus wrightii***	**Poaceae**	**Grass**	**Perennial**
Vine-mesquite	***Panicum obtusum***	**Poaceae**	**Grass**	**Perennial**
Canada wildrye	*Elymus canadensis*	Poaceae	Grass	Perennial
Scratchgrass	***Muhlenbergia asperifolia***	**Poaceae**	**Grass**	**Perennial**
Western wheatgrass	***Pascopyrum smithii***	**Poaceae**	**Grass**	**Perennial**

Plant Species[1,2] Dominants are Bold; Pollinator Plants are Pink	Scientific Name[2]	Plant Family[3]	Growth Form[4]	Life History[5]
Galleta	***Pleuraphis jamesii***	**Poaceae**	**Grass**	**Perennial**
Indian grass	*Sorghastrum nutans*	Poaceae	Grass	Perennial
Alkali sacaton	***Sporobolus airoides***	**Poaceae**	**Grass**	**Perennial**
Goldenweed	*Isocoma pluriflora*	Asteraceae	Shrub	Perennial
False indigo bush	*Amorpha fruticosa*	Fabaceae	Shrub	Perennial
Desert willow	*Chilopsis linearis*	Bignoniaceae	Tree	Perennial
Screw-bean mesquite	*Prosopis pubescens*	Fabaceae	Tree	Perennial
Peachleaf willow	*Salix amygdaloides*	Salicaceae	Tree	Perennial
Coyote willow	*Salix exigua*	Salicaceae	Tree	Perennial

[1] Historic and/or current native plant species. Names follow Cartron et al. (2008).

[2] Common and scientific names and taxonomic classification follows Cartron et al. (2008). There have been many name changes over time, especially since Watson (1912).

[3] Native pollinators tend to specialize on different plant families and flowering periods.

[4] Grass, Forb, Shrub, Tree. Note that trees and shrubs are based on species potential maximum size, not size at all life stages.

[5] Annual/Biennial, Perennial. Note some biennial species may be annual or perennial, depending on annual growing conditions.

Purpose. Ephemeral wetlands were once common among old oxbow channels on the floodplain near the Rio Grande. Such wetlands are now rare, and there is much need to restore/create more wetland habitats to support greater species diversities and abundances of native wildlife in the Albuquerque region. The Ephemeral Wetland will provide habitats for wetland-associated animal species, including many arthropods, wetland-specialist amphibians, reptiles, birds, and mammals. Such species do not occur in other, drier or aquatic habitats, and some prefer ephemeral wetlands over permanent wetlands. Without wetlands, these species will not occur in the area. Wetlands additionally provide important habitat for generalist species, where a great abundance of other more habitat-specific (wetland) species also occur.

Design. The Ephemeral Wetland would be constructed in the crop fields immediately to the east of the existing RGNC ponds and Candelaria Wetland ponds, and adjacent to the Damp Soil Wetland. The soils of this area are sandy and well drained, and the water table is at approximately 6 to 8 feet below the soil surface (see Chapter D: 1.3–1.4). The Ephemeral Wetland would take approximately 20 years for plantings to spread and for perennial woody species to become mature. All stages of natural ecological succession for this MRG wetland would be planted and maintained, from open graminoid areas, to perennial herb patches, and woody shrub and tree patches. The Ephemeral Wetland will be designed to have no transport of water to the Candelaria Wetland or RGNCSP ponds. Figure 15 below represents vertical and horizontal canopy cover views of the Ephemeral Wetland.

Implementation. Earthmoving equipment will be needed to excavate a shallow simulated oxbow depression (1–3 feet deep, 100 feet wide, and 1,000 feet long) across the existing field. Soil from the excavation would be moved to the side margins and spread to a distance of about 100 feet away from the depression on both sides, in uneven depths up to 1 foot, with slightly sloping margins to simulate shorelines. The Candelaria Wetland ponds were excavated to depths

of about 6 feet, with the assumption that excavated soils piled as berms around the ponds would erode back into the ponds, but that did not happen. Based on that experience, the excavated soils around the Ephemeral Wetland perimeter should stay in place for many years, especially once vegetation has grown over the soil surfaces. A planting design will be produced and select plant species from Table 6 would be planted according to the spatial design, that would include phases over the next 20 years. A flood-irrigation watering plan will need to be produced, based on the species planted and their water needs. The watering plan will need to be such that the soils in the bottom of the simulated oxbow depression are damp for several weeks at a time during the early and late summer, but periodically dry at the surface between irrigation events. Natural rainstorms should also fill the bottom of the ephemeral wetland for short periods and may preclude the need for irrigation.

Maintenance. Following construction and initial Phase 1 vegetation plantings, the primary maintenance needs will be the periodic flood-irrigation of the Ephemeral Wetland, based on the watering plan (see above). Additionally, non-native invasive weeds will need to be controlled by the development of a non-native invasive weed control plan, and implementation of that plan on a periodic basis. Monitoring will be necessary to provide data on the effectiveness of both the watering plan and the non-native invasive weed control plan. Monitoring should also be employed to evaluate the water table (piezometer wells), soil condition (soil particle size and chemistry sampling), soil movement (erosion from the excavated soil, and sedimentation of the simulated oxbow depression) over the next 20 years.

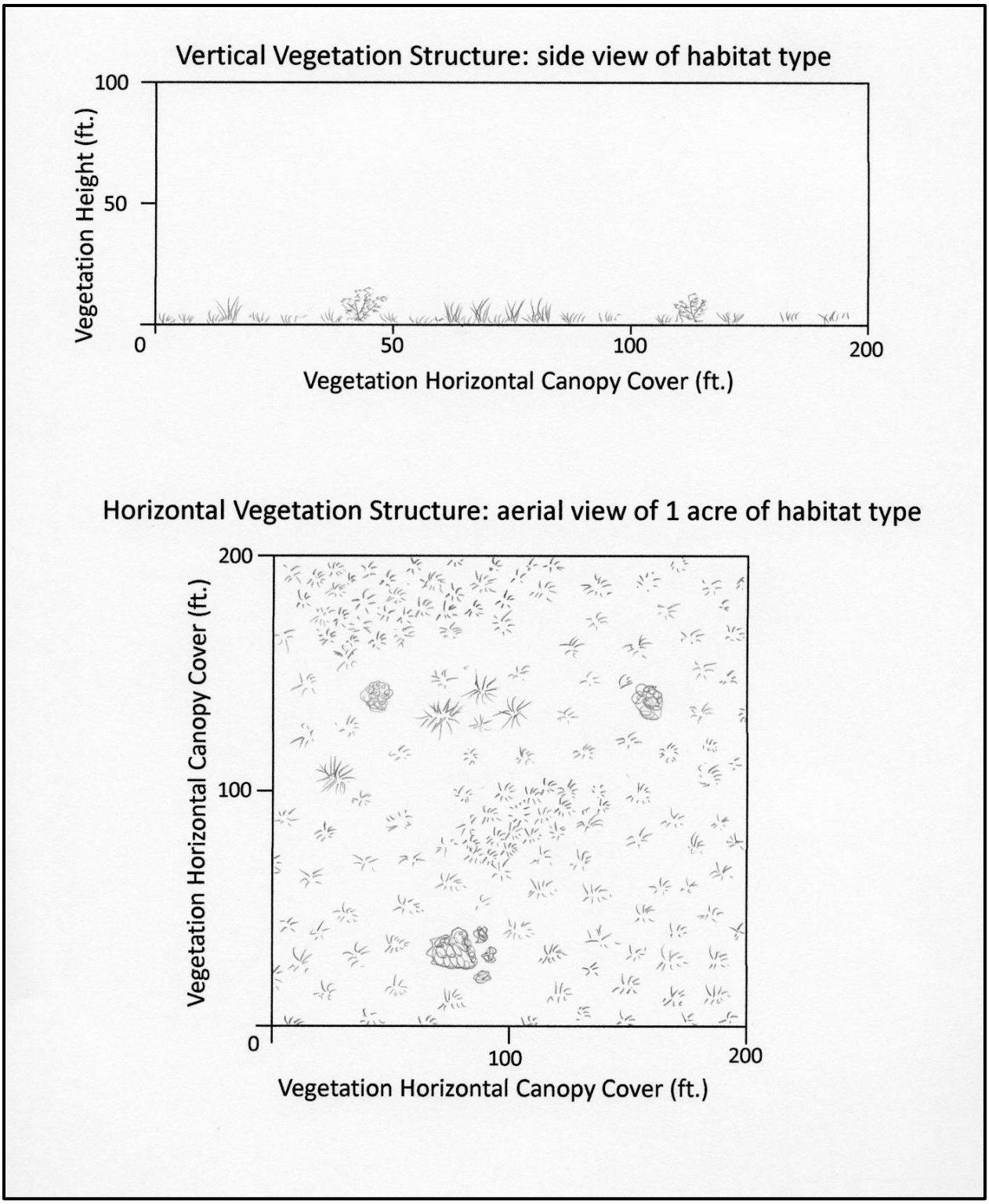

Figure 15. Vertical and horizontal canopy cover views of the Damp Soil Wetland.

1.8. Damp Soil Grassland Habitat

Description. Juncus-Houttuynai (Rush-Yerba Mansa) Association of Watson (1912), but upper portions that are dryer than wetland areas; Wetland/Open Area (wet/dry) habitats of Cartron et al. (2008); saltgrass area at Whitfield Wildlife Conservation Area (2019).

This habitat was represented along the Rio Grande on the former floodplain near the river, where water levels vary, but tend to be drier than wetlands. Damp Soil Grasslands have damp to dry clay, silty to sandy soil that is wet approximately two to three times during the summer growing season, mostly during the late summer monsoon period. Naturally high water may also occur during the late spring Rio Grande runoff in May/June. With river regulation and climate change, that is no longer the case. To mimic the occasional early and late summer flooding periods, the Damp Soil Grassland would be flood-irrigated on a schedule to best support the greatest number of obligate and facultative damp grassland plant species listed in Table 7. Typical plant species would include obligate/facultative damp soil grasses, several facultative damp soil forb species, and several shrub and tree species. This Damp Soil Grassland will represent a range of early seral (all herbs) to a late seral (shrubs and trees) damp to dry soil grassland, and the vegetation structure that is open, dominated by herbs, with scattered individual and clumps of shrubs and trees. Plant species recommended for planting in the Damp Soil Grassland Habitat are presented in Table 7.

Table 7. Plant species recommended for planting in the Damp Soil Grassland Habitat

Plant Species[1,2] Dominants are Bold; Pollinator Plants are Pink	Scientific Name[2]	Plant Family[3]	Growth Form[4]	Life History[5]
Curlycup gumweed	*Grindelia squarrosa*	Asteraceaee	Forb	Annual
Horsetail milkweed	*Asclepias subverticillata*	Asclepiadaceae	Forb	Perennial
Yerba mansa	*Anemopsis californica*	Saururaceae	Forb	Perennial
Blueweed	*Helianthus ciliaris*	Asteraceaee	Forb	Perennial
Indian hemp	*Apocynum cannabinum*	Apocynaceae	Forb	Perennial
Prairie flax	*Linum lewissi*	Linaceae	Forb	Perennial
Alkali mallow	*Malvella leprosa*	Malvaceae	Forb	Perennial
Bearded sprangletop	*Leptochloa fusca fascicularis*	Poaceae	Grass	Annual
Inland saltgrass	***Distichlis spicata stricta***	**Poaceae**	**Grass**	**Perennial**
Alkali sacaton	***Sporobolus airoides***	**Poaceae**	**Grass**	**Perennial**
Giant sacaton	*Sporobolus wrightii*	Poaceae	Grass	Perennial
Blue grama	*Bouteloua gracilis*	Poaceae	Grass	Perennial
Sliver bluestem	*Bothriochloa laguroides*	Poaceae	Grass	Perennial
Galleta	***Pleuraphis jamesii***	**Poaceae**	**Grass**	**Perennial**
Sand dropseed	*Sporobolus cryptandrus*	Poaceae	Grass	Perennial
Vine-mesquite	***Panicum obtusum***	**Poaceae**	**Grass**	**Perennial**
Goldenweed	*Isocoma pluriflora*	Asteraceae	Shrub	Perennial
Four-wing saltbush	*Atriplex canescens*	Chenopodiaceae	Shrub	Perennial
Winterfat	*Krascheninnikovia lanata*	Chenopodiaceae	Shrub	Perennial

Plant Species[1,2] Dominants are Bold; Pollinator Plants are Pink	Scientific Name[2]	Plant Family[3]	Growth Form[4]	Life History[5]
Pale wolfberry	*Lycium pallidum*	Solanaceae	Shrub	Perennial
Torrey's wolfberry	*Lycium torreyi*	Solanaceae	Shrub	Perennial
Greasewood	*Sarcobatus vermiculatus*	Chenopodiaceae	Shrub	Perennial

[1] Historic and/or current native plant species. Names follow Cartron et al. (2008).

[2] Common and scientific names and taxonomic classification follows Cartron et al. (2008). There have been many name changes over time, especially since Watson (1912).

[3] Native pollinators tend to specialize on different plant families and flowering periods.

[4] Grass, Forb, Shrub, Tree. Note that trees and shrubs are based on species potential maximum size, not size at all life stages.

[5] Annual/Biennial, Perennial. Note some biennial species may be annual or perennial, depending on annual growing conditions.

Purpose. Damp Soil Grasslands were once common adjacent to old oxbow channels and on the floodplain near the Rio Grande. Such grasslands are now rare, and there is much need to restore/create more grassland habitats to support greater species diversities and abundances of native wildlife in the Albuquerque region. The Damp Soil Grassland will provide habitat for grassland-associated animal species, including many arthropods, reptiles, birds, and mammals. Without grasslands, these species will not occur in the area. Grasslands additionally provide important habitat for generalist species, where a great abundance of other more habitat-specific (grassland) species also occur.

Design. The Damp Soil Grassland would be constructed in the crop fields immediately to the east of the existing RGNCSP ponds and Candelaria Wetland ponds, and adjacent to the Damp Soil Wetland. The soils of this area are sandy and well drained, and the water table is at approximately 6 to 8 feet below the soil surface (see Chapter D: 1.3–1.4). The Damp Soil Grassland would take approximately 10 years for plantings to spread and for perennial woody species to become mature. All stages of natural ecological succession for an MRG damp grassland would be planted and maintained, from open grassy areas, to perennial herb patches, and woody shrub and tree patches. Figure 16 below represents vertical and horizontal canopy cover views of the Damp Soil Grassland.

Implementation. A planting design will be produced and select plant species from Table 7 would be planted according to the spatial design, that would include phases over the next 20 years. A flood-irrigation watering plan will need to be produced, based on the species planted and their water needs. The watering plan will need to be such that the soils are damp for several weeks at a time during the early and late summer, but periodically dry at the surface between irrigation events.

Maintenance. The primary maintenance needs will be the periodic flood-irrigation of the Damp Soil Grassland, based on the watering plan (see above). Additionally, non-native invasive weeds will need to be controlled by the development of a non-native invasive weed control plan, and implementation of that plan on a periodic basis. Monitoring will be necessary to provide data on the effectiveness of both the watering plan and the non-native invasive weed control plan.

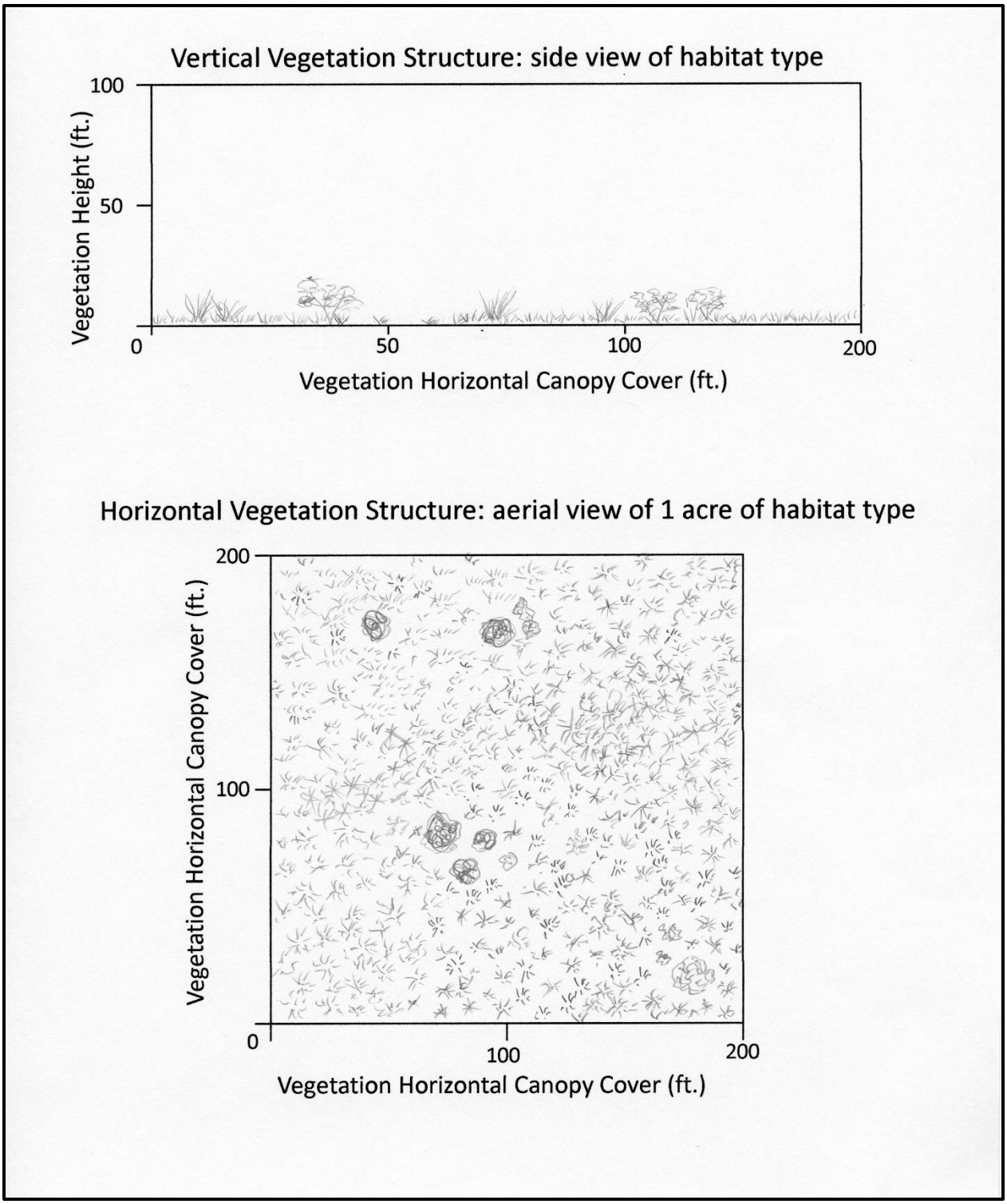

Figure 16. Vertical and horizontal canopy cover views of the Damp Soil Grassland.

1.9. Dry Soil Grassland Habitat

Description. Rabbitbrush (Biglovia) Association of Watson (1912), but upper portions that are dryer than wetland areas; Open Area habitats of Cartron et al. (2008); grassy areas (not saltgrass area) at Whitfield Wildlife Conservation Area (2019).

This habitat was represented along the Rio Grande on the floodplain, with dry clay, silty to sandy soils. The Dry Soil Grassland would be flood-irrigated on a schedule to best support the greatest number of grassland plant species listed in Table 8. Typical plant species would include grasses, several forb species, and several shrub and tree species. This Dry Soil Grassland will represent a range of early seral (all herbs) to a late seral (shrubs) dry soil grassland, and the vegetation structure that is open, dominated by herbs, with scattered individual and clumps of shrubs. Plant species recommended for planting in the Dry Soil Grassland Habitat are presented in Table 8.

Table 8. Plant Species Recommended for Planting in the Dry Soil Grassland Habitat

Plant Species[1,2] Dominants are Bold; Pollinator Plants are Pink	Scientific Name[2]	Plant Family[3]	Growth Form[4]	Life History[5]
Navajo tea	*Thelesperma megapotamicum*	Asteraceae	Forb	Annual
Curlycup gumweed	*Grindelia squarrosa*	Asteraceaee	Forb	Annual
Spectacle pod	*Dimorphocarpa wislizennii*	Brassicaceae	Forb	Annual
Rocky Mountain beeplant	*Cleome serrulata*	Capparaceae	Forb	Annual
Clammyweed	*Polanisia dodecandra trachysperma*	Capparaceae	Forb	Annual
Sandbells	*Nama hispidum*	Hydrophyllaceae	Forb	Annual
Velvetweed	*Gaura parviflora*	Onagraceae	Forb	Annual
Blue trumpets	*Ipomopsis longiflora*	Polemoniaceae	Forb	Annual
Warty caltrop	*Kallstroemia parviflora*	Zygophyllaceae	Forb	Annual
Oak-leaf thorn-apple	*Datura quercifolia*	Solanaceae	Forb	Annual/Biennial
Horsetail milkweed	*Asclepias subverticillata*	Asclepiadaceae	Forb	Perennial
Hairy golden-aster	*Heterotheca villosa*	Asteraceae	Forb	Perennial
Wooly paperflower	*Psilostrophe tagetina*	Asteraceae	Forb	Perennial
Green Mexican-hat	*Ratibida tagetes*	Asteraceae	Forb	Perennial
Threadleaf groundsel	*Senecio flaccidus*	Asteraceae	Forb	Perennial
Riddell's groundsel	*Senecio riddellii*	Asteraceae	Forb	Perennial
White-heath aster	*Symphotrichum ericoides*	Asteraceae	Forb	Perennial
Lacy sleep-daisy	*Xanthisma spinolusum*	Asteraceae	Forb	Perennial
Freckled milkvetch	*Astragalus lentiginosus*	Fabaceae	Forb	Perennial
Albuquerque prairie clover	*Dalea scariosa*	Fabaceae	Forb	Perennial
Prairie flax	*Linum lewissi*	Linaceae	Forb	Perennial
Adonis blazingstar	*Metzelia multiflora*	Loasaceae	Forb	Perennial
Copper globemallow	***Sphaeralcea angustifolia***	**Malvaceae**	**Forb**	**Perennial**
Scarlet beeblossom	*Gaura coccinea*	Onagraceae	Forb	Perennial
Hooker's evening primrose	*Oenothera elata hirsutissima*	Onagraceae	Forb	Perennial

Plant Species[1,2] Dominants are Bold; Pollinator Plants are Pink	Scientific Name[2]	Plant Family[3]	Growth Form[4]	Life History[5]
Pale evening primrose	*Oenothera pallida*	Onagraceae	Forb	Perennial
Fleabane	*Erigeron divergens, E. flagellaris*	Poaceae	Forb	Perennial
Sacred thorn-apple	*Datura wrightii*	Solanaceae	Forb	Perennial
Blue grama	***Bouteloua gracilis***	**Poaceae**	**Grass**	**Perennial**
Sand dropseed	***Sporobolus cryptandrus***	**Poaceae**	**Grass**	**Perennial**
Galleta	*Pleuraphis jamesii*	Poaceae	Grass	Perennial
Indian ricegrass	***Achnatherum hymenoides***	**Poaceae**	**Grass**	**Perennial**
Silver bluestem	*Bothriochloa laguroides*	Poaceae	Grass	Perennial
Side-oats grama	***Bouteloua curtipendula***	**Poaceae**	**Grass**	**Perennial**
Burro grass	*Scleropogon brevifolius*	Poaceae	Grass	Perennial
Western wheatgrass	***Pascopyrum smithii***	**Poaceae**	**Grass**	**Perennial**
Galleta	*Pleuraphis jamesii*	Poaceae	Grass	Perennial
Spike dropseed	***Sporobolus contractus***	**Poaceae**	**Grass**	**Perennial**
Rabbitbrush	***Ericameria nauseosua***	**Asteraceae**	**Shrub**	**Perennial**
Broom snakeweed	*Gutierrezia sarothrae*	Asteraceaee	Shrub	Perennial
Winterfat	*Krascheninnikovia lanata*	Chenopodiaceae	Shrub	Perennial
Broom dalea	*Psorothamnus scoparius*	Fabaceae	Shrub	Perennial
Plains yucca	*Yucca glauca*	Asparagaceae	Succulent	Perennial
Plains prickly pear	*Opuntia phaeacantha*	Cactaceae	Succulent	Perennial
Tree cholla	*Cylindropuntia imbricata*	Cactaceae	Succulent	Perennial
Starvation prickly pear	*Opuntia polyacantha*	Cactaceae	Succulent	Perennial

[1] Historic and/or current native plant species. Names follow Cartron et al. (2008).

[2] Common and scientific names and taxonomic classification follows Cartron et al. (2008). There have been many name changes over time, especially since Watson (1912).

[3] Native pollinators tend to specialize on different plant families and flowering periods.

[4] Grass, Forb, Shrub, Tree. Note that trees and shrubs are based on species potential maximum size, not size at all life stages.

[5] Annual/Biennial, Perennial. Note some biennial species may be annual or perennial, depending on annual growing conditions.

Purpose. Dry Soil Grasslands were once common on the former floodplain near the Rio Grande. Such grasslands are now rare, and there is much need to restore/create more grassland habitats to support greater species diversities and abundances of native wildlife in the Albuquerque region. The Dry Soil Grassland will provide habitat for grassland-associated animal species, including many arthropods, reptiles, birds, and mammals. Without grasslands, these species will not occur in the area. Grasslands additionally provide important habitat for generalist species, where a great abundance of other more habitat-specific (grassland) species also occur.

Design. The Dry Soil Grassland would be constructed in several crop fields throughout the CNP. The soils of these areas range from clay to sandy loam (see Chapter D: 1.3–1.4). The Dry Soil Grassland would take approximately 10 years for plantings to spread and for perennial woody species to become mature. All stages of natural ecological succession for an MRG floodplain dry grassland would be planted and maintained, from open grassy areas, to perennial herb patches,

and woody shrub patches. Figure 17 below represents vertical and horizontal canopy cover views of the Dry Soil Grassland.

Implementation. A planting design will be produced and select plant species from Table 8 would be planted according to the spatial design, that would include phases over the next 20 years. A flood-irrigation watering plan will need to be produced, based on the species planted and their water needs. The watering plan will need to be such that the surface soils are damp for several days at a time during the early and late summer, but dry at the surface between irrigation events.

Maintenance. The primary maintenance needs will be the periodic flood-irrigation of the Dry Soil Grassland, based on the watering plan (see above). Additionally, non-native invasive weeds will need to be controlled by the development of a non-native invasive weed control plan, and implementation of that plan on a periodic basis. Monitoring will be necessary to provide data on the effectiveness of both the watering plan and the non-native invasive weed control plan.

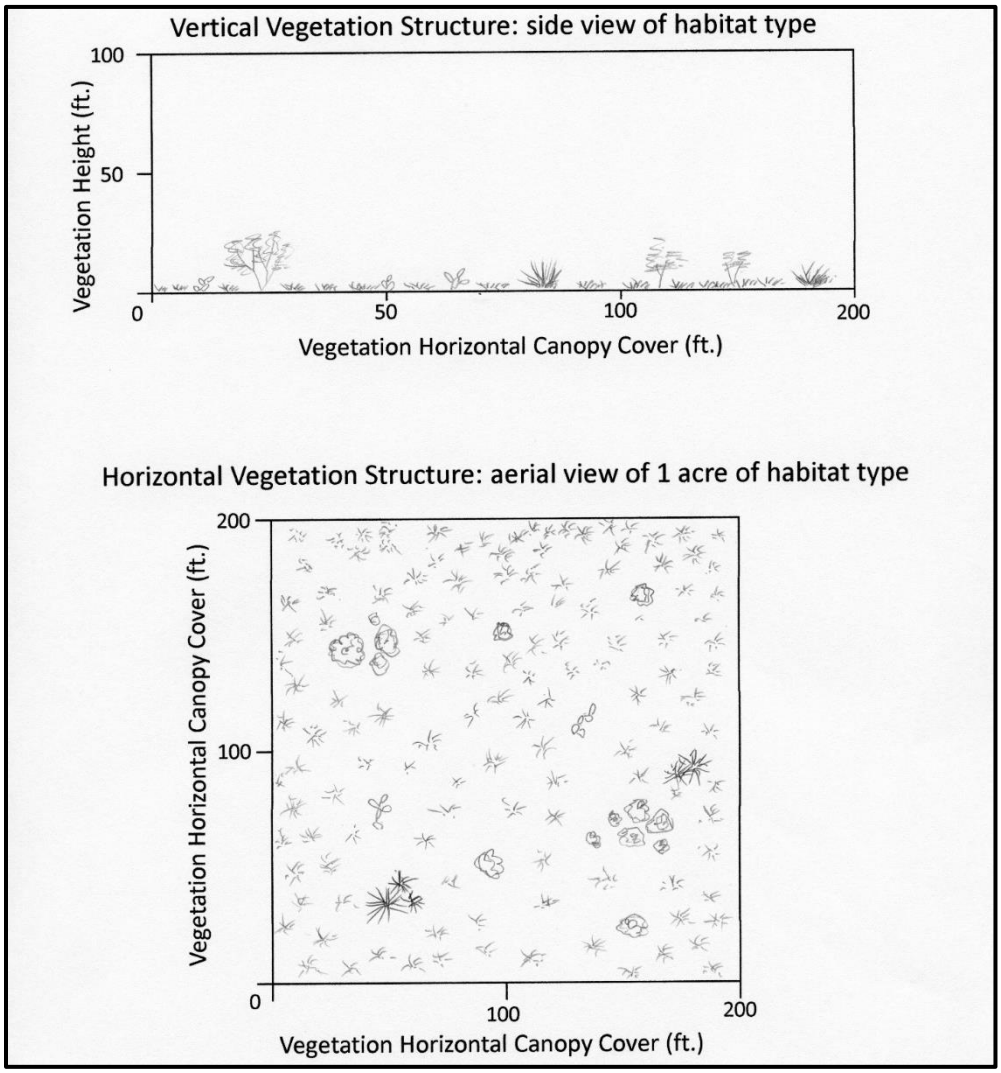

Figure 17. Vertical and horizontal canopy cover views of the Dry Soil Grassland.

1.10. Salt Shrubland Habitat

Description Rabbitbrush (Biglovia) Association of Watson (1912); Open Area habitats of Cartron et al. (2008); shrubland (four-wing saltbush) areas at Whitfield Wildlife Conservation Area (2019).

This habitat was represented along the Rio Grande on the floodplain, with dry clay, silty to sandy soils. The Salt Shrubland would be flood-irrigated on a schedule to best support the greatest number of shrubland plant species listed in Table 9. Typical plant species would include grasses, several forb species, and several shrub species. This Salt Shrubland will represent a range of mid to a late seral (shrubs) Salt Shrubland, and the vegetation structure that is open, dominated by low woody shrubs, with scattered grasses and herbs. Plant species recommended for planting in the Salt Shrubland Habitat are presented in Table 9.

Table 9. Plant Species Recommended for Planting in the Salt Shrubland Habitat

Plant Species[1,2] Dominants are Bold; Pollinator Plants are Pink	Scientific Name[2]	Plant Family[3]	Growth Form[4]	Life History[5]
Oak-leaf thorn-apple	*Datura quercifolia*	Solanaceae	Forb	Annual/Biennial
Blueweed	*Helianthus ciliaris*	Asteraceaee	Forb	Perennial
Freckled milkvetch	*Astragalus lentiginosus*	Fabaceae	Forb	Perennial
Prairie flax	*Linum lewissi*	Linaceae	Forb	Perennial
Copper globemallow	*Sphaeralcea angustifolia*	Malvaceae	Forb	Perennial
Sacred thorn-apple	*Datura wrightii*	Solanaceae	Forb	Perennial
Bearded sprangletop	*Leptochloa fusca fascicularis*	Poaceae	Grass	Annual
Inland saltgrass	*Distichlis spicata stricta*	Poaceae	Grass	Perennial
Alkali sacaton	*Sporobolus airoides*	Poaceae	Grass	Perennial
Galleta	*Pleuraphis jamesii*	Poaceae	Grass	Perennial
Indian grass	*Sorghastrum nutans*	Poaceae	Grass	Perennial
Giant sacaton	*Sporobolus wrightii*	Poaceae	Grass	Perennial
Burro grass	*Scleropogon brevifolius*	Poaceae	Grass	Perennial
Goldenweed	*Isocoma pluriflora*	Asteraceae	Shrub	Perennial
Rabbitbrush	***Ericameria nauseosua***	**Asteraceae**	**Shrub**	**Perennial**
Greasewood	***Sarcobatus vermiculatus***	**Chenopodiaceae**	**Shrub**	**Perennial**
Four-wing saltbush	***Atriplex canescens***	**Chenopodiaceae**	**Shrub**	**Perennial**
False indigo bush	*Amorpha fruticosa*	Fabaceae	Shrub	Perennial
Golden current	*Ribes aureum*	Grossulariaceae	Shrub	Perennial
New Mexico desert olive	*Forestiera pubescens*	Oleaceae	Shrub	Perennial
Pale wolfberry	***Lycium pallidum***	**Solanaceae**	**Shrub**	**Perennial**
Torrey's wolfberry	***Lycium torreyi***	**Solanaceae**	**Shrub**	**Perennial**
Plains prickly pear	*Opuntia phaeacantha*	Cactaceae	Succulent	Perennial
Screw-bean mesquite	*Prosopis pubescens*	Fabaceae	Tree	Perennial

[1] Historic and/or current native plant species. Names follow Cartron et al. (2008).

[2] Common and scientific names and taxonomic classification follows Cartron et al. (2008). There have been many name changes over time, especially since Watson (1912).

[3] Native pollinators tend to specialize on different plant families and flowering periods.

[4] Grass, Forb, Shrub, Tree. Note that trees and shrubs are based on species potential maximum size, not size at all life stages.

[5] Annual/Biennial, Perennial. Note some biennial species may be annual or perennial, depending on annual growing conditions.

Purpose. Salt Shrublands were once common on the former floodplain near the Rio Grande. Such shrublands are now less common, and there is much need to restore/create more shrubland habitats to support greater species diversities and abundances of native wildlife in the Albuquerque region. The Salt Shrubland will provide habitat for shrubland-associated animal species, including many arthropods, reptiles, birds, and mammals. Without shrublands, these species will not occur in the area. Shrublands additionally provide important habitat for generalist species, where a great abundance of other more habitat-specific (shrubland) species also occur.

Design. The Salt Shrubland would be planted in the crop fields immediately to the east of the existing RGNCSP ponds and Candelaria Wetland ponds, and adjacent to the Damp Soil Wetland. The soils of this area range from clay to sandy loam (see Chapter D: 1.1). The Salt Shrubland would take approximately 10 years for perennial woody species to become mature. All stages of natural ecological succession for an MRG floodplain dry shrubland would be planted and maintained, from open grassy areas, to perennial herb patches, and woody shrub patches. Figure 18 below represents vertical and horizontal canopy cover views of the Salt Shrubland.

Implementation. A planting design will be produced and select plant species from Table 9 would be planted according to the spatial design, that would include phases over the next 20 years. A flood-irrigation and/or individual plant spot-watering plan will need to be produced, based on the species planted and their water needs. The watering plan will need to be such that the surface soils are damp for several days at a time during the early and late summer, but dry at the surface between irrigation events.

Maintenance. The primary maintenance needs will be the periodic flood-irrigation and/or individual plant spot-watering of the Salt Shrubland, based on the watering plan (see above). Additionally, non-native invasive weeds will need to be controlled by the development of a non-native invasive weed control plan, and implementation of that plan on a periodic basis. Monitoring will be necessary to provide data on the effectiveness of both the watering plan and the non-native invasive weed control plan.

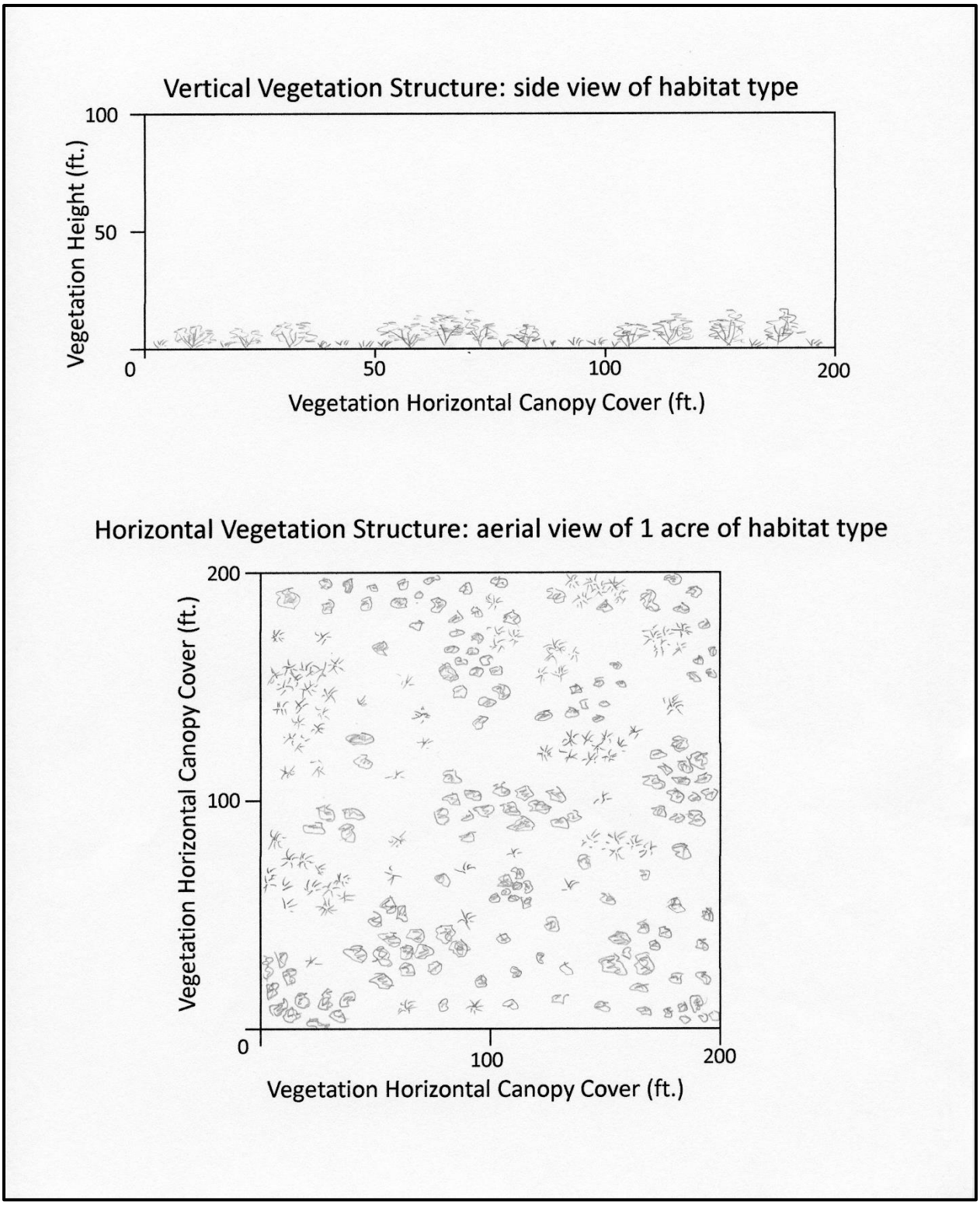

Figure 18. Vertical and horizontal canopy cover views of the Salt Shrubland.

1.11. Arroyo Margin Shrubland Habitat

Description. Rabbitbrush (Biglovia) Association, lower arroyo margins, of Watson (1912); largely replaced by non-native saltcedar and Russian olive habitats of Cartron et al. (2008); shrubland (mixed species) areas at Whitfield Wildlife Conservation Area (2019).

This habitat was represented along the Rio Grande floodplain, where large arroyos drained into the Rio Grande, silty to sandy soils. The Arroyo Margin Shrubland would be flood-irrigated on a schedule to best support the greatest number of shrubland plant species listed in Table 10. Typical plant species would include grasses, several forb species, and several shrub species. This Arroyo Margin Shrubland will represent a range of mid to a late seral (shrubs) Arroyo Margin Shrubland, and the vegetation structure that is open, dominated by tall woody shrubs, with scattered grasses and herbs and trees. Plant species recommended for planting in the Arroyo Margin Habitat are presented in Table 10.

Table 10. Plant Species Recommended for Planting in the Arroyo Margin Habitat

Plant Species[1,2] Dominants are Bold; Pollinator Plants are Pink	Scientific Name[2]	Plant Family[3]	Growth Form[4]	Life History[5]
Oak-leaf thorn-apple	*Datura quercifolia*	Solanaceae	Forb	Annual/Biennial
Hairy golden-aster	*Heterotheca villosa*	Asteraceae	Forb	Perennial
Copper globemallow	*Sphaeralcea angustifolia*	Malvaceae	Forb	Perennial
Fleabane	*Erigeron divergens, E. flagellaris*	Poaceae	Forb	Perennial
Sacred thorn-apple	*Datura wrightii*	Solanaceae	Forb	Perennial
Giant sacaton	*Sporobolus wrightii*	Poaceae	Grass	Perennial
Blue grama	*Bouteloua gracilis*	Poaceae	Grass	Perennial
Side-oats grama	*Bouteloua curtipendula*	Poaceae	Grass	Perennial
Scratchgrass	*Muhlenbergia asperifolia*	Poaceae	Grass	Perennial
Western wheatgrass	*Pascopyrum smithii*	Poaceae	Grass	Perennial
Galleta	*Pleuraphis jamesii*	Poaceae	Grass	Perennial
Indian grass	*Sorghastrum nutans*	Poaceae	Grass	Perennial
Spike dropseed	*Sporobolus contractus*	Poaceae	Grass	Perennial
Sand dropseed	*Sporobolus cryptandrus*	Poaceae	Grass	Perennial
Alkali sacaton	*Sporobolus airoides*	Poaceae	Grass	Perennial
Little-leaf sumac	***Rhus microphylla***	**Anacardiaceae**	**Shrub**	**Perennial**
Skunkbush sumac	***Rhus trilobata***	**Anacardiaceae**	**Shrub**	**Perennial**
Rabbitbrush	***Ericameria nauseosua***	**Asteraceae**	**Shrub**	**Perennial**
Willow baccharis	***Baccharis salicifolia***	**Asteracea**	**Shrub**	**Perennial**
Four-wing saltbush	***Atriplex canescens***	**Chenopodiaceae**	**Shrub**	**Perennial**
Golden current	***Ribes aureum***	**Grossulariaceae**	**Shrub**	**Perennial**
New Mexico desert olive	***Forestiera pubescens***	**Oleaceae**	**Shrub**	**Perennial**
Apache plume	***Fallugia paradoxa***	**Rosaceae**	**Shrub**	**Perennial**
Pale wolfberry	***Lycium pallidum***	**Solanaceae**	**Shrub**	**Perennial**
Torrey's wolfberry	***Lycium torreyi***	**Solanaceae**	**Shrub**	**Perennial**
Desert willow	***Chilopsis linearis***	**Bignoniaceae**	**Tree**	**Perennial**

Plant Species[1,2] Dominants are Bold; Pollinator Plants are Pink	Scientific Name[2]	Plant Family[3]	Growth Form[4]	Life History[5]
Net-leaf hackberry	*Celtis reticulata*	Cannabaceae	Tree	Perennial
Black locust	*Robinia pseudoacacia*	Fabaceae	Tree	Perennial
Screw-bean mesquite	***Prosopis pubescens***	**Fabaceae**	**Tree**	**Perennial**
Peachleaf willow	*Salix amygdaloides*	Salicaceae	Tree	Perennial
Coyote willow	*Salix exigua*	Salicaceae	Tree	Perennial
Thicket creeper	*Parthenocissus vitacea*	Vitaceae	Vine	Perennial

[1] Historic and/or current native plant species. Names follow Cartron et al. (2008).

[2] Common and scientific names and taxonomic classification follows Cartron et al. (2008). There have been many name changes over time, especially since Watson (1912).

[3] Native pollinators tend to specialize on different plant families and flowering periods.

[4] Grass, Forb, Shrub, Tree. Note that trees and shrubs are based on species potential maximum size, not size at all life stages.

[5] Annual/Biennial, Perennial. Note some biennial species may be annual or perennial, depending on annual growing conditions.

Purpose. Arroyo Margin Shrublands were once common on the former floodplain near the Rio Grande. Such shrublands are now largely replaced by stands of non-native saltcedar, Russian olive, and Siberian elm. Those exotic tree species provide poor habitat for native wildlife, relative to a diversity of native shrubs and trees with their associated flowers, fruit, seeds, and insects. There is much need to restore/create more shrubland habitats to support greater species diversities and abundances of native wildlife in the Albuquerque region. The Arroyo Margin Shrubland will provide habitats for shrubland-associated animal species, including many arthropods, reptiles, birds, and mammals. Without shrublands, these species will not occur in the area. Shrublands additionally provide important habitat for generalist species, where a great abundance of other more habitat-specific (shrubland) species also occur.

Design. The Arroyo Margin Shrubland would be planted in the crop fields immediately to the east of the existing RGNCSP ponds and Candelaria Wetland ponds, and adjacent to the Damp Soil Wetland. The soils of this area range from clay to sandy loam (see Chapter D 1.3). The Arroyo Margin Shrubland would take approximately 20 years for perennial woody species to become mature. All stages of natural ecological succession for an MRG floodplain Arroyo Margin Shrubland would be planted and maintained, from grass and herb patches, to a dominance of woody shrub/tree patches. Figure 19 below represents vertical and horizontal canopy cover views of the Arroyo Margin Shrubland.

Implementation. A planting design will be produced and select plant species from Table 10 would be planted according to the spatial design, that would include phases over the next 20 years. A flood-irrigation and/or individual plant spot-watering plan will need to be produced, based on the species planted and their water needs. The watering plan will need to be such that the surface soils are damp for several days at a time during the early and late summer, but dry at the surface between irrigation events.

Maintenance. The primary maintenance needs will be the periodic flood-irrigation and/or individual plant spot-watering of the Arroyo Margin Shrubland, based on the watering plan (see above). Additionally, non-native invasive weeds will need to be controlled by the development of

a non-native invasive weed control plan, and implementation of that plan on a periodic basis. Monitoring will be necessary to provide data on the effectiveness of both the watering plan and the non-native invasive weed control plan.

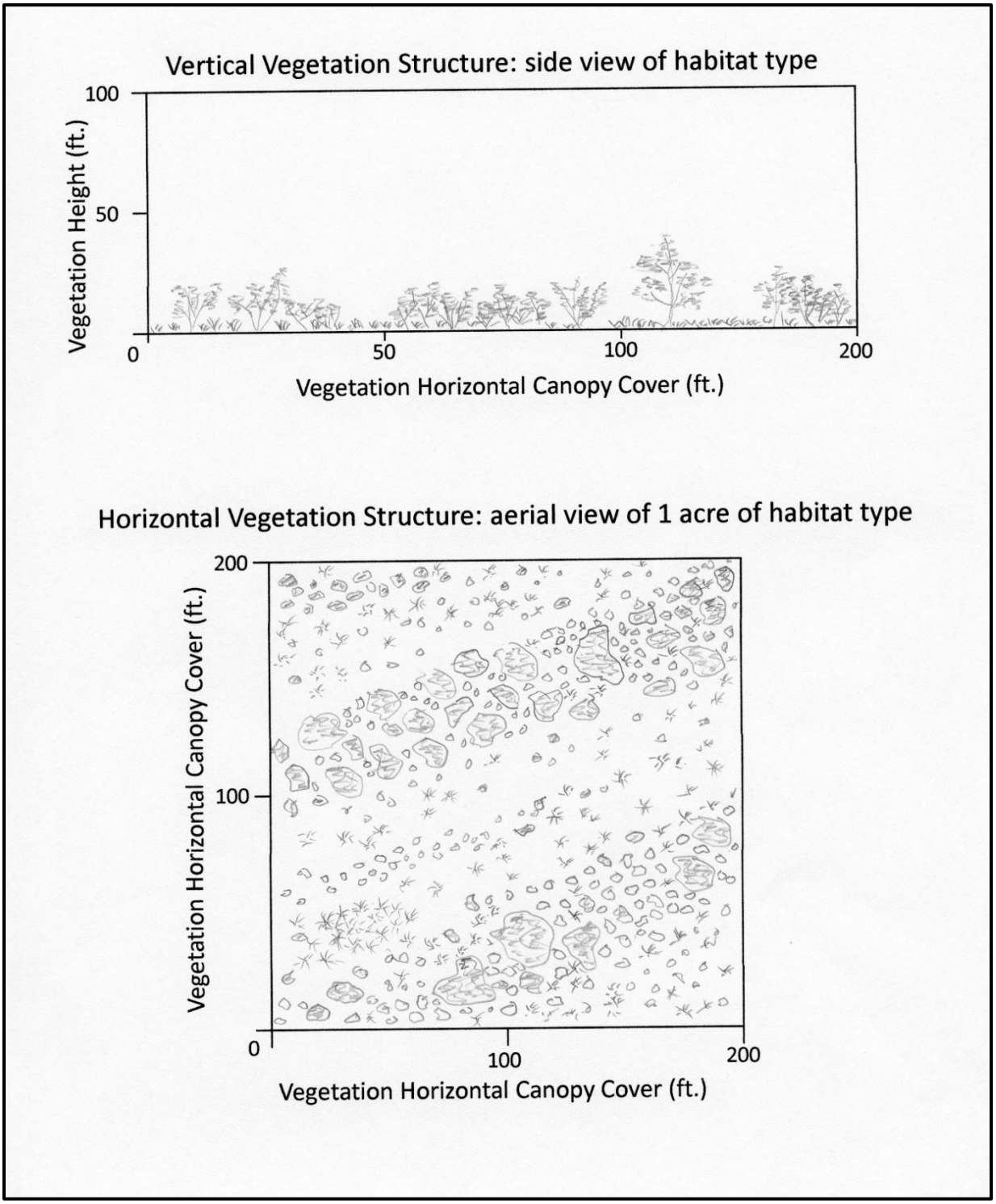

Figure 19. Vertical and horizontal canopy cover views of the Arroyo Margin Shrubland.

1.12. Sandbar (Remnant, Dry) Habitat

Description Rabbitbrush (Biglovia) Association, open sandy areas of former riverine sand bars, of Watson (1912); Open Area habitats of Cartron et al. (2008); sandy, grassy areas at Whitfield Wildlife Conservation Area (2019).

This habitat was represented along the Rio Grande on the floodplain as remnant river channel sandbars, with dry, silty to sandy soils. These are meant to represent historical dry remnant sandbars now disconnected from the river, not active, wet sandbars in the river channel.
The Sandbar Habitat would be flood-irrigated on a schedule to best support the greatest number of grassland plant species listed in Table 11. Typical plant species would include grasses, several forb species, and several shrub and tree species. This Sandbar Habitat will represent a range of early seral (all herbs) to a late seral (shrubs) Sandbar Habitat, with a vegetation structure that is open, dominated by herbs, with scattered individual and clumps of shrubs. Plant species recommended for planting in the Sandbar Habitat are presented in Table 11.

Table 11. Plant Species Recommended for Planting in the Sandbar Habitat

Plant Species[1,2] Dominants are Bold; Pollinator Plants are Pink	Scientific Name[2]	Plant Family[3]	Growth Form[4]	Life History[5]
Indian blanket	*Gaillarida pulchella*	Asteraceae	Forb	Annual
Navajo tea	*Thelesperma megapotamicum*	Asteraceae	Forb	Annual
Desert marigold	*Bailea multiradiata*	Asteraceaee	Forb	Annual
Annual sunflower	*Helianthus annuus*	Asteraceaee	Forb	Annual
Spectacle pod	*Dimorphocarpa wislizennii*	Brassicaceae	Forb	Annual
Western tansymustard	*Descurainia pinata*	Brassicaceae	Forb	Annual
Rocky Mountain beeplant	*Cleome serrulata*	Capparaceae	Forb	Annual
Clammyweed	*Polanisia dodecandra trachysperma*	Capparaceae	Forb	Annual
Sandbells	*Nama hispidum*	Hydrophyllaceae	Forb	Annual
Velvetweed	*Gaura parviflora*	Onagraceae	Forb	Annual
Blue trumpets	*Ipomopsis longiflora*	Polemoniaceae	Forb	Annual
Warty caltrop	*Kallstroemia parviflora*	Zygophyllaceae	Forb	Annual
Oak-leaf thorn-apple	*Datura quercifolia*	Solanaceae	Forb	Annual/ Biennial
Hairy golden-aster	*Heterotheca villosa*	Asteraceae	Forb	Perennial
Wooly paperflower	*Psilostrophe tagetina*	Asteraceae	Forb	Perennial
Green Mexican-hat	*Ratibida tagetes*	Asteraceae	Forb	Perennial
Threadleaf groundsel	*Senecio flaccidus*	Asteraceae	Forb	Perennial
Riddell's groundsel	*Senecio riddellii*	Asteraceae	Forb	Perennial
Tall goldenrod	*Solidago altissima gilovcanescens*	Asteraceae	Forb	Perennial
White-heath aster	*Symphotrichum ericoides*	Asteraceae	Forb	Perennial
Lacy sleep-daisy	*Xanthisma spinolusum*	Asteraceae	Forb	Perennial
Buffalo gourd	*Cucurbita foetidissima*	Cucurbitaceae	Forb	Perennial
Freckled milkvetch	*Astragalus lentiginosus*	Fabaceae	Forb	Perennial

Plant Species[1,2] Dominants are Bold; Pollinator Plants are Pink	Scientific Name[2]	Plant Family[3]	Growth Form[4]	Life History[5]
Albuquerque prairie clover	*Dalea scariosa*	Fabaceae	Forb	Perennial
Adonis blazingstar	*Metzelia multiflora*	Loasaceae	Forb	Perennial
Copper globemallow	*Sphaeralcea angustifolia*	Malvaceae	Forb	Perennial
Scarlet beeblossom	*Gaura coccinea*	Onagraceae	Forb	Perennial
Hooker's evening primrose	*Oenothera elata hirsutissima*	Onagraceae	Forb	Perennial
Pale evening primrose	*Oenothera pallida*	Onagraceae	Forb	Perennial
Fleabane	*Erigeron divergens, E. flagellaris*	Asteraceae	Forb	Perennial
Sacred thorn-apple	*Datura wrightii*	Solanaceae	Forb	Perennial
Indian ricegrass	***Achnatherum hymenoides***	**Poaceae**	**Grass**	**Perennial**
Sand dropseed	***Sporobolus cryptandrus***	**Poaceae**	**Grass**	**Perennial**
Giant dropseed	*Sporobolus giganteus*	Poaceae	Grass	Perennial
Side-oats grama	*Bouteloua curtipendula*	Poaceae	Grass	Perennial
Blue grama	*Bouteloua gracilis*	Poaceae	Grass	Perennial
Sliver bluestem	*Bothriochloa laguroides*	Poaceae	Grass	Perennial
Galleta	*Pleuraphis jamesii*	Poaceae	Grass	Perennial
Spike dropseed	*Sporobolus contractus*	Poaceae	Grass	Perennial
Rabbitbrush	***Ericameria nauseosua***	**Asteraceae**	**Shrub**	**Perennial**
Sand sagebrush	***Artemisia fillifolia***	**Asteraceae**	**Shrub**	**Perennial**
Broom snakeweed	*Gutierrezia sarothrae*	Asteraceaee	Shrub	Perennial
Four-wing saltbush	*Atriplex canescens*	Chenopodiaceae	Shrub	Perennial
Winterfat	*Krascheninnikovia lanata*	Chenopodiaceae	Shrub	Perennial
Broom dalea	***Psorothamnus scoparius***	**Fabaceae**	**Shrub**	**Perennial**
Plains yucca	*Yucca glauca*	Asparagaceae	Succulent	Perennial
Plains prickly pear	*Opuntia phaeacantha*	Cactaceae	Succulent	Perennial
Starvation prickly pear	*Opuntia polyacantha*	Cactaceae	Succulent	Perennial

[1] Historic and/or current native plant species. Names follow Cartron et al. (2008).

[2] Common and scientific names and taxonomic classification follows Cartron et al. (2008). There have been many name changes over time, especially since Watson (1912).

[3] Native pollinators tend to specialize on different plant families and flowering periods.

[4] Grass, Forb, Shrub, Tree. Note that trees and shrubs are based on species potential maximum size, not size at all life stages.

[5] Annual/Biennial, Perennial. Note some biennial species may be annual or perennial, depending on annual growing conditions.

Purpose. Sandbar Habitats were once common on the former floodplain near the Rio Grande. Such grasslands are now less common and dominated by non-native invasive weeds such as prickly Russian thistle, kochia (*Bassia* sp.), puncturevine, and others. There is much need to restore/create sandbar habitats with a dominance of native plant species to support greater animal species diversities and abundances of native wildlife in the Albuquerque region. The Sandbar Habitat will provide habitat for grassland-associated animal species, including many arthropods, reptiles, birds, and mammals. Without sandbar habitats, many of these native species will not occur in the area.

Design. The Sandbar Habitat would be constructed in the crop fields immediately to the east of the existing RGNC ponds and Candelaria Wetland ponds, and adjacent to the Damp Soil Wetland. The soils of this area range from clay to sandy loam (see Chapter D: 1.3). The Damp Soil Wetland would take approximately 10 years for plantings to spread and for perennial woody species to become mature. All stages of natural ecological succession for an MRG floodplain dry sandbar habitat would be planted and maintained, from the open sandbar areas, to perennial herb patches, and woody shrub patches. Figure 20 below represents vertical and horizontal canopy cover views of the Sandbar Habitat.

Implementation. A planting design will be produced and select plant species from Table 11 would be planted according to the spatial design, that would include phases over the next 20 years. A flood-irrigation watering plan will need to be produced, based on the species planted and their water needs. The watering plan will need to be such that the surface soils are damp for several days at a time during the early and late summer, but dry at the surface between irrigation events.

Maintenance. The primary maintenance needs will be the periodic flood-irrigation of the Sandbar Habitat, based on the watering plan (see above). Additionally, non-native invasive weeds will need to be controlled by the development of a non-native invasive weed control plan, and implementation of that plan on a periodic basis. Monitoring will be necessary to provide data on the effectiveness of both the watering plan and the non-native invasive weed control plan.

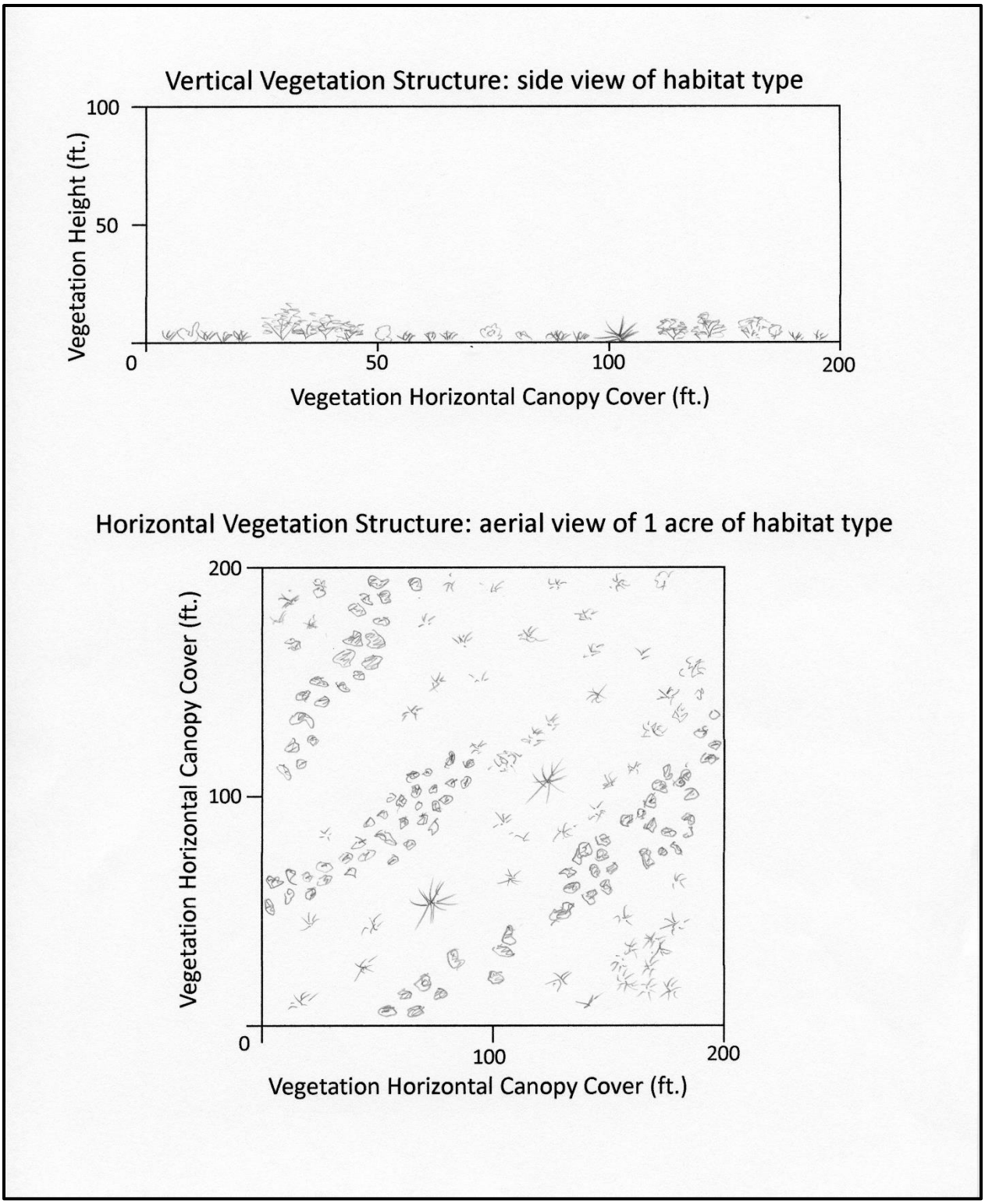

Figure 20. Vertical and horizontal canopy cover views of the Sandbar Habitat.

2. Transitioning to Native Habitat for Wildlife

The vision of this plan is to transition from crop farming, mainly comprises of alfalfa, to 100% wildlife forage and cover crops, and then further transitioning further to a dynamic mosaic of native habitats that support diverse plant and animal species. While cultivating wildlife crops such as corn, sorghum and triticale, sustainable farming methods and practices that are environmentally sound, protect public and wildlife health will be employed. This plan assumes that in the short term, the City work with a contract farmer to plant and manage the wildlife forage.

2.1. Soil Management

Healthy soil contributes to the overall health of an ecosystem by providing fungi and bacterial growth for bugs and grubs that are food sources for larger vertebrate animals. The best sustainable method to increase soil health is to keep the roots of perennial crops in the ground, practice conservation tillage, and fertilize with only organic, soil-building materials. Conservation tillage, in contrast to conventional tillage methods that upturn the soil, involves limiting disturbance to the soil surface and allowing agricultural residue to compost in place. There are numerous conservation tillage techniques that vary per region, scale of the land to be cultivated, and the availability of equipment. The OSD will need to consult with the contract farmer to determine which of these methods is doable. It is also advised to consult with other farmers and natural resource specialist who are knowledgeable about farming techniques for farming to determine reasonable and best practices.

Benefits of conservation tillage include:

- Water erosion reduction through improved water infiltration; also reduces nitrate runoff from fertilized fields
- Wind erosion reduction through stabilized soil surface
- Soil nutrient retention
- Reduction in soil emissions of greenhouse gases that occur when soil is disturbed, speeding up the microbial breakdown of organic material
- Carbon sequestration
- Lowered equipment/fuel costs

Conservation tillage weaknesses:

- Specialized equipment is required for large-scale implementation of conservation tillage techniques.
- Development of clay lenses and/or soil compaction limits oxygen and inhibits water permeability.
- Weeds and other pests are not impacted by traditional tillage techniques and could proliferate.
- While carbon dioxide (CO_2) emissions are reduced, other non-CO_2 greenhouse gases such as nitrous oxide and methane can still be emitted.

- Conservation tillage is a growing soil management technique with few experienced practitioners; thus, it requires more administrative time to hire farmers capable of practicing and successfully implementing new agronomy methods.

2.2. Cover Crops and Crop Rotation

Cover crops include a variety of species planted to reduce need for fertilizer, reduce use of herbicides and pesticides, increase yields from healthier soil, reduce erosion, and to retain soil moisture. Cover crops such as clover and other leguminous plants help fix atmospheric nitrogen into the soil where it becomes available to other crops. Some cover crops are used to mechanically aerate the soil, such as with daikon radish and some fibrous root grains. Cover cropping will also benefit native species and wildlife while building the soil.

Crop rotation in the context of growing annual crops such as corn for migratory waterfowl involves replenishing soil nitrogen that is depleted by an annual planting strategy. Alternating plots of corn with nitrogen-fixing species (such as clover) allows for sustainable production over time.

2.3. Integrated Pest Management

Integrated pest management (IPM) is a systems approach for management of pests. A pest in IPM can be an insect, insect-like creature, weed, plant disease, or vertebrate whose presence or population density interferes with the land management goals for a given area. IPM is a system for the planning and implementation of an interdisciplinary program for containment or control of pests. IPM uses all available methods including education, prevention, physical or mechanical methods, biological control methods, chemical methods, cultural methods, and general land management practices. Pests and pest control measures are evaluated for their present or potential impacts to ecological, economic, and social systems. Based on this evaluation, management goals are developed, implemented, and monitored. Use of chemical herbicides and pesticides will be largely eliminated, and only applied sparingly when necessary to prevent further spread and encroachment of noxious weeds.

There are several components of an IPM approach:

1. ***Prevention*** of pest infestations is the most effective means of control. Preventative measures include early detection and eradication of pests, limiting introduction of contaminated materials to management areas, and use of farming practices that are known to promote resistance to pests.
2. ***Education*** of land managers and visitors in identification of pests and in preventative measures will promote early detection of pest problems.
3. ***Identification and inventory*** of pests may be done by the farmer with assistance from agency or industry experts. Weed identification, inventory and removal may also be done by school groups or by volunteer groups.

4. ***Establishment of management goals*** is done through an evaluation of the present and potential impact of the pest and pest control measures to crops and/or wildlife habitat, and/or non-native species, and the economics of per-acre pest control costs. Integrated pest management goals may range from suppression of the pest, to maintenance of the pest population at an acceptable level, to complete eradication of the pest.
5. ***Evaluation of benefits and risks of management strategies*** is accomplished using similar criteria to establish control goals. Present or potential impacts of the pest should be weighed against the ecological and social risks and economic costs of per-acre pest control. Many farming techniques that are effective as potential preventative measures are also effective control measures for new or established pest populations. This evaluation then leads to the ***selection of an appropriate management strategy*** for the implementation of IPM goals.
6. ***Monitoring*** is a critical component of the IPM plan. An ongoing evaluation of management effectiveness and impacts will provide information for required adjustments to management goals and strategies.

At the CNP, contractors and OSD personnel should use an IPM approach and emphasize the use of natural pest control measures, such as farming practices, biological diversity, competition, plant succession, and biological agents.

2.4. Wildlife Crops

Wildlife cropping will require experimentation with a diversity of crops that provide significant food stuffs for the species of significance in the different habitat areas. Below is a partial list of potential crops that provide native wildlife with food, contribute to soil health, and provide habitat for insects and pollinators.

2.4.1. Crop Types and Varieties

A. Leguminous nitrogen-fixing cover/habitat crops

- field peas
- sweet clover
- sunflower
- American vetch
- Astragalus

B. Grains for wildlife forage

- corn
- millet
- wheat
- kernza (perennial wheat)
- oats
- barley
- rye
- triticale (a hybrid of wheat and rye)
- sorghum (perennial sorghum preferred)
- milo
- amaranth

Irrigation

The OSD contracted with farmers to manage flood irrigation and maintain the ditches so they were in good working order. Irrigation efficiency was significantly improved since the change of contract farmers in 2016. As of 2019, the contract farmer used 2.3 acre-feet or less per year per acre to irrigate the farmland surface crops and received an MRGCD award for irrigation efficiency. This effort was led by the City and the farmer that resulted in the irrigation laterals being lined with concrete, and the fields being laser leveled for more efficient flood irrigation.

Critical to the operation of the CNP is the use of surface irrigation water rights to irrigate the property. This plan intends to perpetuate the use of flood irrigation to establish and sustain crops and restored habitat areas at the Candelaria North Tract. Water efficiency should continue to be a priority in managing the property.

Equipment Storage

Sustaining the property operations requires adequate storage space for equipment and supplies. The grove between Field 2A and 2B/2C is designated as an equipment storage area for use by the contractors and OSD staff. The OSD also uses this area to temporarily store soil amendments and other related material, as well as dead and down fuel wood removed from the Bosque, before distributing it to the receiving parties. As farming is phased out, the asphalt pad will be removed to reduce any possible leaching of toxins from the asphalt material, and the pad footprint will be restored to native vegetation which is compatible with a Nature Preserve. A long-term storage area may need to be set-up and could possibly be at the Tree Nursery Tract or near the Woodward House.

Gates, Fences, Signage, and Farm Roads

The signs, gates, and fences around the property control access to the CNT, and the roads allow for the circulation of property and maintenance equipment as well as guided programs for visitors (see Figure 2). Wildlife friendly fences will be installed when appropriate while keeping security and disturbance in mind, especially with the potential of domestic dogs and cats entering the CNP. The existing chain-link fence will be maintained and reinforced when breached.

Site and Habitat Area Protocols:

- *In general, the roadway shall be used as a trail for foot traffic during educational programs or monitoring activities.*
- *The roadway will be closed to regular use with the exception of maintenance vehicles to maintain the habitat areas or to conduct monitoring.*
- *Guided educational programs shall avoid disturbing the plant and animal life, especially during the bird wintering and nesting seasons, from November through July. OSD will inform those doing regular monitoring prior to scheduling guided educational programs.*
- *The OSD, RGNCSP and other approved parties may access the property for the purpose of routine maintenance at any time, year-round, but should avoid disturbing wildlife, especially from November through July.*

- *Only approved parties may conduct monitoring activities, and only according to a schedule and plan approved by the OSD and RGNCSP.*
- *Parties interested in undertaking additional projects or habitat improvement activities wetland must gain prior approval of the OSD and the RGNCSP.*
- *Exotic trees, such as Siberian elm, Russian olive, and tamarisk shall be removed. As approved by OSD, stumps of exotic trees may be treated with herbicides to prevent regeneration.*
- *OSD and/or contractors are responsible for managing irrigation activities and coordinating with the MRGCD to schedule delivery of irrigation water.*
- *OSD is responsible for making repairs to ditches resulting from regular use, and installing alternative irrigation technologies; however, may need to outsource this task to a contract farmer.*
- *The contractor and OSD are responsible for conducting regular ditch maintenance, including mowing vegetation and removing weeds and other debris in preparation for irrigating, cutting elm trees, patching cracks, and fixing gates and turnouts. The contractors are responsible for any damages to ditches or other irrigation technologies resulting from misuse or neglect they ensue.*
- *Contractors may burn weeds growing in ditches, but only with the prior approval of the OSD. Prior to burning the contractor or OSD must obtain the burning permits required by the City and/or County, notify the local fire department, and notify the RGNCSP.*
- *The OSD and contractors and partnering groups may store equipment in the Equipment Area.*
- *In order to store smaller equipment with more security, contractors may add temporary storage containers or sheds to this area, with the prior permission from the OSD.*
- *The OSD and contractors shall keep the Equipment Area reasonably clean, tidy, safe, and operable. No hazardous materials shall be kept at the farm without permission from the OSD.*
- *Gates into the property shall remain closed and locked, opened only by the OSD, the contract farmer/s, the MRGCD, the RGNCSP or the Friends of the RGNSCP, their agents, partners and employees who have permission to enter or exit the farm to perform authorized work or programs. The public may enter these areas only during approved events including guided tours, monitoring or restoration work.*
- *The OSD shall maintain the farm roads and trails throughout the property.*
- *Vehicles and farm equipment must drive slowly on farm roads, so as to maintain public safety and avoid creating dust.*

2.5. Implementation Plan

AS mentioned above, this plan is estimated to cover a 20-year time span and to be implemented in quarterly phases. Table 12 below shows the implementation process for each habitat area as well as fuel thinning efforts and habitat improvements.

Table 12. Candelaria Nature Preserve Habitat Restoration Implementation Plan

Habitat Area	1-2 Years	4 Years	8 Years	12 Years	16 Years	20 Years
CNT: **Wetlands- Damp Soils and Ephemeral Soil wetland areas**	Secure funds for the design of 8-acre wetlands; establish a contract to design and plan area. This will include improvements to the current wetlands as well.	Construction of wetlands; plantings and monitoring.	Plantings, invasive weed and animal management; and monitoring.	Invasive weed and animal management; and monitoring.	Invasive weed and animal management; and monitoring. Modify area if needed.	Invasive weed and animal management; and monitoring. Modify area if needed.
CNT: **Wildlife Crops/Farm Fields**	Secure funds for wildlife cropping and field conversion to salt grass and blue grama habitat areas; symposium on wildlife cropping and additional consultation with farmers and biologists on native habitat development; establish contracts for wildlife farming and restored habitat areas; pending funding, convert fields 4.A (6.26 acres) and 1C (4.9) for a total of 11.16 acres, to restored habitat areas; begin removal of Siberian elm with staff and possibly contractors; and RGNCSP will begin transition of 3.5 acres of encroached crops to wildlife habitat.	Continue to secure required funding; convert at least one area per habitat type, including the following: sandbar, salt shrubland, and arroyo margin; the remaining fields will be planted in wildlife crops by year 4 at the latest in preparation to transition to wildlife habitat while supporting migrating birds; monitor each area; identify weed management and other issues and modify plan as needed; remove and treat Siberian elms; and consult with other related "nature preserve" areas including VDO and WCA.	Continue to secure required funding; modify and expand habitat areas based on monitoring efforts; the remaining fields that have not been restored will continue to be planted in wildlife crops in preparation to transition to wildlife habitat while supporting migrating birds; continue weed management efforts and modify plan as needed; and continue to consult with other related areas including VDO and WCA.	Continue to secure required funding; modify and expand habitat areas based on monitoring efforts; full conversion of restored habitat at the end of 12 years at the latest; continue weed management efforts and modify if necessary; and continue to consult with other related areas including VDO and WCA.	Continue monitoring, management and weed control; review progress and modify as needed; and continue to consult with other related areas including VDO and WCA.	Continue monitoring, management, and weed control; review progress and modify as needed; and continue to consult with other related areas including VDO and WCA.
CNT: **Hedgerows**	Continue community plantings of native hedgerows.	Continue community plantings of native hedgerows; monitor area; and remove invasive, including Siberian elm.	Continue community plantings of native hedgerows; monitor area; and remove invasive.	Continue community plantings of native hedgerows; monitor area; and remove invasive.	Monitor area; remove invasive; continue community plantings if necessary; modify plan if needed.	Monitor area; remove invasive; continue community plantings if necessary; modify plan if needed.
CST: **Fuel Thinning Efforts**	Continue fuel thinning efforts with community support from, neighbors and youth crews, and in coordination with AFR and RGNCSP. Maintain areas for wildlife habitat.	Continue fuel thinning efforts with community support from, neighbors and youth crews, and in coordination with AFR and RGNCSP. Maintain areas for wildlife habitat.	Monitor and prune trees as needed; continue to remove dead and down material while maintain wildlife habitat.	Monitor and prune trees as needed; continue to remove dead and down material while maintain wildlife habitat.	Monitor and prune trees as needed; continue to remove dead and down material while maintain wildlife habitat.	Monitor and prune trees as needed; continue to remove dead and down material while maintain wildlife habitat.
CST: **Habitat Improvements**	Collaborate with RGNCSP to secure funding for restored habitat areas; soil analysis of the "Siberian elm grove"; consult with BEMP staff and other biologist; establish contract to establish habitat areas.	Collaborate with RGNCSP to secure funding for restored habitat areas; construction of habitat areas, including swales and plantings; monitor area and progress; and ongoing invasive weed management.	Collaborate with RGNCSP to secure funding for restored habitat areas; construction of habitat areas, including swales and plantings; monitor area and progress; and ongoing weed management.	Monitor area and modify as needed; and ongoing weed management.	Monitor area and modify as needed; and ongoing weed management.	Monitor area and modify as needed; and ongoing weed management.

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F. PUBLIC ACCESS AND OUTDOOR RECREATION

This plan identifies appropriate outdoor recreation activities for the CNP, as well as outlines a process, schedule, and protocols for reasonable public access consistent with the wildlife preserve objective. Refer to the Public Access and Outdoor Recreation Implementation Plan at the end of this section for a detailed list of activities and when they are proposed over the 20-year plan.

The LWCF program supports the protection of public lands and water, secures public access, improves recreational activities, and preserves ecosystem benefits for local communities. The OSD needs to ensure that the Candelaria Nature Preserve complies with LWCF regulations in the following ways:

1. Appropriate and allowable outdoor recreation activities consistent with the wildlife preserve objective must be outlined and management practices developed to provide reasonable public access to the property for all residents and visitors. This applies to the entire property, including the Candelaria North tract, the South Candelaria tract, TNT, and the Rio Grande Nature Center State Park.
2. The CNP is to be managed as a nature study area and wildlife preserve providing access to outdoor recreational opportunities for all residents and visitors, as outlined in the original proposal for funding to the Bureau of Outdoor Recreation and required by the LWCF Act.

Additionally, the Albuquerque/Bernalillo County Comprehensive Plan states for following goals and polices specific to public access:

Goal 10.1 Facilities and Access: Provide parks, Open Space, and recreation facilities that meet the needs of all residents and use natural resources responsibly.

Goal 10.3 Open Space: Protect the integrity and quality of the region's natural features and environmental assets and provide opportunities for outdoor recreation and education.

1. Educational Programs, Citizen Science, and Stewardship Activities

A major goal of this plan is to provide a framework for providing outdoor recreation opportunities to all members of the community. This includes resource-based recreation that is in harmony with the wildlife habitat and preservation goals on the property. It is also important to engage community groups who will help the OSD manage and steward the property into the future. Engaging youth is of importance, as well as diverse sectors of the community that represent the city's demographics.

Guided programs will be led year-round by OSD staff, RGNCSP, community partners and trained volunteers. During wintering bird and nesting seasons from November through July, staff will pay special attention to minimize disturbance to wildlife. Hands-on activities will be offered that use scientific techniques to engage the public and assist with monitoring plants and wildlife at the property. Interpretive themes for the guided programs may include natural and human

history of the Rio Grande, water monitoring, acequia systems and culture, habitat types, local and migratory wildlife, native plants, and interconnections.

In the past, programs have been scheduled for school groups as well as the general public. Boy Scouts and other volunteer groups have also taken part in service-learning projects at the preserve, such as planting hedgerows. These activities will continue and be further supported and enhanced. School programs should be based on the Science, Technology, Engineering, Art and Math Ready Standards.

Programs and service-learning projects may be expanded to include senior citizen centers, community centers, service clubs, and other social and service groups; and the preserve may be an ideal site for demonstration field days highlighting ecosystem restoration practices, native plant propagation, and other activities that align with the management of the CNP and wildlife.

Limited availability of staff and the lack of funds may restrict the number of scheduled activities at the preserve. Additionally, limiting the group size and frequency of weekly activities is important to minimize wildlife disturbance. With that in mind, it is important that the OSD engage community groups to help support the management of the CNP and to assist in delivering programs to the public and school groups.

1.1. Access Opportunities and Restrictions

Defining public access for CNP requires a balance in the levels of public access and habitat and wildlife protection. Many people are unaware of the impacts of humans upon wildlife and the TAG has heard the public's question about why there are access restrictions many times. Activities (recreation, restoration, maintenance etc.) in wildlife habitats can impact wildlife. Specific life stages of wildlife can be harmed and excessive uses can drive wildlife away. For example, a study comparing eastern bluebirds (*Sialia sialis*) use of a natural area compared to an area at a golf course show many impacts to bluebirds. In the golf course area eastern bluebirds took longer to complete nests, protected the nest more, laid eggs later, produced smaller clutches, and fledged fewer birds (Gillespie 2016).

There have been two types of access discussed during the development of this plan: physical and visual. Physical access includes walking into the CNP for guided walks and citizen science monitoring as well as hands-on activities such as planting and weed removal. These experiences can provide lasting educational value including a sense of environmental stewardship and appreciation for the CNP and beyond. Visual access to the preserve will be provided in selected locations to allow visitors to experience wildlife undisturbed in their native habitat. The CNP educational program will emphasize limited access to important wildlife habitat areas in the CNP property to lessen wildlife disturbance, with higher levels of human activity in designated areas. All educational activities will be overseen by staff, partners and/or trained volunteers, so to minimize wildlife disturbance. Access may increase overtime or be further restricted in certain areas. This will be reviewed every four years or as needed. No change to public access in the RGNCSP is being proposed.

Current and potential public access points, both visual and physical, were reviewed to determine what kind of access to the property already exist and where additional access could feasibly be developed, what kind of and how much parking exists and could be feasibly be provided, and whether the access points could be made Americans with Disabilities Act (ADA) accessible without great expense. The following summarizes the findings of the survey.

1.1.1. Proposed Viewing Blinds

Proposed viewing blind in northwest corner of CNP

Figure 21. Proposed viewing blind in northwest corner of CNP.

This access point is currently being used by pedestrians, equestrians and bicyclists. No vehicular access is available at this location. The CNP property is fenced, but it is possible to view the fields from the eastern side of the ditch. The ditch trail is blocked to the south of the bridge, but there is an informal trail heading north that is used by equestrians. The bridge can be accessed from the Bosque Trail on the levee via steps or a steep, informal pathway. To make this bridge ADA accessible would require a relatively long ramp similar to the one east of the RGNCSP gate to the river. The property is managed by MRGCD.

1.1.2. Existing viewing blind access at RGNCSP parking lot to view the Candelaria Wetlands

Figure 22. Existing viewing blind access at RGNCSP parking lot to view the Candelaria Wetlands.

This access point is currently used by RGNCSP visitors, many of whom park in the adjacent lot. Visitors to the RGNCSP, and to this viewing point, are required to pay an entrance fee to the State Park. The adjacent parking area has space for 69 regular sized vehicles (main parking area), one ADA space for the wildlife blind, 2 ADA spaces for the Education Building, and 4 ADA spaces for the visitor center. No designated bus parking is available in the main lot.

Access to the interior of the CNP is limited to one non-ADA compliant trail near the visitor center. This informal trail connecting the RGNCSP to CNP runs between the Observation Pond and the Candelaria Wetlands/Ponds from the staff entrance of the Visitor Center to the southwest corner of the CNP. There is no ADA compliant access to this trail. The trail between the RGNCSP and the CNP property falls within the primitive zone, where the primary purpose is resource conservation and education, and visitor use is low (guided tours only) per the 2010 RGNCSP Management Plan. Minor improvements would need to be made to make this viewing blind fully ADA accessible, but State Parks could make these improvements relatively easily.

1.1.3. Existing viewing platform at RGNCSP overflow parking lot to view Candelaria fields

Figure 23. Existing viewing blind access at RGNCSP parking lot to view the Candelaria Wetlands.

This viewing platform is already fully ADA accessible and open to pedestrians during RGNCSP's regular hours. It can be accessed from the main RGNCSP parking lot and from the overflow lot. The overflow lot can accommodate 71 regular sized vehicles, with 2 ADA parking spaces for the viewing platform. There is no designated bus parking in the overflow parking lot. To access this location, visitors must pay the RGNCSP's entrance fee.

Use of this overflow parking lot has been proposed for vehicles participating in guided tours of the CNP, including buses and accompanying private vehicles. There is no physical access from this location to the interior of the CNP, only visual access.

1.1.4. Gated access point at Glenwood and Veranda

This location is currently gated and locked, but it leads to a dirt track that could be appropriate for pedestrian access and possible vehicular access for maintenance purposes. This gated access would provide easy ADA access for pedestrians to the southeast corner of Candelaria North Tract, with minimal improvements, as the terrain is flat in this area and the existing farm road provides a route into the property. There is ample on-street parking on both Veranda and Glenwood.

Figure 24. Gated access point at Glenwood and Veranda.

1.1.5. Existing access point at Duranes Lateral and Veranda.

Figure 25. Existing access point at Duranes Lateral and Veranda.

At this location, Veranda ends in a cul de sac. Parking is allowed along veranda, but ADA access would be difficult because of the steep slope up to the ditch trail and the absence of City owned property on which to construct a ramp. There is currently easy pedestrian access to the ditch trail, with no gate or hours specified. The southeast fields of CNP can be viewed from the ditch trail and Veranda.

1.1.6. Existing pedestrian access at West end of Cherokee

Figure 26. Existing access point at Duranes Lateral and Veranda.

Pedestrian access to the Duranes Lateral ditch trail is available from the cul de sac at the end of Cherokee. Parking is available on Cherokee, but a ramp would need to be constructed to provide ADA access to the east ditch trail. Access to a proposed viewing blind on the west side of the Duranes Lateral would require construction of a bridge in this location, as the current pedestrian "bridge" is a gate valve on the ditch and would not safely accommodate wheelchairs or vision impaired visitors. Access from the TNT is currently fenced. There is also pedestrian access to this location from a trail along a ditch that leads to Rio Grande Boulevard. There may be some concerns about using this access point for groups of children, as there is no protection from accidentally entering the ditch. Views from the proposed viewing blind in this location would be into the eastern central portion of the farm fields. Views of the volcanoes to the west are currently blocked by hedgerow vegetation.

1.1.7. Vehicle access point at Arbor Road and the Duranes Lateral

Figure 27. Vehicle access point at Arbor Road and the Duranes Lateral.

Pedestrian access and parking are available on Arbor Road with access to the Duranes Lateral trail. Vehicle access across the Duranes Lateral is afforded by the existing road, which is currently used by the City and the farmer to reach the asphalt millings pad (equipment storage area) and the Woodward House, as well as the other farm roads. The farm road is currently gated, and vehicular access is available only to staff and the farmer, or for special events. The farm road also provides access to the Woodward House. ADA pedestrian access could be developed from the equipment storage area to a possible viewing blind just to the north of the road, which would provide views of the northeast fields and the volcanoes to the west. It is possible that an ADA accessible ramp could be constructed to provide access to the west side of the ditch, but land ownership is unknown in this location (cooperation from the MRGCD would most likely be required).

The equipment storage area, where the asphalt millings pad is located, could accommodate vehicle parking for a variety of users, including staff and volunteers doing restoration work in the fields, members of the public participating in interpretive events or guided tours, and class tours. The equipment storage area is approximately 1.3 acres and use of this area for parking would reduce the area available for wildlife habitat by approximately 1%. Using the equipment storage area for parking could disturb wildlife currently inhabiting the area and could result in contamination of the land from vehicles leaking oils and lubricants. A desire to remove the asphalt millings pad has been expressed to reduce potential disturbance to wildlife.

1.1.8. Road to the north of the Woodward House

Figure 28. Road to the north of the Woodward House.

This road is too narrow to permit safe, two-way traffic. It is possible for pedestrians to access the Duranes Lateral trail from this lane and view the northeast fields and views of the volcanoes.

1.1.9. Access to the Tree Nursery Tract

The CABQ TNT is not currently accessible by the public, but it has been proposed for potential access. Currently, there is vehicular access for City staff and there could potentially be parking for volunteers or other groups using the property. The site currently has no ADA accessible facilities and no direct connection to the rest of the CNP property. However, a pedestrian gate

along the western boundary of the TNT has been proposed, which would lead people to a bridge across the Duranes Lateral to a wildlife blind with views across the property and to the Volcanoes. The pedestrian access gate will also serve as the main route to the Candelaria North Tract along the Duranes Lateral for guided tours and educational program. The gate will be locked when the property is closed. Directional, regulatory and interpretive signs will be installed at the TNT.

1.2. Conservation Buffers

Conservation buffers are areas that provide multiple benefits. By establishing a safe distance between outdoor recreation and habitat, wildlife disturbance is limited. Additional vegetation buffers serve the secondary environmental functions:

- Increases water quality by slowing water to infiltrate, trap pollutants, and stabilize soils,
- Increases biodiversity by increasing habitat areas, protecting sensitive habitats, restoring connectivity, increasing access to resources and shades water,
- Reduces soil erosion by reducing stormwater and wind intensity, stabilizes and improves soils and removes pollutants,
- Protects property by reducing wind energy, modifying microclimate, enhances habitat, reduces flood water levels,
- Enhances views and aesthetic quality by screening undesirable and enhancing desirable views and noise, filters pollutants and odors, and separates human activities (Bentrup 2008).

Site design challenges are inherent in a site that is surrounded by residential properties. The CNP's vegetative buffers are one component in the designer's toolbox to address the challenges of this urban/wildland interface. Conservation buffers create:

- a barrier that limits the extent of disturbance,
- buffers to odors and wind-borne dust resulting from agricultural activity,
- viewing areas or vegetation gaps that limit or expand visual access,
- limits for physical access to sensitive habitat spaces, and
- a linking of an off-site vegetative buffer can extend the habitat spaces into adjacent parcels.

The process of widening existing buffers and planting hedgerows with native plant material has already started. The Open Space Division has planted native shrubs along some of the preserve's farm field roads in the past several years in coordination with school groups. Additional efforts have been made working with inmate crews and youth crews to remove weeds and down woody material along the road and ditches in preparation of future plantings. These efforts will continue and be ramped up as this plan goes into effect.

1.3. Partners

While the Open Space Division is responsible for executing this plan, community and partner support is necessary to fully realize the plan and meet the milestones outlined in the

implementation matrix and budget. It has been proposed by the Technical Advisory Group that a friend's group be formed to raise funds, support education and recreation efforts, and implement this plan. The OSD will also continue to work with, solicit and obtain support when needed from the following agencies:

1. Rio Grande Nature Center State Park and New Mexico State Parks Division
2. Friends of the Rio Grande Nature Center State Park
3. Middle Rio Grande Conservancy District
4. Natural Resources Conservation Service (formerly the Soil and conservation Service)
5. U.S. Fish and Wildlife Service
6. Other City of Albuquerque Departments
7. Other public agencies
8. Community and non-profit organizations including the Bosque Ecosystem Monitoring Program.

2. Candelaria South Tract

The Candelaria South Tract is 31.8 acres, south of the Rio Grande Nature Center State Park and Candelaria Rd. It is surrounded by residential areas to the east and south of the property and Riverside Drain to the west. The OSD has a lease agreement with the RGNCSP to manage part of the Candelaria South Tract (CST), including the Discovery Pond. The RGNCSP provides year-round educational opportunities to school groups at the Discovery Pond doing a wide range of activities including water quality testing, macro-benthic invertebrate sampling and identification, pond studies, turtle research and more. With assistance from the Friends of the Rio Grande Nature Center (FRGNC), the RGNCSP has removed tumbleweeds and Kochia from the section they manage and are experimenting with native shrubs in an effort to identify which species are best suited for the site and the minimum water required to establish the plants. This study is instrumental in informing future plantings and restoration efforts at the CST. Additionally, bird studies are led by volunteers to the CST. While most of these activities are limited to the leased areas of the CST, the RGNCSP and FRGNC have expressed a willingness to expand their activities beyond those boundaries to the rest of the CST in an effort to support increased access and recreation to this part of the Nature Preserve. They have committed to leading up to three walks a week while expanding additional events like the BioBlitz into the CST.

A formal trail will be established for guided tours. The trail will extend beyond the Discovery Pond further south 0.67 miles in length. The surface of the trail should be as natural as possible while being accessible. Points of interest have also been identified along the trail for interpretive walks. Wildlife friendly fences shall be installed where needed to limit unguided access and social trails. Wildlife studies may be conducted to further inform where fences should be installed, the type of fence and use of wildlife portals.

A viewing deck that may also serves as a silent meditation area will be constructed. The location identified for this feature is on top of the Fraternal Order of Police swimming pool that has been filled in and raised above the surrounding topography providing an elevated view of the site. The observation area will be a stop along the walking tours and may be scheduled for groups to use via a special permit with the OSD. The permit will identify the type of group, number of people in the group, duration of stay and other pertinent information that can be coordinated with the RGNCSP, FRGNC and other groups to avoid conflicts and ensure site protocols and OSD regulations are being met.

3. Candelaria North Tract

The Candelaria North Tract (CNT) is the largest contiguous section of the nature preserve, nearly 100 acres with 82 acres currently in agricultural production. The RGNCSP and volunteer groups have led bird walks and bird banding activities since the 1980s to the Candelaria Wetlands. The Open Space Division has also led guided tours upon request and engaged school groups to help with plantings and other activities on occasion. Additionally, neighboring communities have enjoyed wildlife viewing through the fence along Veranda Rd, Duranes Lateral, Riverside Drain, and the residential properties along the northern boundary, as well as through a designated wildlife blind located at the Rio Grande Nature Center parking lot.

The OSD will work with the RGNCSP and volunteer groups to organize guided tours throughout the year. The existing roads will be used for trails with designated routes that are mindful of wildlife disturbance and indicated on the Recreation and Access site map. The trails may be rerouted, or sections closed off during heightened wildlife activity. Additional movable wildlife blinds may be set-up to enhance visitor’s experience. and wildlife viewing opportunities.

Community groups, including youth groups, will assist with citizen science activities such as iNaturalist and eBird. Additional monitoring will require community and partner support. Refer to the Adaptive Management section for more information on the types of monitoring activities identified in this plan.

Additionally, the OSD will rely on partners and public involvement to transition the site from agriculture to a restored habitat. This will involve removing invasive plants and animals while establishing and maintaining native plants. Annual events and ongoing restoration projects will take place at the property led by staff, contractors and partners, and with the assistance of community and school groups.

Enhanced wildlife viewing opportunities will be established through wildlife blinds oriented towards ideal viewsheds. Views of the volcanoes and west mesa can be seen from the CNT. One wildlife blind will take advantage of this viewshed and include interpretive signs that highlights the larger surrounding environment features and connections to the CNP. The other blinds will be constructed along Veranda Rd. to the south of this tract, and the trail along the Riverside Drain that skirts the property boundary to the west. The blinds at these two sites will be oriented to capture the best opportunities for viewing wildlife at the CNT, including Sandhill cranes.

4. The Woodward House

The Woodward House is an approximately 800-square-foot adobe house in the northeast corner of CNP. The house has been estimated to be around 70 years old, but it is currently not eligible for listing under the general guidelines of state or national preservation standards. The house is presently in good condition, with a sound foundation. The roof is pitched gable style with asphalt shingles. Every effort should be made to retain the house's original architectural ranch style.

The Woodward House may be established as an educational facility, where visitors can see interpretive displays, gather in classrooms for formal programs, and monitor the environment from its fixed location. Current partners in the development of educational programing include Tree New Mexico, which has an agreement with OSD to grow native plant material for planting efforts city-wide and has an educational outreach programs to teach children planting techniques. This programming may be expanded to include partners and visiting student groups who would meet at the Woodward House to learn about the CNP. Partnering groups such as Tree New Mexico would benefit from a workstation in Woodward House with a meeting space and storage for supplies and equipment. Additionally, there is a small parking area near the house, so groups approved by the OSD may arrive directly for scheduled programs via Arbor Road.

Additional opportunities for further community involvement may be considered in the future if there is public support. This may include increased educational opportunities at the house and adjacent field. Any additional activities in this area should be in support of the restoration work and ongoing management of the site as a nature preserve. This was proposed to the general public and the Technical Advisory Group for consideration. There were mixed opinions on the matter from the public, and the majority of TAG members advocated to restrict increased activity for fear it would negatively impact wildlife. The sentiment from most TAG members is to start off with restricting access and possibly easing certain types of access in the future if warranted.

5. Tree Nursery Tract

The CABQ Tree Nursery Tract is roughly 7 acres and located off Rio Grande Blvd, between Candelaria Road and Cherokee Road. This tract is also next to a public bus stop. Currently, the TNT is managed by the City of Albuquerque Park Management as a tree nursery and refuse station for green waste and other material that serves the greater park system. The TNT will continue to serve Park Management in a limited fashion, including the ongoing use and improvements of the tree nursery, but will predominantly be a multifunctional space to support the CNP. It is proposed that this site be considered for parking, pedestrian access, storage, and a grow-out station for restoration efforts. However further community planning and assessments are required before moving forward with this plan.

The design layout of the site's features will be coordinated with neighboring groups who have expressed concern over overflow parking onto neighboring streets, increased noise, security, lights, general disturbance and exhaust from cars. Currently, a draft schematic identifies a parking lot for limited cars with additional bus and designated ADA parking. A grow-out station roughly one acre that includes a greenhouse, wet-beds and raised beds for propagating plants intended to be transplanted throughout the CNT and CST may also be included. A structure that

provides storage, bathrooms and a potential meeting space to support volunteers, contractors and staff is also identified on the draft schematic. These facilities would not be open to the general public unless staffed for a specific event. All of these amenities will need to be further vetted with the neighbors and community. Additional studies will need to be conducted to reduce disturbance and impact to the neighbors while creating a smooth flow for allowable activities with clear directional and educational signs.

It is proposed that from this site, a pedestrian gate along the western boundary lead people to a bridge across the Duranes Lateral to a wildlife blind with views across the property and to the Volcanoes. The pedestrian access gate will also serve as the main route to the Candelaria North Tract along the Duranes Lateral for guided tours and educational program. The gate will be locked when the property is closed. Directional, regulatory and interpretive signs will be installed at the TNT. Additional signs discouraging parking along the residential streets will be posted. Visual screens using vegetation should also be considered in the design plans to decrease the visual and audio disturbance to neighbors.

6. Protocols for Education Programs and Public Access

The following protocols are guidelines for education and access throughout the entire Candelaria Nature Preserve. These protocols will be reviewed and adjusted when necessary every four years or as needed.

6.1. Education Program and Public Access Protocols:

- *In order to minimize wildlife disturbance, the level of human activity will be limited and include conservation buffers, including but not limited to the following: closing designated areas off to the general public; establishing visual and sound buffers through vegetation cover including hedgerows; and limiting activity during nesting seasons (November to July) or other critical times for wildlife and reproduction.*
- *The maximum number of program participants allowed at one time is generally limited to 24 people, although exceptions may be made if there is sufficient staffing available to divide into small groups and ensure a quality educational experience. There should be a maximum of three events per week.*
- *School groups should be limited to 60 students per fieldtrip and have enough staff and adult supervision to manage the group well.*
- *No unguided or unreserved groups are allowed. However, groups or individuals who have a Special Use or other agreement with the OSD may access the CNP unguided under established protocols. This may include access for wildlife monitoring, restoration projects, service-learning activities, educational programs or assisting with management of the property.*
- *Access through the preserve for guided programs shall generally be restricted to official trails and roads. User created trails shall be closed and revegetated.*
- *The OSD shall comply with Title II of the Americans with Disabilities Act and other applicable Federal and State accessibility standards in making reasonable accommodations, whenever possible and when adequate notice is given, to provide*

access for people with disabilities to enroll and participate in guided programs at the CNP. Staff may need to adjust programs as necessary to accommodate disabled participants.

- *Vehicular access will be limited to OSD and other "authorized" vehicles, emergency vehicles, and farm machinery. The majority of vehicles are expected to stay on the existing farm roads and access the site via the existing vehicular gates. Pedestrian access is limited to guided tours, education programs, citizen science monitoring activities, and rehabilitation/renovation projects.*
- *Specific areas around the perimeter of the CNP require fencing, and careful thought will be applied to designing its type and function. Because of the light density of homes and continuous agricultural land along the northern perimeter, the landscape/habitat of the preserve is extended by adjacent private land. Fencing along this perimeter should be wildlife friendly. However, certain areas may warrant a stronger fencing option that limits dogs and unwanted pedestrian entry. Further studies should be conducted to better understand what will best support wildlife access and habitat protection.*
- *Visual access includes overlooks and wildlife blinds. They will be installed at the western border north of RGNCSP; eastern boundary along Duranes Lateral; southern boundary along Veranda; and northern boundary of the tract south of the RGNC south of the Bosque Trail access path.*
- *Parking and access to the Candelaria North tract is proposed from the TNT. Additional parking for partner groups as well as ADA parking will be at the Woodward House for monitoring activities and specified guided programs. Parking and access for Candelaria South Tract will be from the RGNC parking lot.*
- *Access through the preserve for guided programs shall generally be restricted to the farm roads, designated trails, the wetland trail and trails through the bosque area on the northwest corner of the farm.*
- *Educational and monitoring activities may take place in the wetland, the farm fields and the bosque area, taking care to minimize environmental disturbance.*
- *OSD will coordinate and inform the RGNCSP and other partnering groups of scheduled guided tours and educational programs to avoid conflicts. This includes those doing regular wetland monitoring (currently the Friends of the RGNCSP) prior to scheduling guided educational programs around the wetland; the contract farmer prior to scheduling guided programs in any farm fields; and special permits for the Candelaria South Tract meditation area. Other groups including the RGNCSP and FRGNC will also coordinate and inform the OSD of any activities scheduled at CNP.*

7. Implementation Matrix

Table 13 outlines the plan for phasing in access and outdoor recreation to the Candelaria Nature Preserve over a 20-year period. Some of the actions listed below can be implemented with existing resources, while other activities outlined are dependent on available funds to support this project and partner support. Additionally, increased access or further restricting access may be warranted and will be reviewed every four years or as needed.

Table 13. CNP Public Access and Outdoor Recreation Implementation Plan

	1 yr.	4 yrs.	8 yrs.	12 yrs.	16 yrs.	20 yrs.
Candelaria North Tract						
Public Events: Tours & Activities	Guided Tours will be offered with help of Friends Group. Frequency to be determined, but no more than three per week. Staff will offer quarterly tours or/and events	Develop tours and audience specific activities for a variety of community groups: including people with disabilities, school groups, and second language learners. Organize a public event in 2024 to present progress on the RMP implantation	Evaluate public programs and modify as needed	Evaluate public programs and modify as needed	Evaluate public programs and modify as needed	Evaluate public programs and modify as needed
Cit. Sci.	Support existing and start new citizen science programs: eBird, iNaturlaist, Nature's Notebook and strategize with BEMP	Continue to support and oversee citizen science programs; launch BEMP monitoring; conduct a vegetation analysis in 2024, and present monitoring results at Crawford Symposium or/and other appropriate venues	Continue to support and oversee citizen science programs; maintain BEMP monitoring; conduct a vegetation analysis in 2028, and present monitoring results at Crawford Symposium or/and other appropriate venues	Continue to support and oversee citizen science programs; maintain BEMP monitoring; conduct a vegetation analysis in 2032, and present monitoring results at Crawford Symposium or/and other appropriate venues	Continue to support and oversee citizen science programs; maintain BEMP monitoring; conduct a vegetation analysis in 2036, and present monitoring results at Crawford Symposium or/and other appropriate venues	Continue to support and oversee citizen science programs; maintain BEMP monitoring; conduct a vegetation analysis in 2040, and present monitoring results at Crawford Symposium or/and other appropriate venues
Restoration	Work with community groups including youth corps and students to plant hedgerows and remove invasive plants	Work with community groups, including youth, to assist with plant propagation, plantings and invasive plant removal. Establish a volunteer group for ongoing assistance.	Work with community groups, including youth, to assist with plant propagation, plantings and invasive plant removal. Work with a volunteer group for ongoing assistance.	Work with community groups, including youth, to assist with plant maintenance, propagation, plantings and invasive plant removal. Work with a volunteer group for ongoing assistance.	Work with community groups, including youth, to assist with plant maintenance, propagation, plantings and invasive plant removal. Work with a volunteer group for ongoing assistance.	Work with community groups, including youth, to assist with plant maintenance and invasive plant removal. Work with a volunteer group for ongoing assistance.
Blinds	Wildlife blind design	Wildlife blind construction along southern and western boundaries	Wildlife blind construction	Wildlife blind maintenance	Wildlife blind maintenance	Wildlife blind maintenance. Evaluate and update as needed
Signage	Develop an interpretive signage plan, that includes directional signage	Finalize interpretive signage plan, construction and installation	Maintain and review interpretive signage	Maintain and review interpretive signage	Maintain and review interpretive signage	Update interpretive signage
Fencing	Identify fencing needs	Construct wildlife- friendly fencing	Maintain fencing	Maintain fencing	Maintain fencing	Maintain fencing
Trails	Utilize existing trails	Develop trails system, including accessible trails	Maintain trails	Maintain trails	Maintain trails	Review and update trail system as needed
Candelaria South Tract						
Public Events: Guided tours, Festivals, Open Houses	Guided tours and public events will be offered by volunteers and RGNC staff as part of existing programs	Guided tours and public events (up to 3 per week) will be offered by volunteers and RGNC staff as part of existing programs and develop new programs for extended trail	Guided tours and events (up to 3 per week) will be offered by volunteers and RGNC staff	Guided tours and events (up to 3 per week) will be offered by volunteers and RGNC staff	Guided tours and events (up to 3 per week) will be offered by volunteers and RGNC staff	Guided tours and events (up to 3 per week) will be offered by volunteers and RGNC staff
Restoration	Complete necessary surveys of the area	Work with RGNC staff, volunteers, community groups and youth to remove invasive plants and excess downed vegetation and begin planting native plants	Work with RGNC staff, volunteers, community groups and youth to remove invasive plants and continue planting native plants	Work with RGNC staff, volunteers, community groups and youth to remove invasive plants and continue planting native plants	Work with RGNC staff, volunteers, community groups and youth to remove invasive plants and continue planting native plants	Work with RGNC staff, volunteers, community groups and youth to remove invasive plants and continue planting native plants
Monitoring and Research	Work with citizen science programs, volunteers, and RGNC staff to establish monitoring protocols	Volunteers, RGNC staff, and interested groups maintain monitoring and citizen science programs	Volunteers, RGNC staff, and interested groups maintain monitoring and citizen science programs	Volunteers, RGNC staff, and interested groups maintain monitoring and citizen science programs	Volunteers, RGNC staff, and interested groups maintain monitoring and citizen science programs	Volunteers, RGNC staff, and interested groups maintain monitoring and citizen science programs
Viewing Platform	Identify and design viewing platform and possible silent mediation area	Construct viewing platform. Work with community groups and RGNC to provide access to the viewing platforms through a special permit system, guided tours, and public events	Work with community groups and RGNC to provide access to the viewing platform through a special permit system, guided tours, and public events	Work with community groups and RGNC to provide access to the viewing platform through a special permit system, guided tours, and public events	Work with community groups and RGNC to provide access to the viewing platform through a special permit system, guided tours, and public events	Reevaluate viewing platform and update as needed
Fencing	Identify fencing needs	Construct wildlife- friendly fencing	Maintain fencing	Maintain fencing	Maintain fencing	Maintain fencing
Trails	Utilize existing trails and plan appropriate location of new trail	Develop trails system, including accessible trails	Maintain trails	Maintain trails	Maintain trails	Review and update trail system
CABQ Tree Nursery Tract						
Parking Area	Design public access road and parking	Construct public access road and parking	Maintain parking area	Maintain parking area	Maintain parking area	Maintain parking area
Fencing & Gates	Identify fencing and gate locations	Design and construct fencing, gates and related infrastructure	Maintain fencing and gates	Maintain fencing and gates	Maintain fencing and gates	Maintain fencing and gates
Bridge	Discuss bridge across the Duranes Lateral and possible designs with MRGCD	Design bridge and secure funding	Construct bridge	Maintain bridge	Maintain bridge	Maintain bridge

	1 yr.	4 yrs.	8 yrs.	12 yrs.	16 yrs.	20 yrs.
Wildlife Blind & Interpretive signage	Identify possible wildlife blind designs and costs	Design wildlife blinds and develop interpretive signage plan	Construct wildlife blind, design and install signs	Maintain wildlife blind and signs	Maintain wildlife blind and signs	Maintain wildlife blind and revaluate signage. Updated as needed
Outdoor furnishings	Identify possible location for a shade structure and outdoor gathering area	Design shade structure and related outdoor furnishings	Construct shade structure and related outdoor furnishings	Maintain shade structure and related outdoor furnishings	Maintain shade structure and related outdoor furnishings	Maintain shade structure and related outdoor furnishings
Facility: bathrooms, storage and gathering area		Design and identify location for facility and secure funding	Construct facility	Maintain facility	Maintain facility	Maintain facility
CABQ Tree Nursery	Re-establish tree nursery and cover crop	Work with Tree Stewards to help maintain and plant trees	Work with Tree Stewards to help maintain and plant trees	Work with Tree Stewards to help maintain and plant trees	Work with Tree Stewards to help maintain and plant trees	Work with Tree Stewards to help maintain and plant trees

G. ADAPTIVE MANAGEMENT AND MONITORING

The Open Space Division working with contractors, partners, community groups, and citizens will implement an adaptive management and monitoring plan that will guide decision-making and determine the best management practices based on knowledge about the effectiveness of current management practices relative to project goals and objectives. In this way, the OSD will learn about successes and failures with the goal of implementing improved practices. Adaptive management promotes flexible decision making and incorporates uncertainties such as natural variability and other factors. Monitoring is essential to providing information for adaptive management.

Adaptive management must first begin with specific goals and objectives. Each habitat restoration area on the CNP needs to have a set of goals and objectives. For example, an important goal of this RMP is to increased biodiversity. The number of species that become established in a specific habitat area could be observed and tabulated to see if the number of species increases over time with restoration. Identifying evaluation criteria to be measured or observed can be complex, and can address single or multiple species, specific evaluation elements, different spatial and temporal scales and management components.

For each project, implementation assessment can be used that is a one-time, or short-term evaluation of whether habitat restoration treatments have been implemented as planned. Adjustments can be made if the monitoring shows that the project does not meet a specific goal. After implementation is complete, monitoring can assess the progress towards a goal.

To measure improvement, baseline conditions must be documented followed by repeated observations or measurements taken over time. It may take many years to grow and establish habitat and monitoring may take many years to show improvement. Monitoring may also show a decrease in the desired outcome, in which case a new project could be developed, or another goal or objective may need to be developed. Without monitoring, it would be difficult or impossible to determine if a project reaches a goal.

Monitoring can be measurements or observations and can be quantitative or qualitative. The amount of time for monitoring and the budget is a factor to consider. Cost effective monitoring methods will be conducted on an annual basis with staff, partners and volunteers. Every four years, a more in-depth monitoring will take place to further identify if the project goals and objectives are being met and what needs to be modified, which will require additional funds.

Table 14 below identifies a variety of strategies that may be employed for monitoring, including citizen science projects, Bosque Ecosystem Monitoring Program monitoring protocols, photo points per habitat area, aerial photographs, soil analysis and wildlife camera documentation. Many of these methods are also being implemented at Valle de Oro Wildlife Refuge and Whitfield Wildlife Conservation Area. A comparative analysis may be conducted, as well as identifying how these areas are supporting wildlife in the context of the Rio Grande corridor rather than in isolation of each property.

The overall goal for the monitoring methods is to improve habitat for a diversity of wildlife by establishing a healthy plant community and to measure the change over time. Table 14 below is a brief outline of the monitoring methods that may be implemented at the Candelaria Nature Preserve.

Table 14. Monitoring Methods for Candelaria Nature Preserve

Monitoring Method	Location	Objective	Baseline Data	Lead	Frequency
Photo Points with general notes per site	Each habitat areas identified on the site plan, at a fixed location that remains constant	Identify the change in vegetation overtime, percent change per year, and changes in fuel loading	Does not currently exist, will establish in year 1	OSD	Once a year, first week in September
Wildlife Cameras	Current fixed locations. More may be added at later dates	Identify large mammal and migrating bird activity	Exists with 10 cameras in place from 2017-2019	OSD and Volunteers	View photos on a quarterly basis and document animal sightings
Track Plant Mortality Rates	Hedgerows	Identify the number of trees and shrubs that die within in 1st year of planting, and identify possibly causes to limit mortality rates moving forward	Does not currently exist.	Contractors, volunteers and OSD	Will begin monitoring when contractors start planting, and thereafter on an annual basis
eBird	Around existing ponds, WM and EW as part of weekly bird walks	Identify the number and species of birds at the property and if the rates go up over time.	eBird has been an active program at the property since 1985. The program will extend further into the property	Volunteers	Weekly
Bird Banding	Ponds, gardens, and fixed location at existing sites	Identify the number and species of birds at the property and if the rates go up over time	Bird Banding has been an active program since 1979	Rio Grande Bird Research Inc.	Twice weekly August-Oct. Once weekly Jan.-March
Monitoring Avian Productivity & Survivorship (MAPS)	Pond & Gardens, fixed location at existing sites	Identify survivorship and productivity of avian species	MAPS began in 2019	Rio Grande Bird Research Inc.	Every 10 days during the breeding season
iNaturalist	TBD	Identify the diversity of plants and animals at the property	Does not exist. Will establish in year 1	School groups, volunteers, staff	Monthly
Nature's Notebook	TBD	Identify the diversity and change of plants and animals at the property over time	Does not exist. Will establish in year 1	Volunteers, BEMP staff	Weekly at fixed locations and monthly driving transect
BioBlitz	TBD	Identify the diversity of plants and animals at the property	Does not exist. Will establish in year 1	Volunteers, RGNC and OSD	Once a year
BEMP Transects	TBD	Identify the diversity and change of plants and animals at the property over time	Does not exist, but hope to get started in year 1	BEMP staff and volunteers	TBD- monthly

Monitoring Method	Location	Objective	Baseline Data	Lead	Frequency
BEMP ground water monitoring	TBD	Identify water depth and availability over and impact on vegetation	Does not exist, but hope to get started in year 1	BEMP staff and volunteers	TBD - monthly
BEMP Pitfall Traps	TBD	Identify types invertebrates at the property and possible trends related to soil health	Does not exist, but hope to get started in year 1	BEMP staff and volunteers	TBD - monthly
BEMP small mammal trapping	TBD	Identify animal species and abundance over time	Exists for CS only. May establish CN study sites in year 1	BEMP staff and volunteers	TBD
Aerial Photos	Over entire property	Identify the change overtime looking for plant diversity and decrease in Siberian elms	Completed in 2019 in February.	Contractors and/or OSD	Once a year for the first 4 years, then once every 4 years
Soil Analysis	10 samples within different soil types throughout the CN Tract. Add 3 samples in CS Tract per soil type	Identify if the soil improves overtime and is able to support more plant diversity	Completed analysis in 2018 in the NS Tract. Need to get a baseline for the CS Tract	Contractors	Every 4 years
Fuel Load Assessment at CST	CST at fixed locations in the FOP site,	Identify areas the fuel loads are high and changes over time	Does not exist, conduct prior to treatment	Contract	Every 4 years
In-depth Vegetation Analysis Reviewing all relevant information	Existing sites	Identify if the project goals are being met and what needs to be modified	Does not currently exist. First analysis in 2024	Contract	Every 4 year

H. BUDGET AND IDENTIFIED FUNDING SOURCES

This plan outlines a big shift from the way things have been managed in the past with contract farmers who significantly offset the cost to taxpayers by managing the property. The move away from contract farming to wildlife cropping and restored habitat will add significant costs and staff time to the OSD. This plan can only be realized with partner and public support, and if funding becomes available. The Technical Advisory Group has identified numerous possible funding sources listed below. The TAG has also suggested a friend's group be established to help secure funding and continue to work with the OSD to implement this plan.

Possible Funding Sources Identified by TAG:

- Coca-Cola and other private entities
- BLM – wetland mitigation
- NRCS – farming grants
- State Legislature
- Utton Center
- USFWS – migratory bird funding
- HB204 – Healthy Soils Act
- Grants for Bee Friendly Cities
- Grants for Urban Migratory Bird Cities
- Alb. Urban Bird Coalition
- Audubon
- Ducks Unlimited
- LWCF
- Quivira Coalition
- Native Plant Society
- Intermountain West Joint Venture Wetland Restoration
- Establish a 501c3 Friends of Candelaria Nature Preserve to pursue foundation and corporate funds * City Capital Improvement Project funds
- City Open Space Division Open Space Trust Fund
- City Bonds
- City Open Space Mill Levy
- State Parks funding (for improvements to RGNCSP components)
- State appropriation sponsored by a legislator for earmarked projects
- State Public Project Revolving Fund (loans from the NM Finance Authority)
- NMED Wetlands Program
- NMED 319 grants (from EPA to states under section 319 of the Clean Water Act; competitive applications)
- NMED Surface Water Quality Bureau Wetlands Program
- US Army Corps of Engineers Wetland Mitigation Program
- USACE 401 Certification (impacts to wetlands)

- US Bureau of Land Management wetland mitigation needs
- EPA Five Star restoration grants
- USDA Natural Resource Conservation Service
- New Mexico Congressional Member's Appropriations

The budget estimate in Table 15 at the end of this section is projected to implement this RMP over the next 20 years, with most of the work being completed in the first 8 years, including a heavy concentration on habitat restoration efforts in the first four years. In order to secure necessary funding to start the project, the budget is broken down to the first year of implementation, as well as the cost estimate to cover the initial 4 year. Per the adaptive management strategy, the plan will be evaluated after four years and adjustments made as need.

The OSD has worked to consider all the factors of this plan and associated costs. However, the projected costs are subjected to change due to various unknown factors. An additional review of the budget is currently underway and may change the projected numbers before this RMP is finalized.

If the necessary funds are not secured, the timeline for implementing the project will need to be modified. The following list of activities can occur with existing or limited resources:

1. **Recreation & Access Actions**
    - Guided tours increase with the help of volunteers, including the Friends of the Rio Grande Nature Center. Includes monthly tours at the South Tract.
    - Continue to work with school groups to remove weeds and plant hedgerow areas.
    - Begin designing wildlife blinds with existing capital outlay appropriations.
    - Begin developing themes and concepts for interpretive signs.
    - Fence improvements along Candelaria South Tract with existing capital outlay appropriations.
    - Begin designing TNT parking area and access with community, including neighbors on Cherokee Rd.
    - Support and possibly expand existing citizen science programs like eBird, bird banding and BioBlitz. Begin to set up iNaturalist and Nature's Notebook projects with community groups.
    - Friends volunteers conduct weekly bird survey to include RGNC and CNP
    - Summer Wings/Bioblitz extended to include CNP and Candelaria South Tract
    - Informational public presentations at RGNC to encourage citizen science usage at RGNC and CNP
    - NM State Parks will design and build a blind on west side of CNP and/or Discovery Pond area of Candelaria South Tract for increased visual access.
    - Look into the possibility of establishing a friend's group for the CNP.

2. **Habitat Restoration Actions**
   - Develop wetland design with existing capital outlay appropriations.
   - Convert 1 to 2 fields to restored habitat (starting with 1C, 5 acres) to saltgrass meadow habitat with existing capital outlay appropriations.
   - RGNCSP transforms current croplands within RGNC boundary.
   - Elm removal.
   - Experiment with other ways to remove large elms.
   - Work with Ancestral Lands to assist with ongoing plantings and weed removal.
   - Work with school and community groups to continue planting hedgerow areas.
   - Explore possibilities for noncommercial farming until funds become available to transfer entire property to wildlife habitat.
   - Meet with knowledgeable farmers to better understand the technical challenges and possibilities around farming for wildlife and transitioning farm fields. Organize a symposium on farming for wildlife to be held in year 1 or 2.

3. **Monitoring Actions**
   - Take high resolution aerial photo.
   - Establish and take photo points.
   - Contract with BEMP to develop monitoring protocols specific to their monitoring methods.
   - Support and possibly expand existing citizen science programs like eBird, bird banding and BioBlitz. Begin to set up iNaturalist and Nature's Notebook projects with community groups.

Table 15. Draft Budget for the Candelaria Nature Preserve RMP Implementation – December 2019

Capital Costs Initial Construction (Years 1 - 2)					
Item #	Item	Unit Price	Unit	Qty	Total
1	Field 1c - Damp soil grassland (SG) including shrub planting and seeding to be flood irrigated	$17,800.00	AC	4.90	$87,220.00
2	Field 4a (Blue Grama) including soil preparation and seeding	$4,160.00	AC	6.26	$26,041.60
3	Fence - 4 strand tensile wire with T posts	$8.85	LF	3,110	$27,523.50
4	Fence - Chain link	$11.50	LF	1,575	$18,112.50
5	Wildlife access portal	$2,000.00	EA	6	$12,000.00
6	Trail - 6' wide, 2" depth crusher fines with stabilizer installed over 4" depth compacted subgrade	$30.00	LF	3,500	$105,000.00
				Subtotal Initial Construction:	$275,897.60
				Initial Construction Contingency and Soft Costs (20%):	$55,179.52
				Tax (7.875%):	$21,726.94
				Initial Construction Total:	$352,804.06
7	Design for Damp soil wetland (WM) and Ephemeral wetland (EM)	$100,000.00	LS	1	$100,000.00
8	Fence and trail layout design (10% construction cost)	$15,000.00	LS	1	$15,000.00
9	Interpretive signage design - Entire CNP	$25,000.00	LS	1	$25,000.00
10	Wildlife blinds and viewing platform design (10% construction cost)	$32,000.00	LS	1	$32,000.00
				Subtotal Initial Design:	$172,000.00
				Tax (7.875%):	$13,545.00
				Design Subtotal:	$185,545.00
				Total Design and Initial Construction:	$538,349.06
Capital Costs Years 2-4					
Item #	Item	Unit Price	Unit	Qty	Total
11	Field 2d and 4d - Ephemeral wetland (EW), Damp soil wetland (WM) and Salt shrubland (SS) - Year 2 - Includes grading, liner, water delivery with autofill controls, water transfer system between wetlands, shoreline protection, wetland plug plantings, and seeding	$105,000.00	AC	20.13	$2,113,650.00
12	Field 1b - Salt shrubland (SS) - Year 3 - including shrub planting with temporary irrigation, and seeding	$6,080.00	AC	5.51	$33,500.80
13	Field 3a - Salt shrubland (SS) - Year 3 - including shrub planting with temporary irrigation, and seeding	$6,080.00	AC	3.73	$22,678.40

14	Field 3b (Blue grama) - Year 3 - including soil preparation and seeding	$4,160.00	AC	3.91	$16,265.60
15	Field 3c - Arroyo margin - (AS) - Year 3 - including eradication of invasive species, and shrub and tree plantings with temporary irrigation	$10,500.00	AC	1.43	$15,015.00
16	Field 4b - Sandbar (SNB) - Year 3 - including soil preparation and seeding	$4,850.00	AC	3.87	$18,769.50
17	Field 4c - Damp soil grassland (SG) - Year 3 - including shrub planting and seeding to be flood irrigated	$17,800.00	AC	3.27	$58,206.00
18	Bosque along west side from norther boundary of CNP and northern boundary of RGNC - including tree and shrub planting	$75,000.00	LS	1	$75,000.00
19	Field 1d (Blue grama) - Year 4 - including soil preparation and seeding	$4,160.00	AC	10.00	$41,600.00
20	Field 1e - Damp soil grassland (SG) - Year 4 - including shrub planting and seeding to be flood irrigated	$17,800.00	AC	9.35	$166,430.00
21	Field 2a (Blue grama) - Year 4 - including soil preparation and seeding	$4,160.00	AC	1.45	$6,032.00
22	Field 2b - Sandbar (SNB) - Year 4 - including soil preparation and seeding	$4,850.00	AC	2.70	$13,095.00
23	Field 2c - Sandbar (SNB) - Year 4 - including soil preparation and seeding	$4,850.00	AC	2.70	$13,095.00
24	Field 1a - Year 4	$17,800.00	AC	2.85	$50,730.00
25	Hedgerows - including tree and shrub plantings and temporary irrigation	$135,000.00	LS	1	$135,000.00
26	Mastication of north 82 acres - including invasive species removal primarily along hedgerows	$1,830.00	AC	82	$150,060.00
27	Mastication of south 38 acres - including invasive species removal throughout and habitat restoration	$11,500.00	AC	38	$437,000.00
28	Wildlife access portal	$2,000.00	EA	12	$24,000.00
29	Trail - 6' wide, 2" depth crusher fines with stabilizer installed over 4" depth compacted subgrade	$30.00	LF	1,350	$40,500.00
30	Wildlife blinds and viewing platform	$320,000.00	LS	1	$320,000.00
31	Interpretive signage	$135,000.00	LS	1	$135,000.00
32	Movable Blinds	$2,500.00	LS	1	$2,500.00
				Subtotal Year 2-4 Construction:	$3,888,127.30
				Year 2-4 Construction Contingency (20%):	$777,625.46
				Tax (7.875%):	$306,190.02
				Year 2-4 Construction Total:	$4,971,942.78

33	Years 2-4 Design / Construction Admin	$15,000.00	YR	3	$45,000.00
				Subtotal Year 2-4 Design:	$45,000.00
				Tax (7.875%):	$3,543.75
				Design Subtotal:	$48,543.75

Capital Costs Tree Nursery Tract					
Item #	Item	Unit Price	Unit	Qty	Total
34	Building - Restrooms, storage, programming	$350.00	SF	1,000	$350,000.00
35	Shade structure	$50,000.00	LS	1	$50,000.00
36	Entrance road and parking area - Compacted base course	$12.00	SY	3,000	$36,000.00
37	Accessibility - Parking and trails - Asphalt	$10.00	SY	700	$7,000.00
38	Bridge over acequia	$90,000.00	LS	1	$90,000.00
39	Fencing and gates	$20.00	LF	700	$14,000.00
40	Landscape	$25,000.00	LS	1	$25,000.00
41	Signage	$15,000.00	LS	1	$15,000.00
				Subtotal Tree Nursery Tract Construction:	$587,000.00
				Tree Nursery Tract Construction Contingency and Soft Costs (20%):	$117,400.00
				Tax (7.875%):	$46,226.25
				Tree Nursery Tract Construction Total:	$750,626.25

42	Tree nursery tract design (10% construction cost)	$70,000.00	LS	1	$70,000.00
				Tree Nursery Tract Design:	$70,000.00
				Tax (7.875%):	$5,512.50
				Design Subtotal:	$75,512.50

Total Design and Construction Years 2-4 and Tree Nursery Tract:	$5,846,625.28

Habitat Management - Weed and Invasive Species Removal					
Item #	Item	Unit Price	Unit	Qty	Total
43	Habitat management following plantings completed in the first 4 years	$15,000.00	YR	4	$60,000.00
				Subtotal Habitat Management:	$60,000.00
				Tax (7.875%):	$4,725.00
				Habitat Management Subtotal:	$64,725.00

Grand Total Capital and Habitat Management Years 1-4:	$6,449,699.34

Operations and Management - Years 1-4					
Item #	Item	Unit Price	Unit	Qty	Total
1	Annual monitoring - Years 1-4	$30,000.00	YR	4	$120,000.00
2	Every 4th year monitoring and analysis	$70,000.00	4-YR	1	$70,000.00
3	General maintenance	$10,000.00	YR	4	$40,000.00
4	Irrigation	$4,100.00	YR	4	$16,400.00
5	Farming contract	$75,000.00	YR	4	$300,000.00
6	Equipment purchase	$100,000.00	LS	1	$100,000.00
7	Wildlife forage seeding - Years 1-4	$34,000.00	YR	4	$136,000.00
8	Soil amendments - Annual	$2,000.00	YR	4	$8,000.00
9	Soil amendments - Every 4th Year	$10,000.00	YR	1	$10,000.00
10	Education materials	$1,000.00	YR	4	$4,000.00
11	Annual youth crew expense	$1,500.00	YR	4	$6,000.00
				Subtotal Operations and Maintenance Years 1-4:	$810,400.00
				Tax (7.875%):	$63,819.00
				Total Operations and Maintenance Years 1-4:	$874,219.00

Operations and Management - Years 5-20					
Item #	Item	Unit Price	Unit	Qty	Total
1	Annual monitoring	$30,000.00	YR	16	$480,000.00
2	Every 4th year monitoring and analysis	$70,000.00	4-YR	4	$280,000.00
3	General maintenance	$10,000.00	YR	16	$160,000.00
4	Irrigation	$4,100.00	YR	16	$65,600.00
5	Equipment maintenance	$5,000.00	YR	16	$80,000.00
6	Wildlife forage seeding	$5,000.00	YR	16	$80,000.00
7	Soil amendments - Annual	$2,000.00	YR	16	$32,000.00
8	Soil amendments - Every 4th Year	$10,000.00	YR	4	$40,000.00
9	Education materials	$1,000.00	YR	16	$16,000.00
10	Annual youth crew expense	$1,500.00	YR	16	$24,000.00
11	Habitat management after initial management	$10,000.00	YR	16	$160,000.00
				Subtotal Operations and Maintenance Years 5-20:	$1,417,600.00
				Tax (7.875%):	$111,636.00
				Total Operations and Maintenance Years 5-20:	$1,529,236.00

Total Project Costs Years 1-4:	$7,323,918.34

Total Project Costs Years 5-20:	$1,529,236.00

Total Project Costs Years 1-20:	$8,853,154.34

Annual Staff Expenses					
Item #	Item	Unit Price	Unit	Qty	Total
1	Biologist or Ecologist M-14 Series	$66,000.00	YR	1	$66,000.00
2	Technician B-30 Series	$53,000.00	YR	1	$53,000.00
3	Educator (RGNCSP)	$30,000.00	YR	1	$30,000.00
			Annual Staff Expense:		$149,000.00

Annual Operations and Maintenance:	$95,577.25

Annual Staff and Operations and Maintenance Cost:	$244,577.25

Notes on This Estimate

This estimate is structured to separate capital costs, operations and management costs, and staff costs. Capital costs are divided consolidated into: initial design and construction to occur within the first 1-2 years of the project, the complete build-out of the site between years 2-4, construction associated with the tree farm, and habitat management which primarily consists of weed removal within the first two years post-construction.

Capital costs associated with years 2-4 of construction are subdivided into three phases. Year 1 costs are intended to secure contracts and begin initial construction.

Costs for field plantings, hedgerows, bosque, and mastication reflect the intensity of work to be performed in various treatment areas. Some areas eradication of invasive species, tree and shrub planting with temporary irrigation. Other treatment areas are limited in scope to soil preparation and drill seeding.

A contingency line item associated with construction costs includes permitting, bonding and insurance, mobilization, construction surveying, NEPA compliance, construction fencing and signage, and other general costs not associated with individual line items.

Design costs are generally calculated as 10% of the associated construction budget. These costs include consultant services for design and review, surveying, construction documentation, bidding assistance and construction phase services. Lower percentages have been calculated where less services are required.

Capital costs are calculated based on 2019 market conditions and are intended as a guide for planning purposes. Costs in future years will fluctuate based on market conditions and inflation.

Operations and management costs are estimated based on recent past experience with properties of similar use and intensity of management. These costs will vary based on actual conditions and site needs as the plantings mature and operating logistics evolve.

Operations and management costs are estimated based on recent past experience with properties of similar use and intensity of management. These costs will vary based on actual conditions and site needs as the plantings mature and operating logistics evolve.

I. PUBLIC PROCESS

The Candelaria Nature Preserve is a highly visible and well-loved open space that has a wide variety of stakeholders with differing opinions about the management and operations of the property. A planning team composed of the Technical Advisory Group members, consultant team of SWCA Environmental Consultants (SWCA) and Dekker/Perich/Sabatini (D/P/S), and Open Space Division staff developed a public outreach and input plan to listen and address the various interests and concerns through public forum environments.

1. Goals of Public Outreach/Input

- Educate the public about LWCF regulations
- Comply with LWCF regulations for public input in the development of LWCF encumbered property resource management plans
- Address operations and management issues posed by the new RMP
- Establish durable lines of communication among managing agencies, oversight officials, stakeholders, and local organizations

2. The Public Engagement Process for the Resource Management Plan

Public engagement in a planning process provides a measure of inclusion and transparency to the public decision-making process and provides a barometer to gauge the success of a planning effort. The CNP RMP public outreach effort included the following outreach and engagement elements:

- Stakeholder Interviews
  - Groups and individual interviewees identified by the TAG, Open Space Advisory Board, and OSD staff
- Public Meeting #1: Planning Process Introduction
  - Present purpose statement and planning overview, goals and management objectives, existing ecological resources, and mapping
- Candelaria Preserve Discovery Hikes
  - Scheduled hikes to speak to the complexity of the landscape and what may be required in the planning process to achieve goals
- Public Meeting #2: Presentations of Alternatives and Preferred Alternative
  - Present alternative management and the preferred plan as developed through the process to date
  - Public comment period from June 22 to July 22, 2019
- Public Meeting #3: Preferred Alternative Presentation
  - Present preferred alternative management plan and process by which it was developed
  - Public comment period from September 11 to September 30, 2019.
- Candelaria Nature Preserve webpage, which allowed interested persons to find out the latest information, download documents, and make comments.

- Minutes and agendas from TAG general meetings posted on the City's website.
- Final report presented to the public and the subsequently the following entities: National Park Service, Parks and Recreation Department, Open Space Advisory Board and City Council.

3. Roles

The core planning team of the CNP RMP is SWCA/DPS, RGNCSP, Open Space Advisory Board, OSD, and the TAG. The roles each of these organizations play in this the public outreach effort are below.

SWCA/DPS: Conducted public engagement that contributed to the RMP. Tasks included providing a framework for public engagement, stakeholder interviews, conveying qualitative and quantitative information in verbal, written, and graphic form at public meetings, and guiding and documenting public input for inclusion in the final RMP.

Open Space Division: The city dedicated OSD management staff to planning and provided expertise to consultants on OSD processes including introductions to stakeholders and research into resources. City staff ran public meetings, were liaisons between the Open Space Advisory Board, TAG, and other City departments, communicating regularly with other divisions of City government including the leadership of the Parks and Recreation Department, and the Public Information Office. The City Public Information Officer and Open Space staff coordinated updates to the City of Albuquerque website, and initiated stakeholder meetings. The OSD also managed the contract and worked with SWCA.

Technical Advisory Group: Laid the groundwork for the RMP through the first year of meetings; coordinated a 2-day Landscape Workshop led by USFWS staff that clarified the historical pre-engineering landscape at the CNP site; began the process of developing alternatives for converting the CNP to a wildlife preserve; provided advisement and scientific expertise; visited other nature preserves; contacted residents for input; consistently advocated for developing a visionary RMP; participated in all aspects of the RMP, and responded to public comments.

Rio Grande Nature Center State Park: The RGNCSP provided an operational base for public input and outreach by providing access to meeting rooms, promoting outreach efforts and offering their experience managing the Nature Center and its interface with the rest of the CNP site. They also dedicated staff time to attend all of the TAG and public meetings to fully partner on the RMP.

4. Description of Public Outreach Components

The intent of the public outreach/engagement plan was to have strategies and recommendations within this Resource Management Plan that are substantiated by a robust public discussion that was inclusive and transparent. It is the hope of the planning team that the public outreach effort creates long-standing community commitment for the stewardship of Candelaria Nature Preserve. The outreach effort is described below.

4.1. Stakeholder interviews

Stakeholders were identified by TAG, and City Open Space staff for consultant contact and meeting initiation and performed the following functions:

- Gathered preliminary public input regarding the planning effort
- Uncovered common themes or issues that guided planning conversations
- Identified other persons or organizations with knowledge and concerns
- Educated stakeholders about LWCF compliance issues, resource management planning, existing resources, and goals
- Encouraged involvement in the upcoming planning process

Interviews were open-ended discussions that sought answers for the following questions:

1. What is the importance of Candelaria Nature Preserve?
2. What management strategies are critical/important/not so important?
3. What do you think Candelaria Nature Preserve should look like in 10 years, 20 years, and beyond?
4. Who else should planners be speaking to and involving in the planning process?

Twelve stakeholder interviews were conducted between mid-November 2018 and mid-January 2019, in which more than 60 people were interviewed regarding their opinions about the CNP.

Some important findings came from interviews that became guiding principles in the development of the plan:

- Ecological Science ought to guide the planning decisions
- Access to the Nature Preserve ought to be primarily visual in nature
- Agri-chemical farming operations were considered incompatible with the purpose of the Nature Preserve

4.2. Public Meeting #1:

The first public meeting was held on January 30, 2019, at the RGNCSP. The meeting was attended by approximately 108 people which filled the education conference room to capacity. The audience included representatives of local neighborhood associations, non-profit organizations, environmental and local government organizations, and residents. The meeting was an open house with a short presentation. Attendees then could gather in smaller stations to discuss the specific topics presented, such as farming, wildlife, and public access.

The purpose of public meeting #1 was to:

- Introduce the planning process
- Describe the study boundaries and the sub-areas
- Describe the existing ecological resources
- Describe the legal framework that overlays the management of the properties

- Describe current and ongoing contract farming arrangements
- Describe preliminary goals and objectives
- Describe and invite attendees to next discovery hikes and public meetings
- Describe ways to communicate with the planning team
- Get feedback via comment cards notes on posters, sticky notes, etc.

4.3. Candelaria Nature Discovery Hikes

The Candelaria Discovery Hikes were a way to engage more constituents in the conversation about the CNP while experiencing the place itself. There were two Candelaria Discovery Hikes on two separate Saturdays—February 23, 2019 and March 23, 2019—at two locations. Hikes typically lasted 1 hour and attendance varied between as few as four to as many as 20 persons.

4.3.1. Purpose of the Discovery Hikes

- Present complex issues associated with wildlife management and outdoor recreation in an urban context, sustainable farming, and historic features of the CNP and ecosystem diversity
- Gather public input for inclusion in planning process
- Increase advocacy for wildlife diversity and protection of Open Space
- Promote the planning process and support for City management of open spaces

The hikes resulted in good discussions about the future of the preserve, the changes in the landscape that are being considered, habitat preservation and development, public access, and farming practices (see the discovery hike notes in Appendix C). Additional discovery hikes were conducted with staff members of the Bosque Ecosystem Monitoring program, Ancestral Land Southwest Conservation Corps, and the Middle Rio Grande Endangered Species Collaborative.

4.4. Public Meeting #2: June 22, 2019 at the Woodward House

4.4.1. Purpose of Meeting

Educate, involve attendees, and solicit input on the management scenarios.

4.4.2. Meeting Format

The public meeting format was an open house located outside by the Woodward House, with a presentation of 30 to 45 minutes followed by smaller discussion tables broken into three topic areas: public access and recreation, restored habitat and farming. Consultants and City OSD staff were stationed at different discussion tables around the meeting area to further explain the alternative and management options. The event followed up with a tour to the TNT. Participants were encouraged to complete comment card at the event or later online.

4.4.3. Meeting Issues

- Public engagement and project overview
- Preferred management scenario

- Compliance with LWCF
- Management implications for the preserve
- Public access for outdoor recreation—limits and opportunities
- Funding and potential funding requests
- Next steps in the public process (approvals)

5. Summary

The intent of the public outreach/engagement plan is to have strategies and recommendations within this Resource Management Plan that are substantiated by a robust public discussion that was inclusive and transparent. It is the hope of the planning team that the public outreach effort creates long-standing community commitment for the stewardship of Candelaria Nature Preserve.

The comment period specific to this meeting and what was presented went from June 22 – July 22, 2019. Sixty-two people, including representatives from organizations including the Wilderness Society, Environmental Education Association of New Mexico, and Open Space Alliance, responded to the survey. Out of those comments, 35 people indicated they preferred limited access to the property; 27 people indicated they preferred increased access; 20 people supported the plan to move to a restored habitat; 14 people expressed the importance to maintain the site partly in agriculture production, with most of the comments leaning toward agriculture for wildlife; additional comments included concern over Siberian elms increasing throughout the property.

Comments continued to come in after July 22, 2019.

5.1. Public Meeting #3: September 11, 2019

5.1.1. Purpose of Meeting

Educate and involve public in the preferred management scenario (presented with actions, anticipated outcomes, phased improvement plan, long- and short-term monitoring strategies, capital and operating costs).

5.1.2. Meeting Plan

The meeting format included a presentation by TAG members providing an overview and purpose of the RMP, preferred alternative regarding habitat and preferred alternative regarding recreation and access. A panel discussion followed the presentation. Panelist included members of TAG and was moderated by the SLO. There was overall support for the plan and appreciation for the TAG members time and effort. A few people expressed concern with the limited access being proposed in the plan while others were in favor of this decision. A major point of concern brought up was with parking and the main access to the North Tract being at the TNT and the potential disturbance to neighbors, especially along Cherokee Road located to the north of the TNT.

5.1.3. TAG Responses to Public Comments

Many comments came in via the internet and forms that were passed out during 3 public meetings in 2019 (January 30, June 22 and September 11). TAG categorized the comments and organized them into 9 categories – 1. Access South Candelaria 2. Access overall 3. Woodward house 4. Farming 5. Natural habitat 6. Parking 7. TNT on Rio Grande Blvd. 8. Recreation and 9. Funding. Additional detailed information can be found in the Resource Management Plan.

1. **Access to South Candelaria Tract**

   The TAG supports limited access to this area, providing guided walks only. This has been an area that has had very little use over the years and while not pristine, it does have qualities of protection for wildlife that should be preserved and enhanced. Habitat improvements are planned, especially in the elm thicket in the northeast corner. Neighbors adjacent to the property have had access. Dogs and cats running loose have probably negatively impacted wildlife and we decided the area should be protected for wildlife to meet the wildlife preserve mandate. On the other hand, neighbors have helped take care of the property – by observation and physical labor.

   If this area provided unlimited access to the public, it would no longer be the pocket of protection for wildlife that it is. Annually, thousands of people use the access trail from Candelaria and upwards of 250,000 people use the Nature Center. Even a small percentage of this population would destroy the wildlife qualities of this area. A short trail is planned, but with unlimited access there would be nothing limiting people to the trail. Excessive public use will affect wildlife health and can drive wildlife away making the area unusable by wildlife. TAG advocates keeping this as a wildlife area, not a place with a steady stream of human activity.

2. **Access Overall**

   Limited access provides habitat and protection for wildlife and fulfills the purpose of being a nature preserve. Excessive public use will affect wildlife health and can drive wildlife away making the area unusable by wildlife. Guided walks will be along the roads on the preserve. Visual access will continue on the boundaries of the current farm fields. Several blinds will be provided for wildlife viewing. Los Poblanos is a farm that is unique in its own way and provides public access 24 hours a day. It provides public viewing of sandhill cranes and geese using fields of crops grown specifically for them. It does not provide habitat for diverse species of plants and animals. Candelaria Nature Preserve will be a mosaic of different habitats for these diverse species.

3. **Woodward House**

   The TAG supports keeping minimal activity at the Woodward House, using it as a base for Citizen Science and allowing Tree New Mexico to continue activity there for the time being. As stated above, we support all fields of the Preserve being native habitat/mosaic. Although the field to the south of the Woodward House represents a small portion of the

Preserve, many of the activities suggested for that field would degrade habitat for wildlife and be incompatible with the wildlife preserve objective.

4. Farming

Many comments were received regarding the future of farming at the CNP. Comments ranged for retaining the current commercial farming operation to repurposing farming for the production of wild crops to restoring all farm fields to a mosaic of native plant communities.

We rejected the option of retaining the commercial farming activity because this use is not authorized under LWCF regulations.

Farming for the purpose of producing food or habitats for wildlife is an acceptable use. We anticipate that some fields will continue to be farmed as "wildlife" crops on an interim basis as other fields are restored to a mosaic of native plant communities that will provide diverse wildlife habitats and increased biological diversity throughout the CNP. Our ultimate recommendation is the conversation of all fields to a mosaic of native ecosystems over the 20-year restoration timeline. The restoration process will be guided by monitoring and adaptive management assessments at 4-year intervals or as restoration monitoring results dictate. We have concluded that the wildlife preserve mandate is best accomplished by the full conversion of agricultural fields to native habitats. This will result in the maximum restoration of biological diversity on the CNP and best serve the wildlife preserve mandate.

We believe that natural habitats, once well established, will become largely self-maintaining by natural ecological processes; whereas, the retention of some farming for wildlife crops would require annual investments to fund farming operations. In addition, ongoing farming operations will result in recurring disturbances to wildlife inhabiting other habitats on the CNP, and may limit opportunities for on-site recreational activities such as guided tours for nature study/observation and bird watching.

Comments were received that both supported and opposed the use of pesticides and/or herbicides. Conversion of agriculture fields to native habitats will require the control of non-native and invasive plants until natural habitats become established. Our goal is to manage "weeds" through mechanical means to the extent practicable. But we recognize that careful, targeted use of herbicides may be necessary, especially for the elimination of elms and other non-native plants. We will establish decision protocols to minimize herbicide use. The need to use pesticides for controlling animals is not anticipated. Animals that may be considered "pests" will be controlled by natural processes, such as predation by native predators, as diverse ecosystems are established.

5. Natural Habitat

TAG has concluded that CNP should be converted to a restored natural mosaic landscape and move away from crops altogether over time. with a transition period to accomplish

that. After consulting with people at Valle de Oro and Whitfield Wildlife Conservation Area, and with Dan Collins, Migratory Bird Coordinator, USF&WS, as well as others, we determined a native mosaic of habitats will support many species of resident and migratory birds, as well as numerous other species of wildlife. Salt grass, a native plant, will be present in salt grass fields and salt shrub areas and will provide food for cranes.

Other factors we took into consideration were that farming is disruptive to wildlife and destroys ground nests of birds and other animals. It is costly and has created problems over the many years of farming on the property - irrigation systems have not been kept up (the current farmer has done a great job of repair), pesticides have been used, crops have not been managed for the most benefits to wildlife, financial accountability has been lacking. Farming, even wildlife crops, requires more ongoing use of synthetic chemicals, although transitioning to native habitat may require some chemical usage up front.

We have considered that it could be healthier for cranes to have a little more space. When a field is cut, yes, hundreds of cranes come, eat the harvest, then go someplace else. For the small area we are talking about, not growing crops for cranes will not negatively impact the population in the middle Rio Grande valley. Will people still be able to observe cranes here? Yes, emphatically; adaptive management will ensure that. Please remember there were very few cranes here three years ago and that is where this current process started.

a. Wetlands – Wetlands are extremely valuable to wildlife and they are disappearing especially in the Southwest. Two new habitats are proposed to be added north of the Nature Center and east of the present ponds; ephemeral wetland and damp soil wetland. It is likely that these new habitats will be linked to the existing ponds that will greatly improve water quality for wildlife in the ponds.

b. Transition – The RMP proposes that restoration will take 20 years that includes adaptive management. Each subsequent year of work will make some adjustments based on experience of previous work. Most of the larger changes will occur in the first 10 years. Another good reason for the 20 years is the unknown budget since the entire cost of restoration is not presently funded and it is expected that funding will be provided over time.

c. Transition Damage – Creating new wildlife habitat will involve some temporary loss of habitat due to landscape and vegetation changes. For this reason, it will take many years for restoration to proceed, allowing many of the present areas to continue to provide some wildlife value until new restoration is accomplished. For example, not all the nonnative vegetation will be removed all at once. It is expected that large elm trees will remain for many years before they will be replaced with native trees that have much better wildlife habitat. Present valuable habitat, such as trees for nesting raptors, will not be removed. New habitats will increase the number of wildlife species and density compared to the current wildlife values.

d. Weeds – As new habitats are created, some undesirable species may grow. Those species will be addressed on a case by case basis since it is difficult to predict what will happen. To minimize undesirable species, experts will provide their advice during restoration activities.

e. Diversity Of Habitat – The goals of restoration to native bosque habitats will greatly increase wildlife diversity. The present monoculture of crops provides a very narrow range of wildlife species and does not constitute a vibrant ecosystem. Future target habitats will allow all levels of the ecosystem to thrive.

f. Pollinators – Because of the diversity of planned habitats, pollinators will flourish because different pollinators can utilize different plants. Also, the new habitats will provide food for pollinators throughout the growing season.

g. Predock Plan – The new RMP for CNP brings the entire area into the intent of the Predock Plan which is to manage the area as a nature study area and wildlife preserve.

h. Climate Change – There is no dispute that climate change is bringing overall temperatures higher and also causing weather events to be more intense causing droughts, heavy rain events and changing the length of various seasons. Establishing new wildlife habitats will be subjected to these weather conditions and because of the adaptive management approach, adjustments will be made. The overall result of new habitats will require less water than the current agricultural use.

i. Baseline Ecosystem – The current management of cropping disrupts the natural functions of a natural ecosystem. Cropping turns over the soil and prevents the natural development of biota in the soil and the vegetation that exists on the soil surface. This also prevents the use of the crop area for most species of wildlife. Components of a natural ecosystem, such as hedgerows, will be retained and expanded. After establishment of habitats, almost all of the area will be allowed to develop natural functions that will increase the number and abundance of wildlife species.

j. Invasive Species – Transition – Invasive plant species, such as Russian olive, Siberian elm, tumble weed, Kochia, etc. provide very poor habitat for wildlife. In addition, they tend to take over areas excluding native species. Removing these species is essential to the creation of excellent habitat. To be successful, after removal of undesirable species, new plant species should be established quickly to prevent the nonnative species from dominating the landscape again.

6. Parking

Some issues that were identified in public comments included where, number of spaces and the current asphalt pad. Parking possibilities include residential parking at the Nature Center, parking at the existing TNT on Rio Grande, the asphalt pad and Woodward House. During the many meetings of TAG, the group decided that the best location for

parking was the TNT on Rio Grande Blvd. Limited parking can still occur at the Woodward House and the asphalt pad to the south. Parking at the Nature Center would require a long hike to the Woodward House. The issue with parking at the asphalt pad is the possible toxic chemicals that may leak into the soil and the wildlife disturbance caused by parking and human use of the area. The number of spaces proposed, 30, was established and was thought to be enough to meet visitor demand at the TNT. Restrooms have also been proposed there. Some residents have concerns with the noise and human activity at a new parking area at the TNT. The Superintendent of Open Space has offered to meet with the local residents on site to discuss parking and other improvements at the existing TNT. If funding becomes available for parking, it will need to have a detailed plan.

7. Tree Nursery Tract on Rio Grande Blvd

The CABQ TNT is the area next to Rio Grande Boulevard and we propose that this area be developed into an inviting place to introduce appreciation of this wildlife preserve in the middle of Albuquerque. Many ancillary uses could be facilitated at the TNT, such as plant production, heritage farming, native seed production and collection, interpretive signage, and parking.

8. Recreation

Recreational opportunities will be provided for the public to interact with the preserve in unique ways – citizen science, restoration, monitoring populations of plants and animals. Wildlife viewing will continue on the perimeter outside of the current farm fields and several blinds with educational signage will be provided for this recreational activity. Guided walks will be led to provide viewing and education. Horses, bikes and people walking dogs will continue to be allowed on the perimeter. However, these activities are disruptive to wildlife and will not be permitted on the preserve.

9. Funding/costs/staffing

The Technical Advisory Group has provided a list of possible funding sources in the Management Plan. Some of those sources support restoring habitats for a variety of reasons. A Friends Group will need to be formed and we anticipate public support to help make that happen.

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APPENDIX A.
Policy Framework and Planning Documents

Please see below for the City Council Resolutions R-16-147 and R-17-159 as well as the accompanying CD for other policy framework and planning documents referenced in the RMP.

CITY of ALBUQUERQUE
TWENTY SECOND COUNCIL

COUNCIL BILL NO. R-16-147 ENACTMENT NO. _____

SPONSORED BY: Isaac Benton

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[Bracketed/Strikethrough Material] - Deletion

RESOLUTION

CONCERNING THE FUTURE MANAGEMENT OF CANDELARIA FARM PRESERVE AS A NATURE STUDY AREA AND WILDLIFE PRESERVE.

WHEREAS, Candelaria Farm Preserve (CFP) was purchased using funding to the State of New Mexico from the Land and Water Conservation Fund (LWCF) as part of the Bosque Open Space Land Acquisition Project in 1978; and

WHEREAS, the LWCF Purpose is to provide access to outdoor recreation resources by the public, which include opportunities for interpretive education; and

WHEREAS, LWCF rules apply to the entire property purchased with LWCF funds, even if such funds are not the only funds involved; and

WHEREAS, in September 1976 the City of Albuquerque (the City) and the State of New Mexico (the State) submitted a proposal to the LWCF for funding the purchase of "170 acres of bosque land adjacent to the Rio Grande River [sic] in Albuquerque's North Valley" for "Albuquerque Open Space Land Acquisition"; and

WHEREAS, the City/State proposal stated that the acquisition was important because: "The area planned to remain primarily natural with preservation of existing plant and animal life," and that "Purchase of this tract of land will insure [sic] a permanent open space adjacent to the river for nature study, recreation uses, open space, and urban shaping"; and

WHEREAS, in 1978, the CFP property was re-zoned from R-2 to SU-1: "Special Use for a Nature Study Center and Preserve," which reflected the intent of the City/State's proposal: that it be used for nature study, open space, and recreation while preserving existing plant and animal life; and

WHEREAS, in March 1978, the USDA Soil Conservation Service (now the Natural Resource Conservation Service) prepared a "Land Use and Treatment" plan for the City to manage the CFP for wildlife, referring to this as a "conservation" plan with the "primary objective" being: "to provide optimum wildlife habitat. This will be accomplished by seeding the existing cropland to species that will provide a good source of food"; and

WHEREAS, in 1979 the City developed a Master Plan for the "Rio Grande Nature Center and Preserve" (the "Predock plan") that proposed two primary uses for the land: 1) a nature study area, which became the Rio Grande Nature Center and would provide public access to the CFP; and 2) the balance of the property – the Preserve – that would "remain primarily natural with preservation of existing plant and animal life" with "a minimum of 100 acres of historical farmland" preserved as irrigated farmland "for raising of crops for forage and cover for wildfowl and other wildlife" with areas not cultivated "to remain in as undisturbed a state as possible"; and

WHEREAS, the Predock plan was never sent to the LWCF oversight agency for approval, such that there is no approved plan for the CFP; and

WHEREAS, the 1983 "Rio Grande Nature Center State Park and Preserve Management Plan", prepared by the State Parks and Recreation Division, maintained the distinction between a "nature study area", the Rio Grande Nature Center (RGNC), and the Preserve and included the RGNC (38.8 acres), 127.2 acres of remaining CFP lands, and 100 acres of Bosque lands leased from the MRGCD with the 266-acre site "managed for the overall goal of a nature center and wildlife preserve"; and

WHEREAS, notwithstanding the stated intent of managing the entire 266 acres as a wildlife preserve and nature center, the 1983 Management Plan devotes 98 acres to commercial agriculture and mentions for the first time that the goal of CFP is to "preserve" vanishing agricultural traditions; and

WHEREAS, in 2004, a new management plan was drafted for CFP: the "Open Space Resource Management Plan for the Candelaria Farm Preserve" (RMP), which is the current management document for the lands and which acknowledges that, "the farm is uniquely situated to create and protect habitat for birds and wildlife" and that CFP, "will be managed as a preserve in the

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strictest sense, whereby humans are only guests ... in order to provide the greatest possible protection to wildlife"; and

WHEREAS, neither the 1983 management plan nor the 2004 management plan were sent to the federal LWCF oversight agency for approval; and

WHEREAS, the RMP also states that it is focused on the "management issues regarding the integration of wildlife conservation with agricultural land use" and identifying "three obstacles to the efficient and productive operation of the farm" and concludes that running a commercial agricultural operation means that, "most of the property is operated as a farm, so target species and habitat types will need to be compatible with farming to some extent"; and

WHEREAS, the LWCF guidelines specifically prohibit agriculture as a primary activity on land purchased with LWCF funds, as follows from the Federal Financial Assistance Manual, Volume 69:

Chapter 3.B.5 – Acquisition involving compatible resource management practices. Acquisition of land upon which the project sponsor proposes natural resource management practices such as timber management and grazing, *not including agriculture*, may be carried out concurrently within the area if they are clearly described in the project proposal, are compatible with and secondary to the proposed outdoor recreation uses, and are approved by the NPS.

Chapter 3.C.6.e – Outdoor recreation and support facilities, such as demonstration farms and wildlife management and hunting areas, may be planned by the project sponsor in conjunction with agricultural activities, provided that the type and extent of the agricultural activity is limited to that necessary to support the outdoor recreation activity; and

WHEREAS, the LWCF Act states that, "No property acquired or developed with assistance under this section shall, without the approval of the Secretary, be converted to other than public outdoor recreation uses"; and

WHEREAS, in its proposal the City stated that it, "will maintain and operate this project in accord with acceptable standards as a public recreation facility for a 25-year period and beyond."

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

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Section 1. The City of Albuquerque hereby reaffirms that the Candelaria Farm Preserve is to be managed as a nature study area and wildlife preserve providing access to outdoor recreational opportunities for all residents and visitors, as required by the LWCF Act; as intended by the 1976 proposal from the City and State for preserving the existing natural landscape and its plants and animals with a possible nature study area; as reaffirmed in the 1978 re-zoning as a Special Use Zone for a Nature Study Center and Preserve; as affirmed by the USDA "Land Treatment" plan for wildlife habitat conservation; and as affirmed by the 1979 Master Plan for the Rio Grande Nature Center and Preserve.

Section 2. The City of Albuquerque directs the Open Space Division (OSD) and Parks and Recreation Department (PRD) to immediately begin the process of creating a new Resource Management Plan (RMP) for Candelaria Farm Preserve. The RMP shall utilize as its basis and shall not reinvent, but rather clarify and update the conclusions and goals of previous plans, in particular the 1979 Predock plan. A draft RMP shall be submitted to the PRD Director, the Open Space Advisory Board, and the City Council for review that will include conformance to LWCF rules, consistency with City policy, fulfillment of the City's fiduciary duties, and inclusion of relevant surveys and cost estimates.

Section 3. To develop a new RMP, OSD and PRD shall immediately convene a Technical Advisory Group composed of:

a. Staff from Open Space Division and Parks and Recreation.
b. A representative from the Open Space Advisory Board.
c. Technical experts from Bosque del Apache NWR and Valle de Oro NWR and elsewhere in the Fish and Wildlife Service as appropriate.
d. Technical experts from the USDA Natural Resource Conservation Service.
e. The State Parks LWCF liaison and staff from the Rio Grande Nature Center State Park.
f. Staff from the Middle Rio Grande Conservancy District.
g. Other technical experts on wildlife habitat and farming for wildlife forage and cover crops.

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h. Two representatives of the North Valley Coalition.

i. Other experts as deemed necessary for the task.

Section 4. In accord with the requirements of the LWCF Act and commitments made by the City in requesting and accepting LWCF funding for acquisition of Candelaria Farm Preserve, the Technical Advisory Group shall work with all interested parties to determine the funding necessary to return the CFP lands to wildlife croplands and natural areas and work collaboratively to secure the on-going funding to maintain CFP as a wildlife preserve and nature study area.

Section 5. To prevent degradation of the property and maintain wildlife habitat, the City may lease CFP for agricultural activity during the RMP process; however, organic farming practices shall be encouraged, use of pesticides shall be prohibited and use of herbicides shall be minimized.

Section 6. NO INTERFERENCE. Nothing in this resolution is intended to limit or interfere with projects intended for the repair, maintenance or upkeep of the CFP.

Section 7. SEVERABILITY. If any section, paragraph, sentence, clause, word, or phrase of this resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution. The Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, clause, word or phrase irrespective of any provisions being declared unconstitutional or otherwise invalid.

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CITY of ALBUQUERQUE
TWENTY SECOND COUNCIL

COUNCIL BILL NO. R-17-159 ENACTMENT NO. _____

SPONSORED BY: Isaac Benton

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RESOLUTION

AMENDING RESOLUTION R-16-147, CONCERNING THE FUTURE MANAGEMENT OF CANDELARIA FARM PRESERVE AS A NATURE STUDY AREA AND WILDLIFE PRESERVE, TO CLARIFY RESPONSIBILITIES FOR THE PROCESS OF CREATING A RESOURCE MANAGEMENT PLAN

WHEREAS, Resolution No. R-16-147 (Enactment No. R-2017-001) was approved by the City Council on January 4, 2017; and

WHEREAS, Resolution No. R-16-147 directed the Open Space Division (OSD) and the Parks and Recreation Department (PRD) to immediately begin the process of creating a new Resource Management Plan (RMP) for the Candelaria Farm Preserve and convene a Technical Advisory Group to accomplish this task; and

WHEREAS, more clarification is needed as to who will lead and have oversight of the RMP Technical Advisory Group.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

SECTION 1. That Section 2 of Resolution R-16-147 is amended as follows: "The City of Albuquerque directs the Open Space Division (OSD) and the Parks and Recreation Department (PRD) to immediately begin the process of creating a new Resource Management Plan (RMP) for Candelaria Farm Preserve. [The Open Space Advisory Board shall have oversight of this process and will work collaboratively with OSD and PRD to complete the RMP]. The RMP shall utilize as its basis and shall not reinvent, but rather clarify and update the conclusions and goals of previous plans, in particular the 1979 Predock plan. A draft RMP shall be submitted to the PRD Director, the Open Space Advisory Board, and the City Council for review that will

include conformance to LWCF rules, consistency with City policy, fulfillment of the City's fiduciary duties, and inclusion of relevant surveys and cost estimates."

SECTION 2. That Section 3 of Resolution R-16-147 is amended as follows:

"To develop a new RMP, [~~OSD and PRD~~] [the Open Space Advisory Board] shall [name a lead and alternate lead for the] [~~immediately convene a~~] Technical Advisory Group[, who shall immediately convene the group] composed of:

a. Staff from Open Space Division and Parks and Recreation.
b. A representative from the Open Space Advisory Board.
c. Technical experts from Bosque del Apache NWR and Valle de Oro NWR and elsewhere in the Fish and Wildlife Service as appropriate.
d. Technical experts from the USDA Natural Resource Conservation Service.
e. The State Parks LWCF liaison and staff from the Rio Grande Nature Center State Park.
f. Staff from the Middle Rio Grande Conservancy District.
g. Other technical experts on wildlife habitat and farming for wildlife forage and cover crops.
h. Two representatives of the North Valley Coalition.
i. Other experts as deemed necessary for the task.

[A final list of the Technical Advisory Group members shall be submitted to the Open Space Advisory Board, OSD, PRD and the City Council. The Technical Advisory Group shall submit a status report on the development of the Resource Management Plan to the City Council upon request.]"

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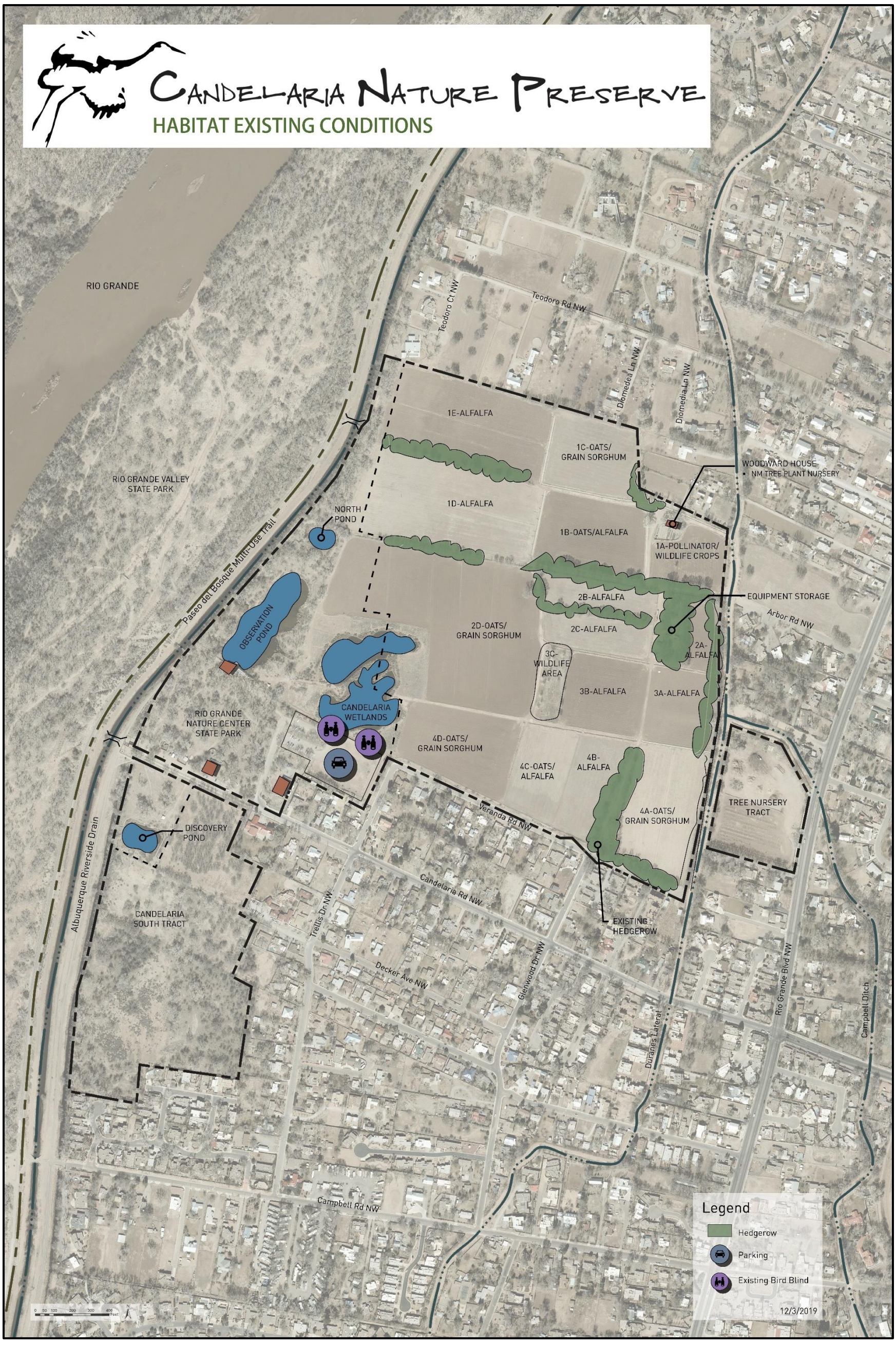
APPENDIX B.
Soil Descriptions and Characteristics

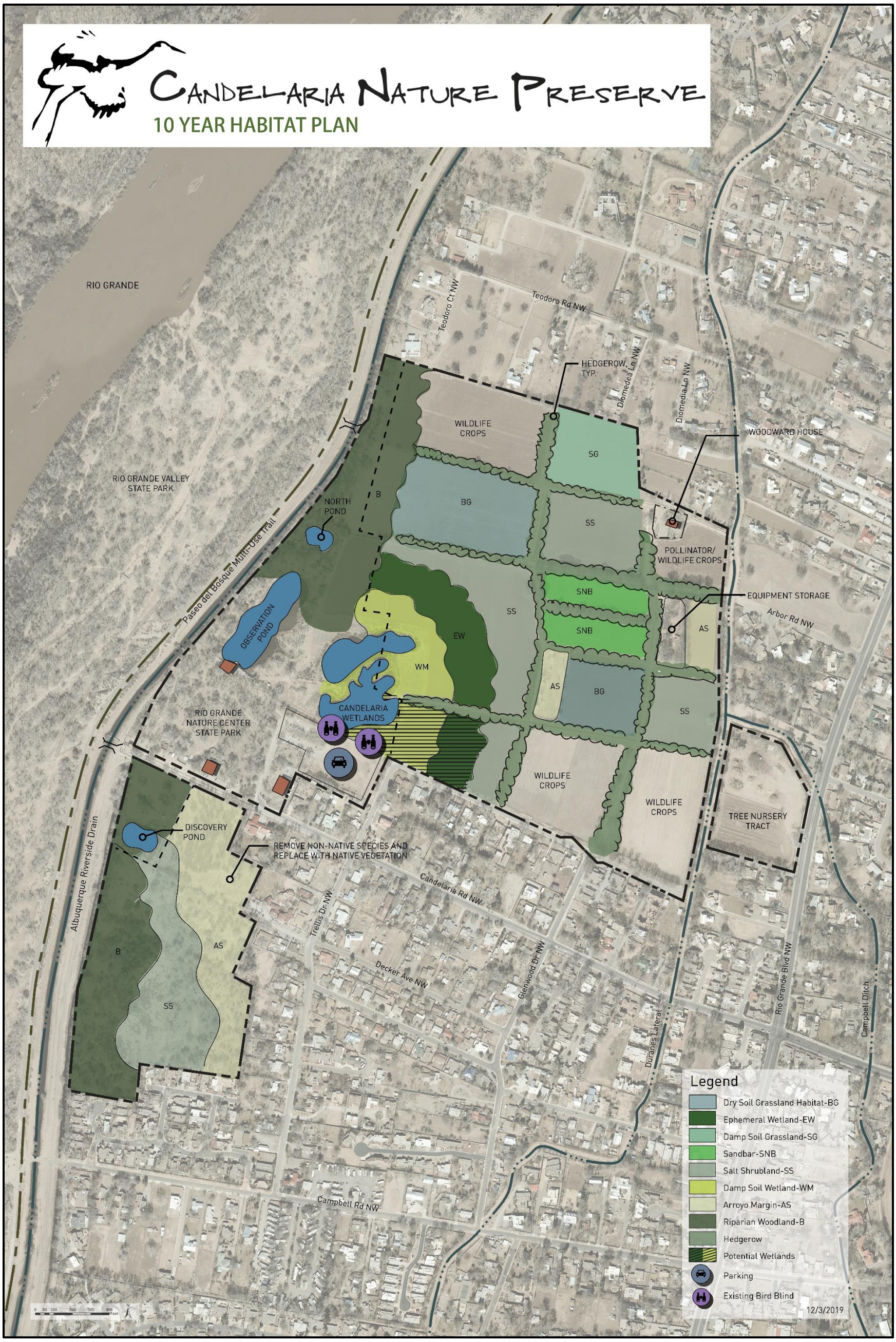
Please see the accompanying CD.

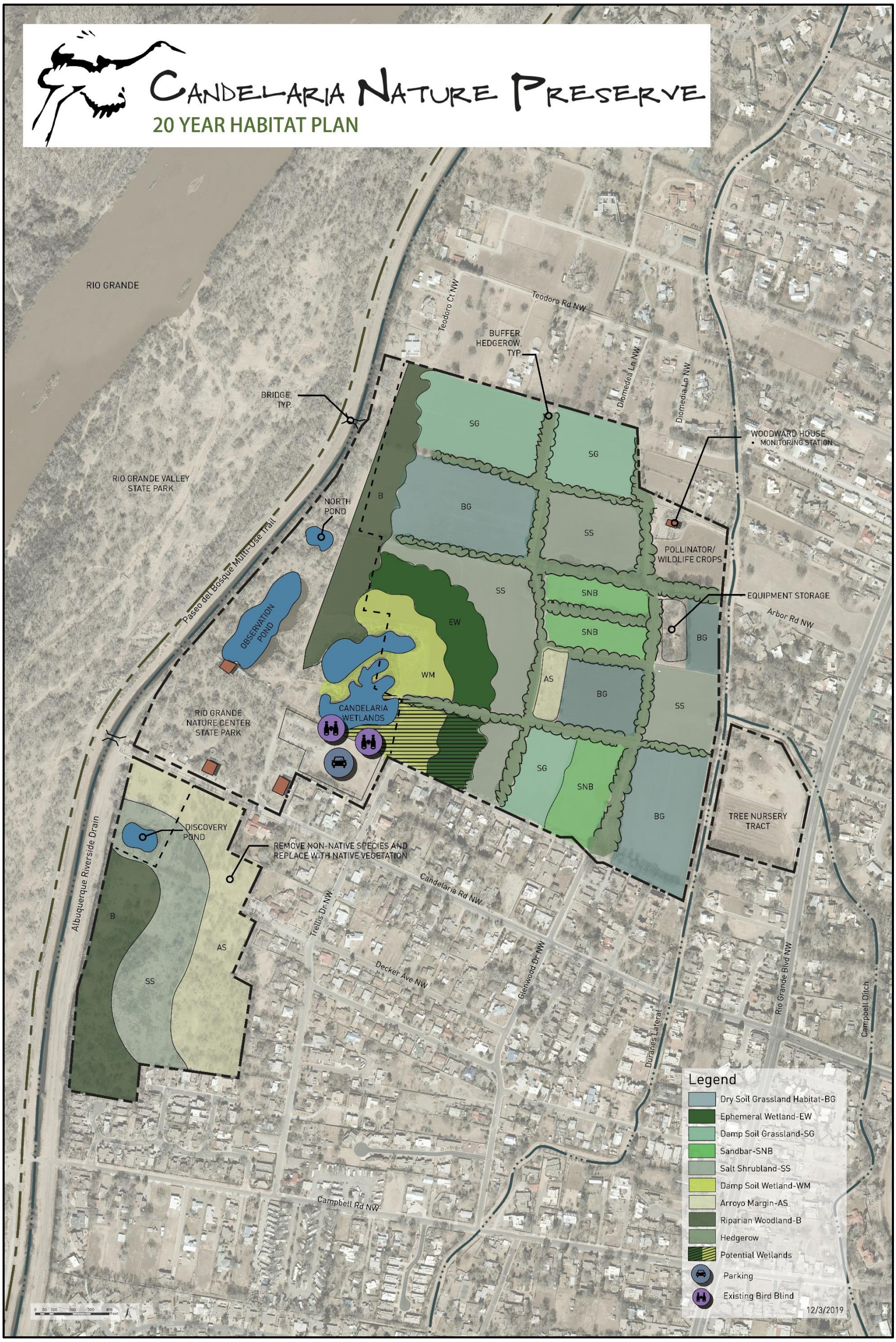
APPENDIX C.
Public Planning Process

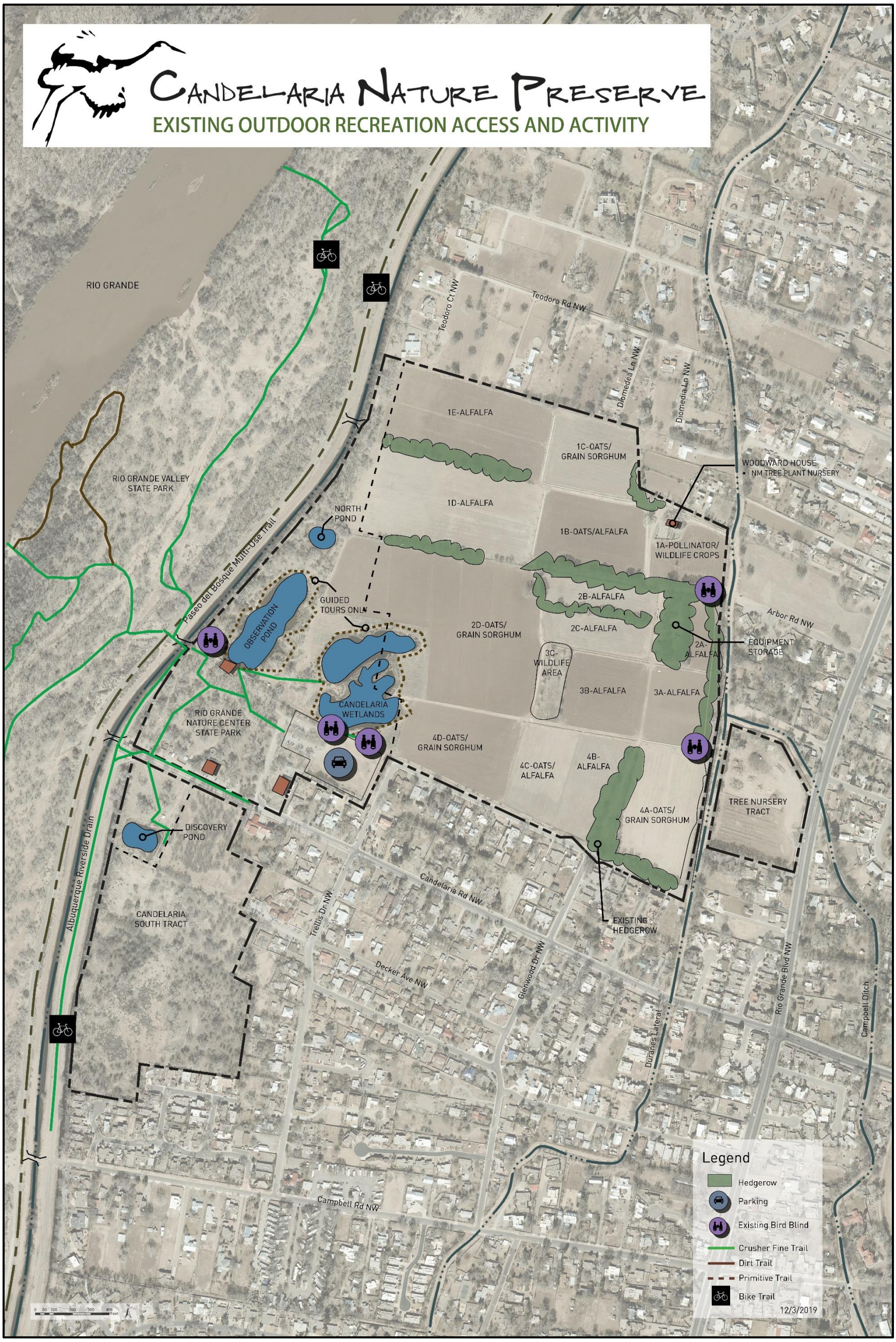
Please see the accompanying CD.

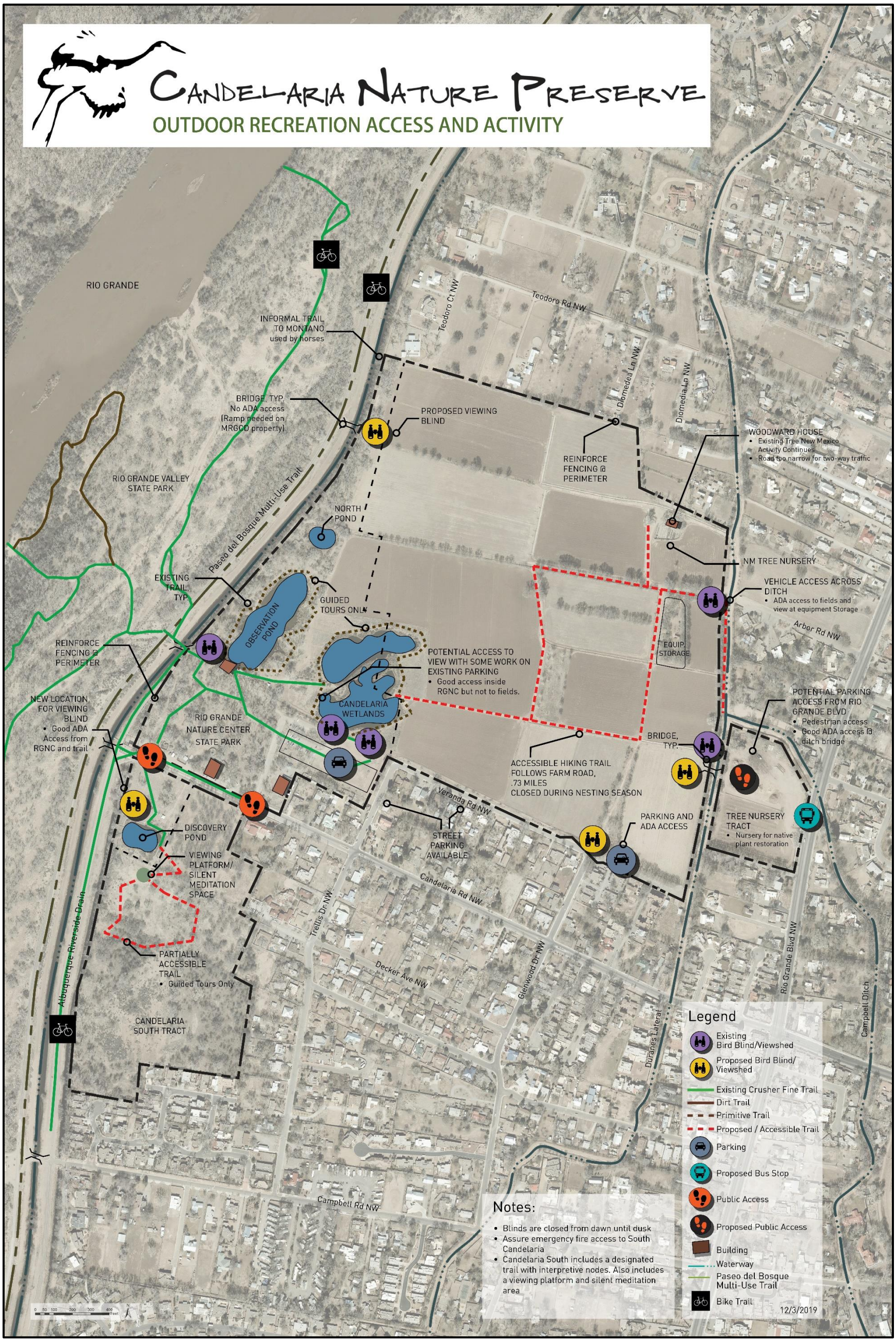
APPENDIX D.
Candelaria Nature Preserve Resource Management Plan Maps


CANDELARIA NATURE PRESERVE
HABITAT EXISTING CONDITIONS
RIO GRANDE
RIO GRANDE VALLEY STATE PARK
Paseo del Bosque Multi-Use Trail
NORTH POND
OBSERVATION POND
CANDELARIA WETLANDS
RIO GRANDE NATURE CENTER STATE PARK
DISCOVERY POND
CANDELARIA SOUTH TRACT
Albuquerque Riverside Drain
Teodoro Ct NW
Teodoro Rd NW
Diomedea Ln NW
1E-ALFALFA
1C-OATS/ GRAIN SORGHUM
1D-ALFALFA
1B-OATS/ALFALFA
1A-POLLINATOR/ WILDLIFE CROPS
WOODWARD HOUSE
NM TREE PLANT NURSERY
EQUIPMENT STORAGE
Arbor Rd NW
2B-ALFALFA
2C-ALFALFA
2D-OATS/ GRAIN SORGHUM
2A-ALFALFA
3C-WILDLIFE AREA
3B-ALFALFA
3A-ALFALFA
4D-OATS/ GRAIN SORGHUM
4C-OATS/ ALFALFA
4B-ALFALFA
4A-OATS/ GRAIN SORGHUM
TREE NURSERY TRACT
Veranda Rd NW
Candelaria Rd NW
EXISTING HEDGEROW
Trellis Dr NW
Decker Ave NW
Glenwood Dr NW
Durranes Lateral
Rio Grande Blvd NW
Campbell Ditch
Campbell Rd NW
Legend
Hedgerow
Parking
Existing Bird Blind
12/3/2019


CANDELARIA NATURE PRESERVE
10 YEAR HABITAT PLAN
RIO GRANDE
RIO GRANDE VALLEY STATE PARK
Paseo del Bosque Multi-Use Trail
Teodoro Ct NW
Teodoro Rd NW
Diomedea Ln NW
HEDGEROW, TYP.
WOODWARD HOUSE
WILDLIFE CROPS
SG
BG
SS
NORTH POND
B
POLLINATOR/ WILDLIFE CROPS
SNB
EQUIPMENT STORAGE
Arbor Rd NW
AS
OBSERVATION POND
EW
WM
CANDELARIA WETLANDS
RIO GRANDE NATURE CENTER STATE PARK
TREE NURSERY TRACT
DISCOVERY POND
REMOVE NON-NATIVE SPECIES AND REPLACE WITH NATIVE VEGETATION
Albuquerque Riverside Drain
Candelaria Rd NW
Trellis Dr NW
Decker Ave NW
Glenwood Dr NW
Durranes Lateral
Rio Grande Blvd NW
Campbell Ditch
Campbell Rd NW
Legend
Dry Soil Grassland Habitat-BG
Ephemeral Wetland-EW
Damp Soil Grassland-SG
Sandbar-SNB
Salt Shrubland-SS
Damp Soil Wetland-WM
Arroyo Margin-AS
Riparian Woodland-B
Hedgerow
Potential Wetlands
Parking
Existing Bird Blind
12/3/2019


CANDELARIA NATURE PRESERVE
20 YEAR HABITAT PLAN
RIO GRANDE
RIO GRANDE VALLEY STATE PARK
Paseo del Bosque Multi-Use Trail
Albuquerque Riverside Drain
BRIDGE, TYP.
NORTH POND
OBSERVATION POND
RIO GRANDE NATURE CENTER STATE PARK
CANDELARIA WETLANDS
DISCOVERY POND
REMOVE NON-NATIVE SPECIES AND REPLACE WITH NATIVE VEGETATION
BUFFER HEDGEROW, TYP.
WOODWARD HOUSE
• MONITORING STATION
POLLINATOR/ WILDLIFE CROPS
EQUIPMENT STORAGE
TREE NURSERY TRACT
Teodoro Ct NW
Teodoro Rd NW
Diomedea Ln NW
Arbor Rd NW
Candelaria Rd NW
Trellis Dr NW
Decker Ave NW
Glenwood Dr NW
Duranes Lateral
Rio Grande Blvd NW
Campbell Ditch
Campbell Rd NW
B
BG
SG
SS
SNB
EW
WM
AS
Legend
Dry Soil Grassland Habitat-BG
Ephemeral Wetland-EW
Damp Soil Grassland-SG
Sandbar-SNB
Salt Shrubland-SS
Damp Soil Wetland-WM
Arroyo Margin-AS
Riparian Woodland-B
Hedgerow
Potential Wetlands
Parking
Existing Bird Blind
12/3/2019


CANDELARIA NATURE PRESERVE
EXISTING OUTDOOR RECREATION ACCESS AND ACTIVITY
RIO GRANDE
RIO GRANDE VALLEY STATE PARK
Paseo del Bosque Multi-Use Trail
Albuquerque Riverside Drain
Teodoro Ct NW
Teodoro Rd NW
Diomedea Ln NW
1E-ALFALFA
1C-OATS/ GRAIN SORGHUM
1D-ALFALFA
1B-OATS/ALFALFA
1A-POLLINATOR/ WILDLIFE CROPS
WOODWARD HOUSE
NM TREE PLANT NURSERY
NORTH POND
GUIDED TOURS ONLY
OBSERVATION POND
2B-ALFALFA
2C-ALFALFA
2D-OATS/ GRAIN SORGHUM
2A-ALFALFA
EQUIPMENT STORAGE
Arbor Rd NW
3C-WILDLIFE AREA
3B-ALFALFA
3A-ALFALFA
CANDELARIA WETLANDS
RIO GRANDE NATURE CENTER STATE PARK
4D-OATS/ GRAIN SORGHUM
4C-OATS/ ALFALFA
4B-ALFALFA
4A-OATS/ GRAIN SORGHUM
TREE NURSERY TRACT
DISCOVERY POND
CANDELARIA SOUTH TRACT
Candelaria Rd NW
Trellis Dr NW
EXISTING HEDGEROW
Decker Ave NW
Glenwood Dr NW
Durranes Lateral
Rio Grande Blvd NW
Campbell Ditch
Campbell Rd NW
Legend
Hedgerow
Parking
Existing Bird Blind
Crusher Fine Trail
Dirt Trail
Primitive Trail
Bike Trail
12/3/2019


CANDELARIA NATURE PRESERVE
OUTDOOR RECREATION ACCESS AND ACTIVITY
RIO GRANDE
INFORMAL TRAIL TO MONTANO used by horses
BRIDGE, TYP. No ADA access (Ramp needed on MRGCD property)
PROPOSED VIEWING BLIND
Teodoro Ct NW
Teodoro Rd NW
Diomedea Ln NW
Diomedia Ln NW
REINFORCE FENCING @ PERIMETER
WOODWARD HOUSE
• Existing Tree New Mexico Activity Continues
• Road too narrow for two-way traffic
RIO GRANDE VALLEY STATE PARK
Paseo del Bosque Multi-Use Trail
NORTH POND
NM TREE NURSERY
EXISTING TRAIL, TYP.
OBSERVATION POND
GUIDED TOURS ONLY
VEHICLE ACCESS ACROSS DITCH
• ADA access to fields and view at equipment Storage
Arbor Rd NW
EQUIP. STORAGE
REINFORCE FENCING @ PERIMETER
POTENTIAL ACCESS TO VIEW WITH SOME WORK ON EXISTING PARKING
• Good access inside RGNC but not to fields.
CANDELARIA WETLANDS
NEW LOCATION FOR VIEWING BLIND
• Good ADA Access from RGNC and trail
RIO GRANDE NATURE CENTER STATE PARK
POTENTIAL PARKING ACCESS FROM RIO GRANDE BLVD
• Pedestrian access
• Good ADA access @ ditch bridge
BRIDGE, TYP.
ACCESSIBLE HIKING TRAIL FOLLOWS FARM ROAD, .73 MILES CLOSED DURING NESTING SEASON
Veranda Rd NW
PARKING AND ADA ACCESS
TREE NURSERY TRACT
• Nursery for native plant restoration
DISCOVERY POND
STREET PARKING AVAILABLE
VIEWING PLATFORM/ SILENT MEDITATION SPACE
Candelaria Rd NW
Trellis Dr NW
Albuquerque Riverside Drain
PARTIALLY ACCESSIBLE TRAIL
• Guided Tours Only
Decker Ave NW
Glenwood Dr NW
Rio Grande Blvd NW
Campbell Ditch
CANDELARIA SOUTH TRACT
Duranes Lateral
Campbell Rd NW
Notes:
• Blinds are closed from dawn until dusk
• Assure emergency fire access to South Candelaria
• Candelaria South includes a designated trail with interpretive nodes. Also includes a viewing platform and silent meditation area
Legend
Existing Bird Blind/Viewshed
Proposed Bird Blind/ Viewshed
Existing Crusher Fine Trail
Dirt Trail
Primitive Trail
Proposed / Accessible Trail
Parking
Proposed Bus Stop
Public Access
Proposed Public Access
Building
Waterway
Paseo del Bosque Multi-Use Trail
Bike Trail
12/3/2019

48 hr material

December 10, 2020

Tree Farm 5/4/2009

Tree Farm 5/4/2009

Tree Farm 5/4/2019

Tree Farm 6/15/2019

Tree Farm 10/26/19

Tree Farm 10/26/2019

Tree Farm
11/13/19

Text
Tree Farm 12/5/19

Tree Farm 12/12/19

Tree Farm 4/24/2020

Tree Farm
4/27/2020

Tree Farm 4/29/2020

Tree Farm 5/7/2020

Tree Farm 5/7/2020
155301

Tree Farm May 11, 2020

Tree Farm 5/20/20

Tree Farm 5/27/2020

Tree Farm
6/12/20

Tree Farm 6/12/2020

Tree Farm 6/12/2020

Tree Farm 6/18/2020

Tree Farm 6/18/2020

Tree Farm 6/26/2020

Tree Farm 6/26/2020

Tree Farm 7/3/2020

Tree Farm July 11, 2020

Tree Farm 7/23/2020

Tree Farm 8/5/2020

Tree Farm 9/2/2020

Tree Farm 10/17/2020

Tree Farm 10/17/2020

Tree Farm 10/25/2020

Tree Farm 10/25/2020

Tree Farm 10/30/2020

Tree Farm 11/1/2020

Tree Farm 11/1/2020

Tree Farm 11/1/2020

Tree Farm 11/3/2020

Tree Farm 11/4/2020

Tree Farm 11/4/2020

Tree Farm 11/5/2020

Tree Farm 11/5/2020

Tree Farm 11/5/2020

Tree Farm 11/7/2020

Tree Farm 11/7/2020

Tree Farm 11/8/2020

Tree Farm 11/9/2020

CASE
621
Tree Farm 11/9/2020

Tree Farm 11/9/2020

Tree Farm 11/9/2020

Naji, Leslie

From: Friedje vanGils <friedje5176@gmail.com>
Sent: Sunday, November 29, 2020 6:42 PM
To: Naji, Leslie
Cc: Dana McCabe
Subject: Tree Farm. CNP

External

Hello, Ms.Naji-
I would like to submit some comments for the EPC hearing regarding the Candelaria Nature Preserve Resource Management Plan. In particular, I have concerns about the property known as The Tree Farm.

My family lives at 2437 Cherokee rd. NW, directly N of the tree farm. As such, we are the property / neighbors most directly affected by plans to bridge the tree farm property to the Nature Preserve just to the West of us. Of particular concern are four items:

1) the "Bird / Wildlife Blinds" that are planned for public viewing of the wildlife in the fields directly W of our property. Our land adjoins the Duranes Lateral ditch. From initial sketches, it looks like these bird blinds will give viewers not only a great view west to the nature preserve, but potentially directly into our property if the viewer simply turns around to face East.

2) Parking: although the plan will call for NO parking on Cherokee Rd., it is the strip of dirt road that gives a visitor the closest access to the ditch and, from there, to the bird blinds, etc. As I am sure you know, it matters little how much parking is made available on the tree farm property, most people like to park as close as they can get to avoid having to take more steps to get to where they are going. Human nature, I guess. Even now, with no formal nature preserve to visit, our driveway gets blocked by self-centered parkers.

3) The general very large increase of traffic, whether foot or vehicle and just the sheer increase in numbers of people that will come to "our ditch" / the nature preserve.

4) Speaking of an increase in people in our area: We would like to have some voice regarding the EXIT from the tree farm (where people will park) to walk to the Bird Blinds. We want to be included in the design of that traffic pattern so that people will walk as far away from our front door / driveway as possible on their way to view the wildlife. The immediate and surrounding neighbors need and deserve input into the entire process from planning to design.

For item #1: We look forward to participating in the design process of the bird blinds in the hope that they will NOT be like the blinds currently in the Rio Grande Nature Center. That is, large cement walls with a few "windows" in them. You can imagine the horror of looking out our window to see grey walls ("bird blinds"?) instead of the current greenery, trees and fields we have the good fortune to call our view.

For item #2: We hope the City will put aside a size-able fund for the "No Parking" enforcement that will be needed for years to come on Cherokee Rd. This will be an effort that has no end; there must be a commitment to continual monitoring and enforcement.

For item #3: The huge increase that is anticipated on the entire South and West sides of our property, we ask that the City and/or the Middle Rio Grande Conservancy replace the currently falling down fence along the ditch and bordering the entire west side of our property. I believe it is some 300 ft. in length. A good sturdy tall fence (preferably coyote or a similar "natural" looking fence) will help keep crowds from peering into our yard as or after they visit the bird blinds.

Thank you for your consideration of these requests, for passing our concerns along to the EPC and for keeping us in the loop as these plans progress.

We hope we will be contacted and able to participate as much as possible although we are still working 8 - 5 each day (something that has made the earlier planning process inaccessible to us).

-Friedje vanGils
c: 505-6988-3844
email: Friedje5176@gmail.com

-Dana McCable
c: 505-228-6899
email: mccabedana@gmail.com

address: 2437 Cherokee Rd. NW • Albuquerque, NM 87107
==========
This message has been analyzed by Deep Discovery Email Inspector.

Naji, Leslie

From: Marta Galicki <mmgalicki@me.com>
Sent: Monday, November 30, 2020 8:47 AM
To: Naji, Leslie
Cc: Alan Galicki
Subject: Candelaria Nature Preserve comments for EPC meeting Dec 10, 2020

External

Dear Leslie Naji,

1. We are very supportive of the creation of the Candelaria Nature Preserve for the community of Albuquerque but Open Space did not bring us into the process concerning **proposed parking and public restrooms on the Tree Farm or the associated bird blind and bridge over the Duranes Ditch near our house facing Cherokee Road NW** until very late in the process. These proposals were seemingly added as an afterthought in summer of 2019 when most people are traditionally away on vacation. Even then, not one neighbor on the perimeter of the Tree Farm was alerted by mail, email or public notice or even flyers in our mailboxes about this proposal. We heard about it by word of mouth from neighbors. We purchased our property in 2016 and **no notice was sent to us to inform us or invite us into the decision-making process early enough for us to have an impact or feel like we trust the process.** Whether intentional or not the perception is that it was a done-deal that was railroaded through by Open Space without genuinely engaging the neighbors that are most impacted.

2. Even when the impacted neighbors were "heard" at a public meeting of **Sept 11, 2019**, the Open Space **staff did not provide a full record of oral and written public comments. Our trust in the process was further eroded when the votes at the TAG Meetings were irregular in Fall 2019 and Jan 2020 with some members confused and changing their vote several times and the chair failing to project an image of being a neutral party by voting early rather than waiting to vote last in order to be a tie breaker**.**Also, are staff supposed to vote or just recommend? They voted.**

3. **We have requested further studies, including traffic studies, to assess the actual need, location and extent of additional parking because right now, the number and location of parking on the Tree Farm is not based on any scientific data.** They are purely arbitrary and not following any science or facts. Would it not be more fair to make a study and try to scatter the parking so one neighborhood does not carry the negative impact and burden for the entire project.

4. Even if the Candelaria Nature Preserve is approved without the Tree Farm Tract on Dec 10, **the proposed bird blind and bridge in the CNP will force what happens in the Tree Farm.** The bird blind and bridge across Duranes Ditch near Cherokee Rd NW should not be included in the plan until the Tree Farm is resolved or we will be locked in. It is putting the cart before the horse. **How the Tree Farm is planned and developed will guide decisions about existence of and location of bird blind and bridge.**

5. **Is it possible for the upcoming process of developing the Tree Farm have a facilitator?** Ms. Torres facilitated the two public zoom meetings well in November 2020. It was really the first time that all the neighbors on the perimeter of the Tree Farm had a chance to speak. Before we had a facilitator, we had no one advocating for us to have a real voice. Otherwise, we will continue to be bullied.

6. We all want to share the beautiful and peaceful Candelaria Nature Preserve with the community and public but in the process why were we shut out: Why does our house have to face a 30 car parking lot plus 4/5 bus bays which will have idling and air/noise pollution plus a public restroom, bird blind and bridge. Also there will be flooding issues in the neighborhood due to the paving of the Tree Farm for parking facing our property.

Thank you.

Sincerely,

Marta and Alan Galicki
3403 Rio Grande Blvd NW
Albuquerque, NM 87107

==========
This message has been analyzed by Deep Discovery Email Inspector.

Code Enforcement & Zoning Enforcement
Planning Department
600 2nd St., NW
Albuquerque, NM 87102

ZONING COMPLAINT

INTRODUCTION

The Tree Farm owned by the City of Albuquerque and located at 3301 Rio Grande Boulevard, NW is in violation of the City of Albuquerque Zoning Code and IDO regulations. The Tree Farm is part of the "Candelaria Nature Preserve". It is "Permanent Open Space". **(City Resolution R-16-147, p. 1; Resource Management Plan (RMP) 12/19, p. iii, 98)**. The City has turned it into a **"Dump"**. Despite numerous and continuous complaints by the neighbors, and numerous promises by the City to clean it up, the site has been in violation of zoning requirements for years. In the last two years the dumping of waste has grown immensely. What started as a Tree Farm to grow trees for re-implantation to the City's Parks **(See first photo of photos attached)** has become a waste and refuse station. **(See photos attached)**. Zoning needs to be enforced, the dumping of garbage and waste needs to stop and the area needs to be cleaned up immediately.

HISTORY

The Tree Farm was originally purchased in 1978 with City, State and Federal funds. It was rezoned from R-2 to SU-1 for a Nature Study Center and Preserve **(R-16-147, p. 1 (A-1))**. The SU-1 imposed restrictions on the land. It is and has been for 42 years zoned as Open-Space for nature study and a wildlife preserve. **(See R-16-147, p. 4; RMP, (A-4))**. Any attempt to lessen restrictions or rezone the site under the new Comprehensive Zoning Code and IDO is

void. Because federal funds were used for the purchase it is subject to Federal restrictions "in perpetuity". **(RMP, 12/19, pp. iii and 7)**.

The original intent of the City was to use the site as a "Tree Farm", grow trees and move the trees to the City's Parks. **(Mark Chavez, City Facilitated Meeting, 11/12/20; see first photo of photos attached)**. However, in 2009, the City, without notice to anyone, started using the site as a "staging ground" for road construction. **(See second photo of photos attached).** The neighbors complained and the City promised it was only temporary and would be cleaned up. It was never cleaned up. **(See Dr. Gutierrez letter sent to Mayor Berry in 2011 attached)**.

The City's use of the Tree Farm is in violation of the Zoning Code because it is being used as a Dump. It is being used as a "refuse station for green waste and other material that serves the greater park system". **(RMP, 12/19, p. 98)**. It is in violation of Federal, State and City requirements that it shall at all times be used for "permanent open space", that it shall at all times be used as a "nature study area", and that it shall at all times be used as a "wildlife preserve". **(R-16-47, pp. 1-4)**. The land was to "remain primarily natural with preservation of existing plant and animal life". **(R-16-47, p. 2)**. It is part of the Bosque Open Space Land Acquisition Project **(R-16-47, p. 1)**. It is not zoned for a Dump. It has never been zoned for a Dump. It is not zoned for the collection of waste of any kind. It has never been zoned for the collection of waste of any kind. It is not zoned for a transfer station. It has never been zoned for a transfer station. **(www.N.M. Environment Dept., Facilities and Haulers, List of Collection Facilities, N.M. Government Environment/Solid Waste; <u>www.cabq.gov/solidwaste/trash-collection facilities</u>)**.

The City has admitted that the site is being used for the collection of and a dumping ground for trash, green waste and waste hauled in from the 300 City parks around the City. **(Colleen McRoberts, Albuquerque Open Space Superintendent, Tree Farm meeting 12/10/19, Los Griegos Community Center; RMP, 12/19, p. 98)**. Solid Waste being dumped on the site is evidenced by the photographs attached. **(See photos)**. The City has admitted that the site has been used for "trash". **(www.KRQE News 13 video and KRQE.com website article, posted May 22, 2019, statements by Mark Chavez, City Park Superintendent; News article is attached).** Hundreds of bags of trash have been dumped in the area. Bags of trash have been covered up with more waste. (**See photos attached**). The City has failed to provide any evidence that what is being dumped at the site currently does not contain regular trash. This property is not zoned for this purpose. In essence, the property is being used as an illegal commercial dump, an illegal transfer station, and an illegal construction yard. Contractor waste, landscape waste, excess rock, excess lumber, and "soil amendments" dominate the site. Dump trucks, loaders and smaller trucks bring in waste several days of the week if not daily. Construction material and landscaping material are piled on the east and north sides of the Tree Farm. Huge piles of waste and ground-up waste are piled throughout the Tree Farm. The newest waste is piled in the back of the Tree Farm to the west and then piled over the old waste which buries and hides the activity. **(See photos attached)**.

The City argues that taking trash to the dump from the City's 300 parks immediately would be inconvenient and cost too much. **(Mark Chavez, Associate Director, Parks and Rec., City Facilitated Meeting 10/22/20; 5/22/19 KRQE Channel 13 News Video and news article posted 5/22/19; News Article is attached)**. Ironically, the City has posted signs at the Tree Farm prohibiting dumping on the land. **(See photos)**. The City's argument that it can't do

the right thing and take each park's trash to the legal City dumps immediately, because it is inconvenient and costs too much, is specious. The waste is required to be taken to one of the three (3) Convenience Centers as the City directs **(www.cabq.gov/solid waste/trash-collection/facilities; www.cabq.gov/solid waste/green waste)**. The three convenience centers are Eagle Rock, Don Reservoir and Montessa. The Tree Farm is not a convenience center. Just like its citizens, the City of Albuquerque is required to follow its rules, regulations and laws. This is especially true since the City made these rules, regulations and laws.

Importantly, the Tree Farm was an original part of the Candelaria Farm Preserve **(R-16-147; RMP, 12/19, p. iii, p. 7)**. The rules governing the use of Federal Land Water Conservation Funds (LWCF) and the LWCF rules apply to the "entire property purchased" with those funds and to the "entire management unit" "in perpetuity". **(RMP 12/9, p. iii, p. 7); Predock Plan (p. 5); and (R-16-147 p. 1)**.

The City, the Solid Waste Department, and the Open Space Department have promised for years to clean up this site. Throughout years 2019 and 2020 City Officials have promised to clean up the site immediately. **(Technical Advisory Group (TAG) meetings 9/11/19, 9/31/19; 5/22/19 KRQE Channel 13 video and news article posted 5/22/19)**. Yet, no real, permanent efforts have been made to clean up this site. Rather, the City and Open Space Department have exponentially increased their efforts to dump more trash, more waste and create huge, 12 to 20 foot high piles on the site. **(See photos)**.

Members of TAG and the Open Space Advisory Board (OSAB) have made statements that the site was being used for a "dump", that it was a "huge dumping ground", and that the area was an "eyesore". **(TAG Meetings 9/11/19, 9/30/19, 12/17/19; OSAB Meetings 1/28/20, 10/27/20)**. Members of TAG and OSAB made statements that the area needed to be cleaned up

and no more dumping should be allowed. **(Id.)**. Again, the City, the Open Space Department, the Department of Solid Waste, the Parks and Recreation Department, and City Officials have refused to take any substantial remedial action. Numerous neighbor requests and complaints to the City, to TAG and to City Officials have been ignored and disregarded except by a few members of TAG. The one Board that has taken action and tried to be responsive is the Open Space Advisory Board (OSAB) which acknowledged the problem and instructed the Open Space Department and City to take action **(OSAB Meetings 1/28/20; 10/27/20)**. However, the City still refuses to place a deadline or even a timeline on the clean-up **(City Facilitated Meeting, 11/12/20)**.

VIOLATIONS

Based on the foregoing and the following specific violations, it is irresponsible that the City has failed to act and has actually compounded the problem:

1. The Tree Farm is not one of the five (5) permitted Waste Transfer Stations in Bernalillo County listed with the New Mexico Environmental Department. **(www.New Mexico Environment Department, Facilities and Haulers, List of Transfer Stations; N.M. Government Environment/Solid Waste)**.
2. The Tree Farm is not one of the three (3) Convenience Centers permitted for trash in Albuquerque **(www.cabq.gov/solid waste/trash collection facilities; www.cabq.gov/solid waste/green waste)**.
3. The "compost piles" are now enormous. Neighbors refer to these as "steaming piles". **(12/10/19 Neighborhood Meeting with City)**. The piles cause a "stench". **(11/12/20 Facilitation Meeting with City)**. Mark Chavez, the Associate Director of Parks and Rec and the Park Superintendent, stated on 10/22/20, that the piles are large, that the City has

to make massive changes to that area, and that $70,000 to $100,000 would be necessary to haul them away. **(10/22/20 Facilitated meeting set up by the City)**. The Tree Nursery is not one of the five (5) Open Registered Compost Facilities listed or allowed in Bernalillo County on the New Mexico Environment Department registry website list – October 2019. **(www.New Mexico Environment Department, Facilities and Haulers, List of Transfer Stations; N.M. Government Environment/Solid Waste)**.

4. Channel 13 KRQE TV news filmed the Tree Nursery trash on 5/22/19. Two neighbors in the story explained that they had called the City five (5) times in the last four months from February 2019 to May 2019 complaining "about the trash and fire hazard". Nothing was done. **(www.KRQE Channel 13 news video, News article 5/22/19; News Article is attached)**.
5. Dr. John Gutierrez, a neighbor who's property abuts the Tree Farm to the north, wrote Mayor Berry in 2011, complaining of the dust and dirt created by the dump trucks and loaders at the site. He explained how constant maintenance and service were required on the air conditioners because of the blowing stockpile dirt. Dr. Gutierrez believed that the property was in violation of the zoning code and noted that he thought the City was using it as a contractor's yard, as dump trucks brought in and took out materials daily. **(See attached undated letter. Dr. Gutierrez has stated to TAG and to the OSAB that this letter was sent sometime in 2011)**. The City took no action to remedy the problem.
6. Waste and/or Recycling Transfer Stations are prohibited within 330 feet of Major Public Open Space **(IDO, p. 189, 4-3(E)(14)(16))**. Yet, alarmingly, the City has created a Waste/Recycling/Transfer Station directly in its own Open Space to the detriment of its citizens. This is a clear violation.

7. The City's IDO requires that the residential neighborhood character of established low-density homes in any district on lots adjacent to any mixed use or non-residential zone district be maintained. **(IDO p. 315, 5-9(A))**. Residential homes are on three sides. The operation of a dump at the Tree Farm violates the IDO.
8. The operation of a dump at the Tree Farm "creates objectionable conditions that create adverse impacts on the residents or neighboring properties" that are to be avoided. **(IDO 5-13(A))**. "All properties ... shall be maintained in a clean and safe condition and shall not create any public or private nuisance". **(IDO 5-13 (B))**. Dust, exhaust fumes, noise, trash and stench are clearly a "nuisance interfering with the use and enjoyment of adjacent properties". **(Id.)**. Clearly, the Tree Farm is not maintained as required by IDO standards.
9. Section 5-2, page 221, etc. seq. of the IDO to the new Comprehensive Zoning Code requires that development of "sensitive lands" is to be "avoided". Sensitive lands include "Irrigation Facilities" Acequias, Flood Plains and "Large Stands of Mature Trees". **(IDO 5-2(J))**. Open Space and Preserves are the City's most sensitive lands. **(See 1999 Major Open Space Facility Plan, p. 12)**.
10. The Current RMP reaffirms that "the farm is uniquely situated to create and protect habitat for birds and wildlife and "<u>will be managed as a preserve in the strictest sense, whereby humans are only guests</u>" . . . in order to provide the greatest possible protection to wildlife." **(R-16-147, pp. 2, 3)**. A dump violates this reaffirmation.
11. The established goals of the City's Open Space Division are to acquire and protect the natural character, natural reserves and environmental features. **(1999 Major Public Open Space Rank II Facility Plan (p. 1); RMP, 12/19, p. 1)**. An "Open Space

Preserve" is "an area that is set aside for its exceptional natural, cultural or scenic value. Resources are fragile, and protection is the primary management objective.... Development is limited to the minimum required public safety and resource protection and enhancement". **(1999 Major Public Open Space Rank II Facility Plan, p. 12)**. A dump violates this Rank II Plan's edict.

12. **R-16-147** explicitly reaffirms the City's representations made to the Federal Government in 1976. The Resolution states: "The City of Albuquerque hereby reaffirms that the Candelaria Nature Preserve is to be managed as a nature study area and wildlife preserve" . . . as required by the LWCF . . . in "fulfillment of the City's fiduciary duties" **(R-16-147, p. 4; (RMP, 12/19 (A-4))**. The City has intentionally breached its fiducial duties to the public and especially to the surrounding neighbors by turning the Tree Farm into a Dump. The creation of a dump and huge waste piles at this protected Open Space Preserve violates Federal law. The Tree Farm is "Permanent Open Space". It is a "Preserve". An Open Space Preserve is not a Dump and is not a dumping ground or waste collection station.

13. The Land Water Conservation Funds Act (LWCF) requires that the entire property "shall be maintained so as to appear attractive and inviting to the public". **(Section 6(f)(3) of the Land Water Conservation Funds Act (LWCF) and 36 CFR 59.3 Chapter 8B.1. of the LWCF State Assistance Program Manual); (RMP 12/19, p. 7)**. The photos establish that the waste piles are not attractive and not inviting to the public. The Tree Farm is in violation of the LWCF requirements.

14. The LWCF specifically prohibits the Tree Farm from being "converted" to any use other than its original use of nature study and wildlife preserve without the approval of the

Secretary of the Interior and only if other conditions are met. The "conversion" of the Tree Farm to a dump and waste transfer station, and the failure to comply with federal requirements is a clear violation and is illegal. **(43 CFR 12.83) (36 CFR 59.3, §6(f)(3))**.

CONCLUSION

At the City Facilitated Meeting on 11/12/20, the City admitted that all piles had to be removed, "It has to happen", and the piles were only to be "temporary". **(Mark Chavez, 11/12/20 City Facilitated Meeting)**. Unfortunately, as usual, the City would not commit to a timeline or deadline. The reasons given, were again, budgetary constraints and convenience to the City. To the neighbors, this is just more of the same. The piles, in some form, have been there for over 10 years. The City needs to stop with the excuses and vague general promises and actually clean up the site. The neighbors are not willing to wait another 10 years for the City's additional convenience.

If this Zoning Complaint needs to be sent to anyone else, please do so or advise me who else it needs to go to immediately.

Please advise within ten days what steps the City will take to immediately remedy this "dump", "eyesore", and zoning violation and fulfill its "fiducial duties" **(R-16-147 p. 4)**. Thank you.

Sincerely,

Steven C. Ewing
3401 Rio Grande, NW
Albuquerque, NM 87107

11/18/20

cc: Mayor Tim Keller - mayorkeller@cabq.gov
Sarita Nair, Chief Administrative Officer, City of Albuquerque – snair@cabq.gov
Esteban A. Aguilar, Jr., City Attorney - eaj@cabq.gov
Councilor Isaac Benton - ibenton@cabq.gov
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Dan Serrano, Chair, Council District 1, EPC
Richard Meadows, Council District 2, EPC
Joseph Cruz, Council District 3, EPC
Robert Stetson, Council District 4, EPC
Gary L. Eyster P.E. (Ret.), Council District 6, EPC
David Shaffer, Vice Chair, Council District 7, EPC
Timothy J. MacEachen, Council District 8, EPC
Johnathan R. Hollinger, Council District 9, EPC
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David Simon, Director of Open Space - dsimon@cabq.gov
Colleen Langan-McRoberts, Superintendent of Open Space - cmcroberts@cabq.gov
Mark Chavez, Associate Director of Parks and Recreation - mschavez@cabq.gov
Amanda Romero, Secretary of OSAB for distribution to all OSAB Members: - aeromero@cabq.gov
Twyla McComb, Chair of OSAB
Taylor Bui
Barbara Taylor
Michael Scisco
Don Meaders
Scott Forrester
Tasia Young
Michael Jenson, Former Chair of TAG - michjensabq@gmail.com
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Peggy Norton, NVC - peggynorton@yahoo.com
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Summons and Appeals - Summonsandappeals@cabq.gov
Suzanna Sanchez, Zone Code Enforcement – suzannasanchez@cabq.gov
Robert Lucero, Zoning Hearing Examiner – rlucero@cabq.gov

Dr. John R. Gutierrez
5501 Rio Grande Blvd. NW
Albuquerque, NM 87107
Ph 345-7013

Dear Mayor Richard Berry,

I am writing you concerning a piece of land that the City of Albuquerque owns at 3301 Rio Grande Blvd NW. This property is zoned for a nature study center and a nature preserve. I own the property adjacent to this land on the North side, my property contains two duplexes . My concern is with the amount of dirt and dust, created by the dump trucks and loaders, which blows onto my property especially in the spring when the winds are from the SW. The swamp coolers were constantly being replaced because of the dirt blowing from the city's land. Dump trucks bring in loads of dirt and dump it over a steel separating grid which is next to my property. I have installed refrigerated air on the apartments and they are constantly needing service because of the City's dirt .

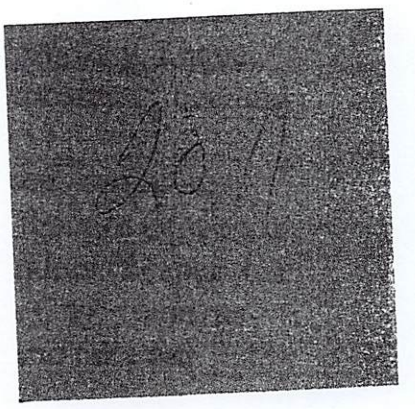
The City's land is not being used for its intended purpose, and in my opinion is in violation of the zoning code. The few trees that are kept on the property for transplanting could be bought from local venders cheaper than paying city employees to care for them. By definition the City's land, as being used is a contractors yard . Dump Trucks bring in and take out material daily.

This is a great piece of land and could be used as part of the City's nature center. A crop could be planted to attract birds and wild life. The land has access to ditch irrigation and could be maintained inexpensively.

I appreciate any help you can provide to correct this situation.

Sincerely,

Dr. John R. Gutierrez



Krqe.com
posted May 22, 2019

NEWS

Neighbors call out city for dumping trash at Albuquerque tree nursery

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Posted: May 22, 2019 / 10:07 PM MDT / Updated: Jun 12, 2019 / 05:42 PM MDT

The Rio Grande Nursery is a place where the City of Albuquerque grows trees for its parks, but for the last two years, neighbors say the city has also been using it as a dump and they're fed up.

Cathy Hogan and Sandra Raun are not the only neighbors who live in the North Valley and love walking along a ditch back that runs behind the nursery. The nursery is located on Rio Grande just north of Candelaria.

"It's really popular," Raun said. "People out here with their dog and their kids."

The city's park superintendent, Mark Chavez, said a majority of the property is used to grow different types of trees.

"That's where we try new trees where we want to experiment possibly in parks," he said.

He said a portion of the land is also used to store landscaping material including soil and wood chips, but that's not all.

"There's someone's old tent. A car seat, a couple shopping carts," Hogan said. "It's a terrible eyesore when you're out here trying to enjoy nature."

Hogan said for at least two years, the city has been using part of the property as a dumping site.

Most of what you'll find piled up there is hauled away from different parks all across town. The city said crews will pick up the items and store them here temporarily.

Chavez said it's a convenient spot for park crews.

"We'll take it there and then when we have enough for a

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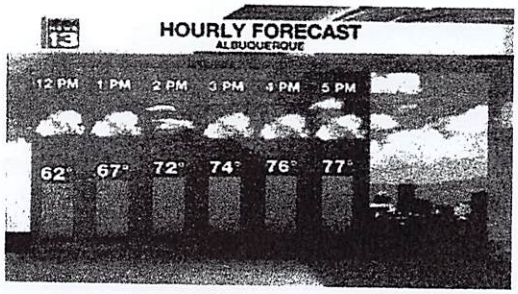

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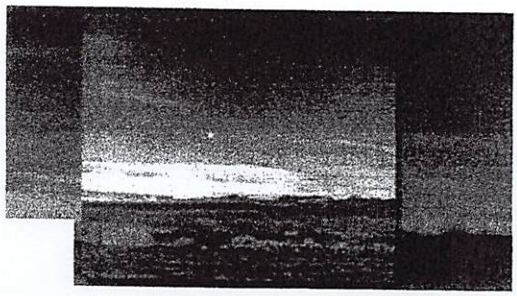

large truck, we'll haul it out to the dump," he said. "It really wouldn't be cost effective to go to the dump every time we clean up a park, so we pick it up in larger trucks and haul it to the dump from there."

Neighbors, however, argue the piles never seem to get any smaller.

"Since February we've made five phone calls to 311 about his trash and fire hazard," Raun said.

Neighbors said the nursery was never intended for this and they want the trash gone for good.

"Straighten this out and make this a healthy, sustainable area again that's enjoyable to go by," Hogan said.

Chavez said the city's been working for the last two months to sort through what is trash and what can be recycled. He said they hope to have it cleaned up within the next month.

According to the city, it's been looking at other properties where they can store some of those items.

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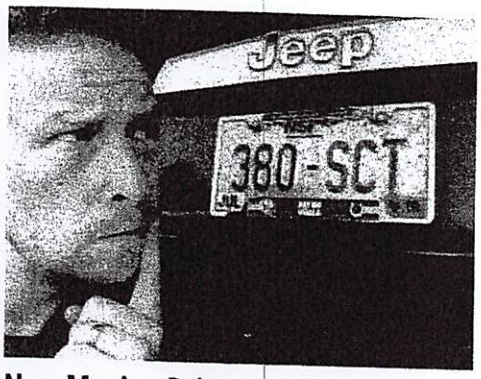

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