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Candelaria Nature Preserve Resource Management Plan

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OFFICIAL NOTIFICATION OF DECISION

January 22, 2021

City of Albuquerque
Parks and Recreation, Open Space
3615 Los Picaros Rd. SE
Albuquerque, NM

Project #2020-004639
RZ-2020-00036– Amendment to Facility Plan

LEGAL DESCRIPTION:
The City of Albuquerque Parks and Recreation Department requests the above action for 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, Trs 16B2B1, 16B2A & 16B1 MRGCD Map 34, Tr X1 Summary Plat City Of Albuquerques Repl Tr X Alvarado, located on Candelaria Rd. NW, between Paseo del Bosque Trail NW and Rio Grande Blvd. NW, approximately 167 acres (G-12-Z) (F-12-Z) Staff Planner: Leslie Naji

On January 21, 2021, the Environmental Planning Commission (EPC) voted to forward a recommendation of Approval of Project #2020-004639/RZ-2020-00036– Amendment to Facility Plan, to the City Council based on the following Findings:

1. The request is a for a review and recommendation to City Council of the Candelaria Nature Preserve Resource Management Plan (CNPRMP) 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, 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.

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 and limited site access.

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 as well as protocols for further changes on the site.

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

All parcels are denoted with MPOS type within the RMP.

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

No development is proposed for the site at this time. Concerns about future plans for a restrooms and additional parking have been discussed but nothing is finalized at this time which will include the community input.

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 and incorporated community involvement with the planning process.

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.

APPEAL: It is not possible to appeal EPC Recommendations to the City Council. Pursuant to the Integrated Development Ordinance (IDO) 14-16-6-4(U)(2), Administration and Enforcement- Finality of Decisions, a recommendation is not a final decision and cannot be appealed. Rather, a formal protest of the EPC's recommendation can be filed within the 15 day period following the recommendation, which ends at the close of business on February 5, 2021. You will receive notification if any person files a protest. For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the IDO.

Sincerely,

for Brennon Williams
Planning Director

BW/LN

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Environmental Planning Commission

Agenda Number: 1
Project #: 2020-004639
Case: RZ-2020-00036
Hearing Date: January 21, 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 XX.

Leslie Naji
Senior Planner

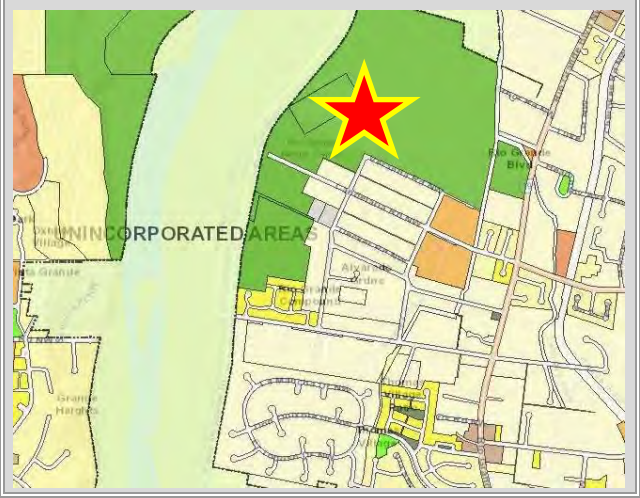
Summary of Analysis

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).

On December 10, 2020, the EPC requested changes be made to the RMP prior to forwarding a recommendation to the City Council.

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.

Staff recommends that an Approval recommendation be forwarded to the City Council.



1. Introduction

Request

The Environmental Planning Commission (EPC) heard this case at its December 10, 2020 public hearing. The EPC voted to continue the request for 42 days to the January 21, 2021 hearing to allow the applicant an opportunity to address requested be made to the Resource Management Plan (RMP) prior to forwarding a recommendation to the City Council.

This staff report only includes new material and should be read in conjunction with the staff report of December 10, 2020. The following is a review of new material in response to EPC comments and Findings.

EPC Role

The Environmental Planning Commission (EPC), 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.

II. Analysis of City Plans and Ordinances

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

At the December EPC hearing, the Candelaria Nature Preserve Resource Management Plan as submitted, satisfied the majority of requirements for a Resource Management Plan, The only points which were in need of clarification were that of the carrying capacity, site labeling and protocols.

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

The Resource Management Plan shall:

- identify land use "carrying capacity;"

Applicant Response: Carrying Capacity is defined as "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 Candelaria Nature Preserve is an approximately 167 acre property with a number of Open Space purposes. The carrying capacity for the Candelaria Nature Preserve is not expected to dramatically change. The proposed

Resource Management Plan is intended to transform the property into functions that are related to the existing functions but even more naturalized and with additional educational opportunities. However, precise carrying capacity values are prohibitively difficult, costly, and time consuming to pinpoint at this stage with existing funding for the Plan.

The applicant's justification explains the impracticality of a full scale carrying capacity, which is a very detailed and costly process. The limited access to the site being planned for the site removes the need for a complete carrying capacity.

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

  The Plan describes protocols to include but that are not limited to access, educational programs, monitoring, invasive weed removal, and irrigation. Agency cooperation is also mentioned in the Plan, but more importantly, partner agencies were included in the (TAG), and therefore integral in development of the Plan. City Council was required the RMP to estimate fees associated with the transition from commercial farming to habitat ¬restoration, and this has been provided. When the Plan moves forward it will bring to fruition the elements that satisfy many of the current neighborhood concerns. The Open Space Division is committed to coordinate with the neighborhoods on important issues such as the accumulation of debris and site planning for the Tree Nursery Tract.

  Protocols are meant to be a plan for moving forward and not final, specific actions. The applicant has provided a protocol for public engagement as specific design projects occur.

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

  The applicant has updated the MPOS type map in compliance with this requirement for RMPs.

The EPC asked to Continue this case to allow time for the applicant to revise the proposed Resource Management Plan to clarify issues of procedure within the plan. These include:

A. Habitat and Access Concept panels are located in the Plan Appendix; however, they should be relocated into main document where matrices are located.

   Applicant Response: The Habitat Existing Conditions panels and Existing Outdoor Recreation Access and Activity panels have been moved from Appendix B to the following sections within the main document:

Habitat Existing Conditions, Section 5.2.6 and Existing Outdoor Recreation Access, Section 6.8

Applicant has satisfied EPC request.

B. The EPC finds that expansion is necessary. Expand on what design issues will be included in the tree farm planning effort (parking, buffering, blind viewing, etc.) and how the public will be engaged in that process.

Applicant Response: Planning for the Tree Nursery Tract is presented in the Public Access and Outdoor Recreation section (Section 6.1.1) of the RMP. The RMP states that the Tree Nursery Tract be considered for parking, pedestrian access, storage and a grow-out station for restoration efforts; however, community planning and assessments are required before moving forward.

The Tree Nursery Tract requires an approved Site Plan developed with neighborhood participation and vetted through the necessary City processes before any construction would begin. MORROW REARDON WILKINSON MILLER, LTD. (MRWM) is currently on contract to facilitate a public engagement and design process for the Tree Nursery Tract section of the Candelaria Nature Preserve; and MRWM's scope includes the design and plan renderings for the site.

The planning process will include presenting various design options for public review and comment that address public access, signage, parking and potential additional facilities such as outdoor furnishings, storage and restrooms. Efforts will be made to solicit input from local residents and the larger Albuquerque community to support outdoor recreation access for all residents and visitors per LWCF requirements for the property. Public engagement will also include review of potential impact to adjacent residences.

As discussed in the RMP, issues that will be addressed during the planning process include overflow parking onto neighboring streets, hours of operation, security, increased noise, lights, dirt, dust, debris, odors, general disturbance and exhaust from cars. The design options will incorporate screening and other strategies such as the installment of silt perimeter fencing to balance potential public use, maintenance use and visibility for adjacent properties. The following is the process intended to create robust public engagement during the current limitations on gatherings due to the COVID 19 pandemic:

- *Conduct an on-line public meeting to present the concept plans*

Due to limitations on public gatherings, this meeting will be held as an on-line presentation. The meeting will include a presentation of the concepts and an open question and answer session. The meeting date and time will be publicized by the City of Albuquerque in a variety of methods to encourage a large audience, including notification to adjacent residents within a 100 feet radius and Neighborhood Associations within the area. The meeting will be recorded so that people who cannot attend will be able to watch the presentation. The recording will

be made available on the CNP website along with the proposed concept plans. The public will be able to provide additional comments via email advertised on the CNP website.

- *Compile public comments and prepare final schematic design plans*

Based on the comments received during the public meeting and subsequent email and surveys, MRWM will prepare final schematic designs for the Tree Nursery Tract.

- *Present the final schematic designs to the public*

This presentation will include plans, sections, and perspectives that demonstrate the preferred solutions that meet the intent of the factors identified in the concept plan phase. The meeting date and time will be publicized by the City of Albuquerque in a variety of methods to encourage a large audience, including notification to adjacent residents within a 100-feet radius and Neighborhood Associations within the area. This meeting is also planned to be on-line and will be recorded. The recording and final schematic plans will be posted to the CNP website. Additional comments will be received by email.

- *Preparation of construction documents*

MRWM will provide final construction documents to City staff.

This proposed process is intended to allow an engaging experience for the public to participate in the design process. This will allow all opinions of support and concern to be heard and incorporated into the final design solutions.

The applicant has provided a detailed plan for communicating and considering public input as plans for the tree farm move forward. This amount of detail more than address the protocol requirements of a RMP. The applicant has satisfactorily addressed the concerns of the EPC, point B.

C. Address dirt, dust, debris, odors and noise concerns: the installment of silt perimeter fencing to help control debris, as well as any other required measures to mitigate.

Applicant Response: As discussed in the RMP, issues that will be addressed during the planning process include overflow parking onto neighboring streets, hours of operation, security, increased noise, lights, dirt, dust, debris, odors, general disturbance and exhaust from cars. The design options will incorporate screening and other strategies such as the installment of silt perimeter fencing to balance potential public use, maintenance use and visibility for adjacent properties.

With this added information, the RMP fulfills its responsibility to provide a protocol for moving forward in addressing these concerns of the communtiy. Final solutions will be determined with public input.

D. Address the public's concerns before deciding on a material for the bird blind viewing walls.

Applicant Response: Proposed viewing blinds are presented in the Public Access and Outdoor Recreation section (Section 6.1.1) of the RMP. Wildlife viewing blinds provide visual access to nature. The goal is to facilitate a connection to the natural environment, accessible to all levels of ability, while preventing unauthorized access to the preserve and disturbance of wildlife. Visual access is acceptable per the LWCF liaison and requirements for providing outdoor recreation to the property.

MORROW REARDON WILKINSON MILLER, LTD. (MRWM) is currently on contract to facilitate a public engagement and design process of the wildlife viewing areas at three locations on the perimeter of the CNP along the North Tract and an additional blind along the South Tract per the Candelaria Nature Preserve Resource Management Plan (RMP). Additionally, MRWM will design a viewing platform with public input for the South Tract. This process is intended to present concept designs for public review and comment. This process will help identify appropriate materials, scale, design specifics, access, and educational signage that create unique visitor experiences consistent with the RMP. The following is the process intended to create robust public engagement during the current limitations on gatherings due to the COVID 19 pandemic.

- *Conduct an on-line public meeting to present the concept plans*

Due to limitations on public gatherings, this meeting will be held as on on-line presentation. The meeting will include a presentation of the concepts and an open question and answer session. The meeting date and time will be publicized by the City of Albuquerque in a variety of methods to encourage a large audience. The meeting will be recorded so that people who are not able to attend will be able to watch the presentation. The recording will be made available on the website for the CNP along with the proposed concept plans. The public will be able to provide additional comments via email advertised on the CNP website.

- *Compile public comments and prepare final schematic design plans*

Based on the comments received during the public meeting and subsequent email, MRWM will prepare final schematic designs for the three viewing locations.

- *Present the final schematic designs to the public*

This presentation will include plans, sections, and perspectives that demonstrate the preferred solutions that meet the intent of the factors identified in the concept plan phase. This meeting is also planned to be on-line and will be recorded. The recording and final schematic plans will be posted to the CNP website. Additional comments will be received by email.

- *Preparation of construction documents*

MRWM will provide final construction documents to City staff.

This proposed process is intended to allow an engaging experience for the public to participate in the design process. This will allow all opinions of support and concern to be heard and incorporated into the final design solutions.

The applicant has established the protocols whereby view blinds will be reviewed by the public and their comments included in design decisions. This satislies EPC concern D.

E. Trash and other waste materials shall be forbidden from the tree nursery.

Applicant Response: The Parks and Recreation Department has used the Tree Nursery Tract as a tree nursery site to support Albuquerque's park system since 1981. Over the last year, the Park Management Division has considerably reduced the amount and type of materials being transferred to the Tree Nursery Tract. Refuse has ceased to be transported to and from the site and the bays used for refuse have been removed. The Park Management Division will ensure that only green material will be stored at the site going forward.

There has already been considerable cleanup on the site in the past few months. Parks Management will ensure that trash is not dumped on the site incompliance with EPC concern E.

F. Ensure proper setbacks are maintained within the tree nursery from surrounding communities.

Applicant Response: Pursuant to IDO Section 2-5(F)(2), Dimensional standards such as setbacks in the property's underlying NR-PO-B/Major Public Open Space Zone are determined by standards specified by a Site Plan, a Master Plan, a Resource Management Plan, or standards specified by the Parks and Recreation Department.

Non-vertical elements such as surface parking are not typically subject to setback standards, however the Site Plan will be developed through a collaborative process with the surrounding community in order to respect their concerns regarding parking.

The surrounding properties to the east and south are within the City jurisdiction and are designated an Area of Consistency. For typical high-density development adjacent to low-density Residential zones, IDO Section 5-6(E)(2) requires a landscaped edge buffer area at least 15 feet wide on the subject property along the property line between the two properties. Even though it is not required, the Parks and Recreation Department will commit to providing a minimum of a 15-foot buffer from the property edge for new development on the property.

The applicant will provide 15 foot landscape buffers at the tree farm along property lines with adjacent properties per EPC concern F.

G. Address parking concerns at the tree nursery.

Applicant Response: Refer to the Finding B Response, because they are interrelated issues.

During the planning process, the City will also determine hours of operation, maximum parking spaces, ADA access, and additional regulations such as not allowing buses and cars to idle.

Many of the concerns of the neighbors is concerning CNP visitors parking on their streets. By providing a controlled and easily accessible place to park directly off Rio Grande Blvcd., it is likely fewer people will park on neighboring streets. This addresses EPC point G.

H. The commission questions the appropriateness of uses like refuse transfer, green waste transfer, and landscape material transfer at the tree farm site which is in direct contact with three residential neighborhoods. Furthermore, noise, dust and odors are a concern. It would be appropriate for Parks department to indicate in the plan that these are not to be done at this site. There are other sites in the city that are more appropriate for this kind of use.

Applicant Response: The Parks and Recreation Department has used the Tree Nursery Tract as a tree nursery to support Albuquerque's park system since 1981. Over the last year, the Park Management Division has considerable reduced the amount and type of green materials being transferred to the Tree Nursery Tract. Through the planning process of the tree farm nursery track alternatives will be considered in relation to storage of green materials. Parks Management Division will ensure that only green waste will be stored at the site in an appropriate manner and will look at options to measure and mitigate any noise, dust, debris and odor. The Parks and Recreation Department will also work with the Fire Department and Planning Department to ensure related ordinances are adhered to in the planning process for the Tree Nursery Tract site plan.

The applicant still plans to use the site for green waste which it has done since 1981. If the EPC sees this as unacceptable, it may be added as a recommendation to the approval as it moves forward to City Council.

I. The applicant must convince the EPC that the Plan's policy regarding herbicide use is robust and careful.

Applicant Response: The use of herbicide and weed management is addressed in the Wildlife Habitat Site Design, Goals, and Protocols section (Section 5.2.3) of the RMP. It calls for an Integrated Pest Management (IPM) approach, which 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. Based on the RMP, a detailed IPM plan is being developed specific to each weed-type identified at the property through a seed bank analysis and past observations. This

plan provides an integrated, comprehensive, and adaptive framework that considers the entire ecosystem to guide management of pest species with minimal adverse impacts. Scientific information and best management practices will be utilized to select the lowest risk, least hazardous and most effective methods to meet pest management objectives. If pesticide use is warranted this framework ensures that other options have been considered and risks have been examined.

Using an integrated pest management framework to regulate pesticide use will maximize effectiveness of treatment and minimize adverse effects to human health and the environment. The IPM plan will comply with all state and federal regulations regarding pesticide use. These laws govern pesticide usage to ensure that any pesticide purchased is registered, applied by registered applicators, and stored, disposed of or used according to law and manufacturer's guidelines.

Federal laws that govern use include compliance under the Federal Insecticide Fungicide, and Rodenticide Act (FIFRA) and the Pesticide Registration Improvement Act (PRIA) which authorizes the EPA to register pesticides; the Federal Food, Drug, and Cosmetic Act (FFDCA) and Food Quality Protection Act (FQPA) which establish tolerance for residue in food; and the Endangered Species Act and the Migratory Bird Treaty Act that protects wildlife and their critical habitat from injury or harm.

State laws that govern use include compliance with the NM Department of Agriculture's Pesticide Control Act which governs use of pesticides and pesticide applicators in the state. For further information Title 21 Chapter 17 Part 50, 51, 53, and 56 provides clarification of licensing, use, record keeping, and certification. Chapter 76 Article 4 provides further details and definitions regarding prohibited acts, storage of pesticides, licensing, inspections, and penalties.

The IPM plan will include the following:

- *comprehensive approach to protect desired species from non-native invasive species thru prevention and treatment.*
- *site inventory and monitoring schedule*
- *framework to prioritize thresholds*
- *guidelines on staff training on prevention, detection, and appropriate techniques*
- *control techniques that are appropriate and accountable to thresholds*
- *guidelines for collaboration and with public and stakeholders to increase public awareness and understanding of invasive species and IPM approaches*
- *protocols for informing public, especially neighboring residents, about all methods used to manage weeds, including the use of herbicide*
- *revegetation with native species*

- *monitor protocols of control techniques*
- *measurable objectives so results are held accountable*
- *framework that is adaptable as new information, tools, threats, and climate changes over time.*
- *mitigation protocols for non-target impacts from control methods such as those on soil, water, wildlife, cultural, and human impacts.*
- *prevention practices for further spread and reinvasion.*

The applicant has presented a robust plan for restricting the use of herbicides while explaining the occasional necessitiy of its use. State and federal laws governing the application of of pesticides will be followed. The RMP describes the use of herbisides as only to combat invasive species as they try to reestablish native wildlife habitat.

J. The assessment of the plan relative to carrying capacity is acceptable because access to sites are to be limited to accompanied tours.

Applicant Response: Carrying Capacity is defined as "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 Candelaria Nature Preserve is an approximately 167 acre property with a number of Open Space purposes. The carrying capacity for the Candelaria Nature Preserve is not expected to dramatically change. The proposed Resource Management Plan is intended to transform the property into functions that are related to the existing functions but even more naturalized and with additional educational opportunities. However, precise carrying capacity values are prohibitively difficult, costly, and time consuming to pinpoint at this stage with existing funding for the Plan.

Carrying capacity was deemed satisfactorily addressed in EPC comment J.

K. The City Parks and Recreation Department will define roles and responsibilities of the facilitator in regard to interactions with the public and the Plan.

Applicant Response: MORROW REARDON WILKINSON MILLER, LTD. (MRWM) will fulfill the role of a facilitator. MRWM is currently on contract to facilitate a public engagement and design process of the Tree Nursery Tract, wildlife viewing areas and a viewing platform. They will consult with City Open Space staff throughout the planning process. Final plans will be presented to the Open Space Advisory Board and approved by the Parks and Recreation Director.

The role of facilitator has been defined in response to EPC comment K.

L. Permeable materials shall be used for parking area at tree nursery to ensure flooding and ponding does not continue to be an issue.

Applicant Response: The site plan will address stormwater and contain water onsite when and where possible through the use of landscaping, swales and other methods.

If paving is required in the Tree Nursery Tract, permeable materials will be favored in the plan to mitigate flooding and ponding.

Should paving be required in parking areas, the applicant states permeable material will be used in response to EPC comment L.

III. Neighborhood Concerns

Neighborhood/Public

Staff has received letters of support and opposition to this RMP (see attachments). The letters are included in the Neighborhood Comment section of this report packet. Concerning the opposition, it is not expected that changes will occur over night and the LMCF clearly understands that and is allowing the process to take time.

IV. 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.

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 (CNPRMP) 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,

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.

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 and limited site access.

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 as well as protocols for further changes on the site.

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

All parcels are denoted with MPOS type within the RMP.

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

No development is proposed for the site at this time. Concerns about future plans for a restrooms and additional parking have been discussed but nothing is finalized at this time which will include the community input.

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 and incorporated community involvement with the planning process.

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.

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

REVISED JUSTIFICATION

January 11, 2020

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

Dear Mr. Chairman,

The Candelaria Nature Preserve (CNP) is a beautiful and significant property that was purchased in 1977 and is part of the City of Albuquerque's inventory of lands designated as Major Public Open Space (MPOS). The total cost for the 167 acres was $1,707,000, of which $600,000 came from the Land and Water Conservation Fund (LWCF). This property is managed by the Open Space Division (OSD) of the Parks and Recreation Department (PRD), in partnership with the New Mexico State Parks. The subject Resource Management Plan (RMP) is the result of a high-level planning process initiated by City Council, who directed the formation of a TAG to oversee the development of the RMP and work collaboratively with OSD and other agencies.

This RMP was required by the State Liaison Officer (SLO) for the LWCF. The SLO concluded, after 36 years of oversight at the CNP, that management of the *entire* property did not comply with LWCF requirements. A number of management documents had been developed by the OSD in partnership with numerous agencies (including NM State Parks, where the SLO is based), which included the 2004 RMP; however, these documents were not fully adopted and/or approved by City Council or the National Parks Service (NPS). Even though the lack of NPS approved plan was common for LWCF funded public lands in NM, the SLO determined that the City needed to develop an RMP that complies with LWCF guidelines.

Prior to retirement, the SLO worked with the City and the NPS to ensure the draft RMP was heading in the right direction in terms of compliance with LWCF guidelines. In particular, the SLO advised that the "limited access alternative" and the adaptive management approach to transition the CNP from farm fields to native wildlife habitat would comply with LWCF and NPS requirements regarding outdoor recreation/public access and conservation management. These management strategies became the preferred alternatives in the RMP and were endorsed by the Technical Advisory Group (TAG) who oversaw the preparation of the RMP. While it was determined that "commercial cropping" would no longer be allowed after 2020, farming for wildlife is an approved activity and is outlined as a mechanism for supporting wildlife and outdoor recreation while transitioning to more native-type habitat.

The overall point here is that the RMP as adopted by the Open Space Advisory Board will meet Federal requirements. If the subject RMP is approved by City Council, it will be sent to the NPS for final approval.

The planning process was quite extensive and included more public input than a typical plan, including: 49 meetings since 2017, stakeholder interviews, 3 large public meetings, and discovery hikes and additional meetings to discuss the Tree Nursery Tract with neighbors. Additionally, information was posted on the website and surveys were conducted. The TAG also included a number of neighborhood association representatives, more than required by City Council, including Alvarado Gardens Neighborhood Association, Rio Grande Boulevard Neighborhood Association, Rio Grande Compound Homeowners Association, and the North Valley Coalition. The RMP was approved by the TAG in December 2019 and then by the Open Space Advisory Board in January 2020 before this presentation to the EPC.

Response to EPC Notice of Decision (NOD)
The applicant is pleased to provide the following responses to the issues identified by the EPC, which include:

A. **Habitat and Access Concept panels are located in the Plan Appendix; however, they should be relocated into main document where matrices are located.**

Applicant Response:
The Habitat Existing Conditions panels and Existing Outdoor Recreation Access and Activity panels have been moved from Appendix B to the following sections within the main document: Section 5.2.6 and Public Access and Outdoor Recreation, Section 6.8.

B. **The EPC finds that expansion is necessary expand on what design issues will be included in the tree farm planning effort (parking, buffering, blind viewing, etc.) and how the public will be engaged in that process.**

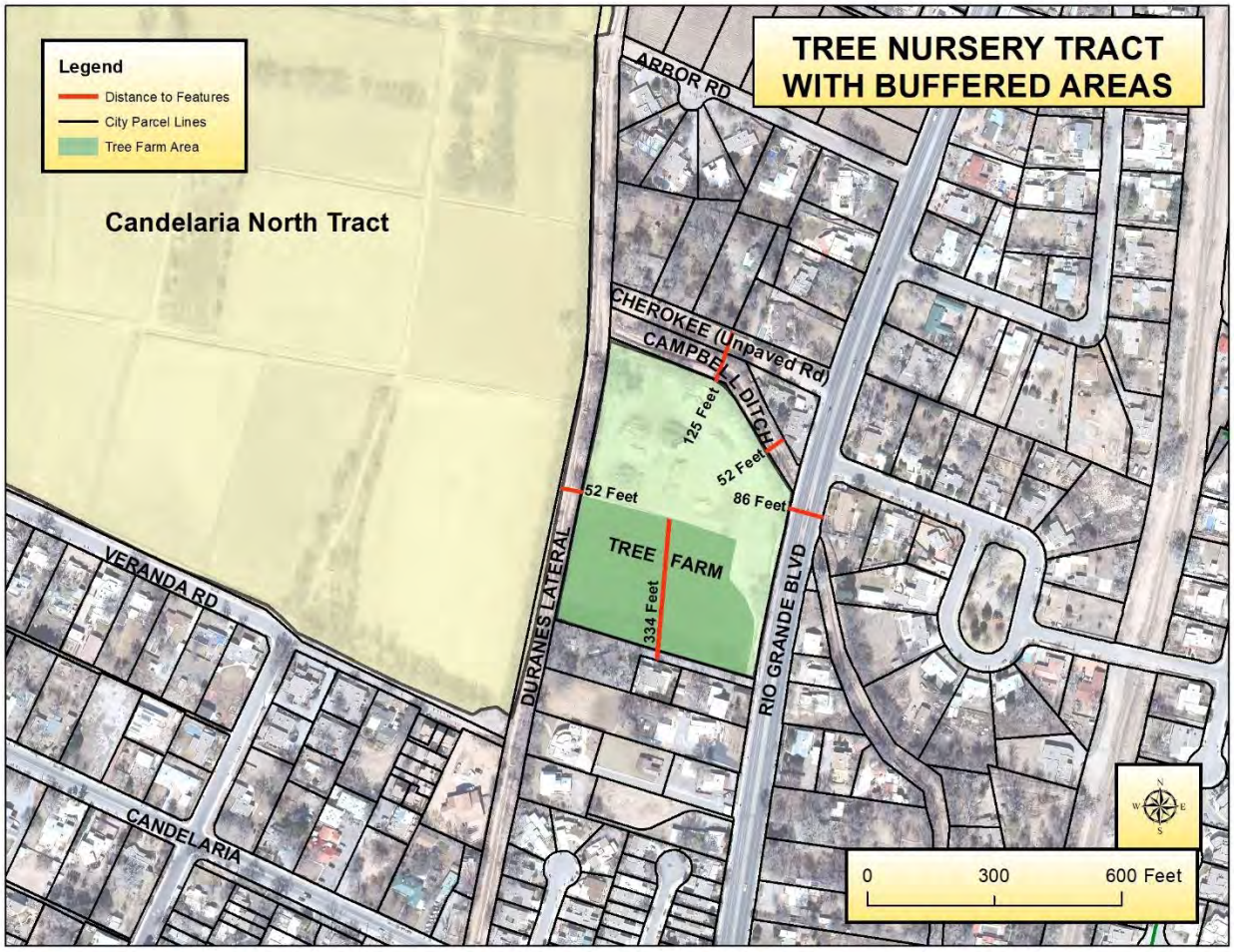
Applicant Response:
The RMP must support outdoor recreation access for area residents and visitors per LWCF requirements for the property. Future planning for the Tree Nursery Tract is presented in the Public Access and Outdoor Recreation section (Section 6) of the RMP. The RMP states that the Tree Nursery Tract (Section 6.5) be considered for limited parking, pedestrian access, storage and a grow-out station for restoration efforts; however, community planning and assessments are required before moving forward.

The Tree Nursery Tract requires an approved Site Plan be developed with neighborhood participation and vetted through the necessary City processes before any construction would begin. MORROW REARDON WILKINSON MILLER, LTD. (MRWM) is currently on contract to facilitate a public engagement and design process for the Tree Nursery Tract

section of the Candelaria Nature Preserve; and MRWM's scope includes the design and plan renderings for the site.

The planning process will include presenting various design options for public review and comment that address public access, signage, parking and potential additional facilities such as outdoor furnishings, storage and restrooms. Efforts will be made to solicit input from nearby residents as well as the broader Albuquerque community. Public engagement will also include review of potential impact to adjacent residences and neighborhoods.

As discussed in the RMP, issues that will be addressed during the planning process include: parking, hours of operation, security, potential impacts from vehicles, noise, lights, dirt, dust, debris, odors, and other general disturbances. The design options will incorporate methods to limit such impacts, and shall include screening and other strategies such as the installment of silt perimeter fencing to balance potential public use, maintenance use and visibility for adjacent properties. It should be noted that while the Tree Nursery Tract is located in a residential neighborhood, there are buffers from the property to private residents including the Duranes Lateral, Campbell Ditch and Rio Grande Blvd. Only one resident is directly abutting the property, on the south side, which is next to the Tree Farm area. Please refer to the *Tree Nursery Tract with Buffer Areas* map below.



The following is the process intended to create robust public engagement during the current limitations on gatherings due to the COVID 19 pandemic (if gathering limits are lifted, the process will be modified to include more traditional public meetings, as well):

- Conduct an on-line public meeting to present the concept plans

Due to limitations on public gatherings, this meeting will be held as an on-line presentation. The meeting will include a presentation of the concepts and an open question and answer session. The meeting date and time will be publicized by the City of Albuquerque in a variety of methods to encourage a large audience, including notification to adjacent residents within a 100 feet radius and neighborhood associations within the area. The meeting will be recorded so that people who cannot attend will be able to watch the presentation. The recording will be made available on the CNP website along with the proposed concept plans. The public will be able to provide additional comments via email advertised on the CNP website.

- Compile public comments and prepare final schematic design plans

Based on the comments received during the public meeting and subsequent email and surveys, MRWM will prepare final schematic designs for the Tree Nursery Tract.

- Present the final schematic designs to the public

This presentation will include plans, sections, and perspectives that demonstrate the preferred solutions that meet the intent of the factors identified in the concept plan phase. The meeting date and time will be publicized by the City of Albuquerque in a variety of methods to encourage a large audience, including notification to adjacent residents within a 100-feet radius and neighborhood associations within the area. This meeting is also planned to be on-line and will be recorded. The recording and final schematic plans will be posted to the CNP website. Additional comments will be received by email.

- Preparation of construction documents

MRWM will provide final construction documents to City staff.

This proposed process is intended to allow an engaging experience for the public to participate in the design process. This will allow all opinions of support and concern to be heard and incorporated into the final design solutions.

C. Address dirt, dust, debris, odors and noise concerns: the installment of silt perimeter fencing to help control debris, as well as any other required measures to mitigate.

Applicant Response:
Please refer to the Finding B response above and Finding E response below as they are interrelated issues.

D. Address the public's concerns before deciding on a material for the bird blind viewing walls.

Applicant Response:
Proposed viewing blinds are presented in the Public Access and Outdoor Recreation section (Section 6.1.1) of the RMP. Wildlife viewing blinds provide visual access to nature. The goal is to facilitate a connection to the natural environment, accessible to all levels of ability, while preventing unauthorized access to the preserve and disturbance of wildlife. Visual access is acceptable per the LWCF liaison and requirements for providing outdoor recreation to the property.

MORROW REARDON WILKINSON MILLER, LTD. (MRWM) is currently on contract to facilitate a public engagement and design process of the wildlife viewing areas at three locations on the perimeter of the CNP along the North Tract and an additional blind along the South Tract per this RMP. Additionally, MRWM will design a viewing platform with public input for the South Tract. This process is intended to present concept designs for public review and comment. This process will help identify appropriate materials, scale, design specifics, access, and educational signage that create unique visitor experiences consistent with the RMP. The OSD, in general, prefers use of natural materials that integrate with the landscape and the public will, of course, have the opportunity to provide input on that issue as well. The following is the process intended to create robust public engagement during the current limitations on gatherings due to the COVID 19 pandemic (if gathering limits are lifted, the process will be modified to include more traditional public meetings, as well):

- Conduct an on-line public meeting to present the concept plans

Due to limitations on public gatherings, this meeting will be held as an on-line presentation. The meeting will include a presentation of the concepts and an open question and answer session. The meeting date and time will be publicized by the City of Albuquerque in a variety of methods to encourage a large audience. The meeting will be recorded so that people who are not able to attend will be able to watch the presentation. The recording will be made available on the website for the CNP along with the proposed concept plans. The public will be able to provide additional comments via email advertised on the CNP website.

- Compile public comments and prepare final schematic design plans

Based on the comments received during the public meeting and subsequent email, MRWM will prepare final schematic designs for the three viewing locations.

- Present the final schematic designs to the public

This presentation will include plans, sections, and perspectives that demonstrate the preferred solutions that meet the intent of the factors identified in the concept plan phase. This meeting is also planned to be on-line and will be recorded. The recording and

final schematic plans will be posted to the CNP website. Additional comments will be received by email.

- Preparation of construction documents

MRWM will provide final construction documents to City staff.

This proposed process is intended to allow an engaging experience for the public to participate in the design process. This will allow all opinions of support and concern to be heard and incorporated into the final design solutions.

E. Trash and other waste materials shall be forbidden from the tree nursery.

Applicant Response:
The subject RMP states that trash shall not be located on the property, and PRD is managing the property to meet this goal. Since 1981, PRD used the Tree Nursery Tract to support diverse needs of the Albuquerque's park system, which included temporary storage of landscaping materials and green waste. In the past, a few other City departments occasionally used the site for temporary material storage, but they have also been advised of the new policy. In the future, if trash material is inadvertently deposited at the site by the public, PRD commits to removing it as soon as possible.

In 2020, The Parks Department removed 882.45 tons of material that included 162 truckloads from the Tree Nursery Tract, thereby considerably reducing the amount and type of materials temporarily stored at the site, including landscaping materials and green waste. Refuse has ceased to be transported to and from the site, and the bays used for refuse have been removed.

In addition, PRD requested a review during this continuance period by the Albuquerque Fire Marshall's Office (FMO) regarding compliance with sections of the fire code that relate to outside storage of bulk materials. The FMO concluded that PRD is in compliance with the fire code. Refer to the attached email from Jacob Goevelinger, Captain Fire Marshal's Office with Albuquerque Fire Rescue.

Implementation of the subject RMP's ambitious habitat restoration goals require certain organic materials. PRD will continue to ensure that only a limited amount of green material may be located at the site and PRD is transitioning green waste handling to other locations. Landscaping material may be stored in the center of the site at a smaller scale than currently exists. PRD is currently in the process of "surplusing" all piles near the fence, and PRD commits to making sure all piles are at least 20-ft from the fence line. In all cases, the RMP commits the PRD to mitigate noise, dust, debris and odor that might be associated with use of the property. As the RMP is eventually implemented and projects are funded, use of the Tree Nursery Tract will fully transition to the future vision outlined in the RMP and Tree Nursery Tract site plan.

F. Ensure proper setbacks are maintained within the tree nursery from surrounding communities.

Applicant Response:
Pursuant to IDO Section 14-16-2-5(F)(2), Dimensional standards such as setbacks in the property's underlying NR-PO-B/Major Public Open Space Zone are determined by standards specified by a Site Plan, a Master Plan, a Resource Management Plan, or standards specified by the Parks and Recreation Department.

Non-vertical elements such as surface parking are not typically subject to setback standards, however the Site Plan will be developed through a collaborative process with the surrounding community in order to respect their concerns regarding parking.

The surrounding properties to the east and south are within the City jurisdiction and are designated an Area of Consistency. For typical high-density development adjacent to low-density Residential zones, IDO Section 14-16-5-6(E)(2) requires a landscaped edge buffer area at least 15 feet wide on the subject property along the property line between the two properties. Even though it is not required, PRD will commit to providing a minimum of a 15-foot buffer from the property edge for new development.

G. Address parking concerns at the tree nursery.

Applicant Response:
Please refer to the Finding B response above as they are interrelated issues.

During the planning process, the City will also determine hours of operation, maximum parking spaces, ADA access, and additional regulations such as not allowing buses and cars to idle.

H. The commission questions the appropriateness of uses like refuse transfer, green waste transfer, and landscape material transfer at the tree farm site which is in direct contact with three residential neighborhoods. Furthermore, noise, dust and odors are a concern. It would be appropriate for Parks department to indicate in the plan that these are not to be done at this site. There are other sites in the city that are more appropriate for this kind of use.

Applicant Response:
Please refer to the Finding E response above as they are interrelated issues.

I. The applicant must convince the EPC that the Plan's policy regarding herbicide use is robust and careful.

Applicant Response:
The use of herbicide and weed management is addressed in the Wildlife Habitat Site Design, Goals, and Protocols section (Section 5.2.3) of the RMP. It calls for an Integrated Pest Management (IPM) approach, which 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. Based on the RMP, a detailed IPM plan is being developed specific to each weed-type identified at the property through a seed bank analysis and past observations. This plan provides an integrated, comprehensive, and adaptive framework that considers the entire ecosystem to guide management of pest species with minimal adverse impacts. Scientific information and best management practices will be utilized to select the lowest risk, least hazardous and most effective methods to meet pest management objectives. If pesticide use is warranted this framework ensures that other options have been considered and risks have been examined.

Using an integrated pest management framework to regulate pesticide use will maximize effectiveness of treatment and minimize adverse effects to human health and the environment. The IPM plan will comply with all state and federal regulations regarding pesticide use. These laws govern pesticide usage to ensure that any pesticide purchased is registered, applied by registered applicators, and stored, disposed of or used according to law and manufacturer's guidelines.

The OSD will follow all state and federal laws that govern use of herbicide include compliance under the Federal Insecticide Fungicide, and Rodenticide Act (FIFRA) and the Pesticide Registration Improvement Act (PRIA) that authorizes the EPA to register pesticides; the Federal Food, Drug, and Cosmetic Act (FFDCA) and Food Quality Protection Act (FQPA) that establish tolerance for residue in food; and the Endangered Species Act and the Migratory Bird Treaty Act that protects wildlife and their critical habitat from injury or harm.

State laws that govern use include compliance with the NM Department of Agriculture's Pesticide Control Act that governs use of pesticides and pesticide applicators in the state. For further information Title 21 Chapter 17 Part 50, 51, 53, and 56 provides clarification of licensing, use, record keeping, and certification. Chapter 76 Article 4 provides further details and definitions regarding prohibited acts, storage of pesticides, licensing, inspections, and penalties.

The IPM plan will include the following:

- Comprehensive approach to protect desired species from non-native invasive species thru prevention and treatment.
- Site inventory and monitoring schedule
- Framework to prioritize thresholds
- Guidelines on staff training on prevention, detection, and appropriate techniques

- Control techniques that are appropriate and accountable to thresholds
- Guidelines for collaboration and with public and stakeholders to increase public awareness and understanding of invasive species and IPM approaches
- Protocols for informing public, especially neighboring residents, about all methods used to manage weeds, including the use of herbicide
- Revegetation with native species
- Monitor protocols of control techniques
- Measurable objectives so results are held accountable
- Framework that is adaptable as new information, tools, threats, and climate changes over time.
- Mitigation protocols for non-target impacts from control methods such as those on soil, water, wildlife, cultural, and human impacts.
- Prevention practices for further spread and reinvasion.

J. The assessment of the plan relative to carrying capacity is acceptable because access to sites are to be limited to accompanied tours.

Applicant Response:
The applicant appreciates the EPC's understanding of this issue. OSD contends that it is not necessary to fully define the maximum carrying capacity for the CNP because after extensive public input and consideration, the TAG adopted a limited access alternative. The TAG went on to further specify what the limited capacity alternative requires in Section 6.6 Protocols for Education and Public Access. This section goes into detail describing the group size limits and number of groups allowed at the property per week, including school groups. This section effectively outlines the carrying capacity for the CNP in light of the limited capacity alternative.

The applicant would like to also clarify that the staff report mentioned 250,000 annual guests on page 21; however, this estimate refers to the visitors at the Rio Grande Nature Center State Park and not the rest of the CNP, which has been closed to the public except for viewing access and occasional guided events.

K. The City Parks and Recreation Department will define roles and responsibilities of the facilitator in regard to interactions with the public and the Plan.

Applicant Response:
MORROW REARDON WILKINSON MILLER, LTD. (MRWM) will fulfill the role of a facilitator. MRWM is currently on contract to facilitate a public engagement and design process of the Tree Nursery Tract, wildlife viewing areas and a viewing platform. They will consult with

City OSD Open Space staff throughout the planning process. Final plans will be presented to the Open Space Advisory Board and approved by the Parks and Recreation Director.

L. Permeable materials shall be used for parking area at tree nursery to ensure flooding and ponding does not continue to be an issue.

Applicant Response:
The Site Plan will address stormwater and contain water onsite when and where possible through the use of landscaping, swales and other methods. If paving is required in the Tree Nursery Tract, permeable materials will be favored in the plan to mitigate flooding and ponding.

M.* In addition to responses to the EPC findings, the staff report asked the OSD to classify the parcels within the RMP area by MPOS type, according to the criteria contained in Table 2-1 within the MPOS Facility Plan. *"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."

Applicant Response:
On May 16, 1978, the EPC re-zoned the original Candelaria Farm Nature Center and Preserve lands R-1 and R-2 to SU-1 (Nature Center and Preserve). In 2018, the Integrated Development Ordinance, re-zoned the entirety of CNP to NR-PO-B (Non-Residential - Park and Open Space – Category B, Major Public Open Space). The Major Public Open Space Facility Plan outlined seven different types of MPOS based on the way they are managed and existing facilities. There are four (4) distinct areas within the CNP that represent different types of MPOS. (Reference Section 1.4 of the RMP)

The Candelaria North Tract and Candelaria South Tract are designated as an Open Space Preserve, which is defined in the MPOS Facility Plan by the following:

- <u>Open Space Preserve:</u>

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.

Policy A. l.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

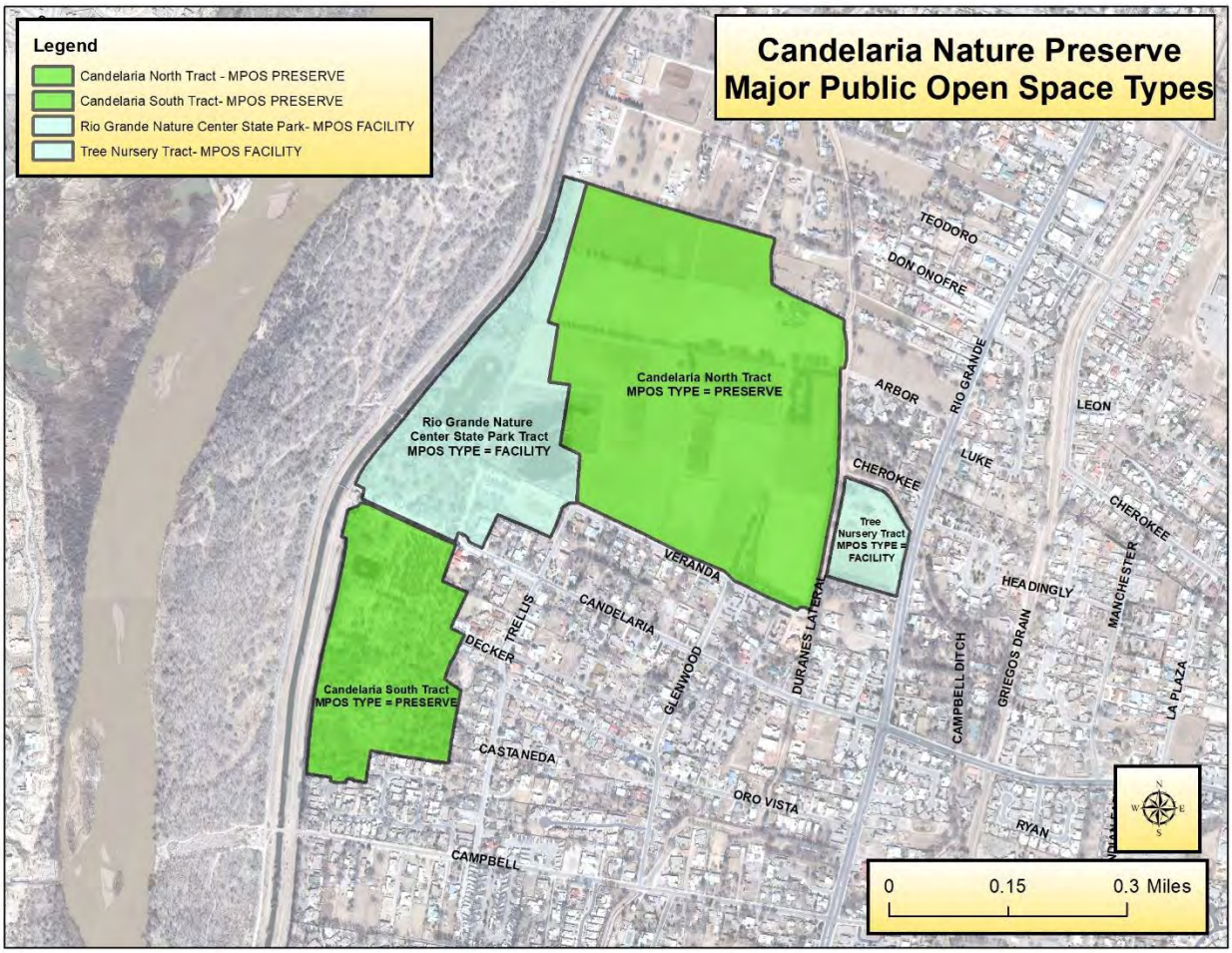
for research, maintenance, policing and scientific study. Protection of these resources should include natural barriers, fencing, signage, control of use, and patrol by rangers.

The leased area by the New Mexico State Department of Parks and Recreation that include the Rio Grande Nature Center State Park and Tree Nursery Tract are considered an Open Space Facilities, which is defined in the MPOS Facility Plan by the following:

- Open Space Facility

Land area with outstanding natural features and outdoor recreation opportunities. Some active recreational activities are appropriate, along with facilities to support compatible uses within Major Public Open Space.

Policy A.1.D. MPOS facilities are the primary locations of developed facilities such as parking lots, picnic shelters, restrooms and other structures. This Major Public Open Space type shall be protected and conserved while allowing for primary public use, but only where the consistent impacts of use on the environment can be mitigated. Facilities shall be designed for minimal impact on Major Public Open Space resources. Some low impact recreational facilities are allowable, but only where appropriate, and where urban and rural form is not affected. Unpaved or paved trails can be utilized as links to more sensitive trails and areas. Protection of these areas should include signage, natural barriers, fencing, walls, and patrol by rangers.



Conclusion

The subject RMP goes into great detail about the history of the property, existing conditions, and related policies for management; as well as outlines the goals for public access, outdoor recreation, wildlife habitat, and monitoring. It also includes an implementation matrix with an associated timeline and budget that was reviewed by two different independent contractors. While this is a comprehensive plan, it does not go into detail about every aspect of managing and implementing the plan, nor is that typical of a high-level plan. Rather, it provides a vision and framework for making decisions and calls for additional planning efforts, as is the case with the Tree Nursery Tract and wildlife blinds. Additional planning efforts will address many of the current neighborhood concerns. The OSD is also committed to coordinate with the neighborhoods on important issues such as the accumulation of debris, and site planning for and future management of the Tree Nursery Tract. The RMP calls for an adaptive management approach that will allow the OSD to respond and modify management approaches to achieve the goals outlined in the plan based on many unknowns such as available funding and unexpected circumstances inherent with managing natural areas.

The OSD staff thanks the EPC for their thorough review of the RMP and response to community concerns. We hope the responses outlined in this letter satisfy the EPC, and that this plan will move forward to the City Council with full support and recommendation for approval from the EPC.

Sincerely,
Colleen Langan-McRoberts
Superintendent, Open Space Division (OSD)

Subject: FW: Rio Grande NW

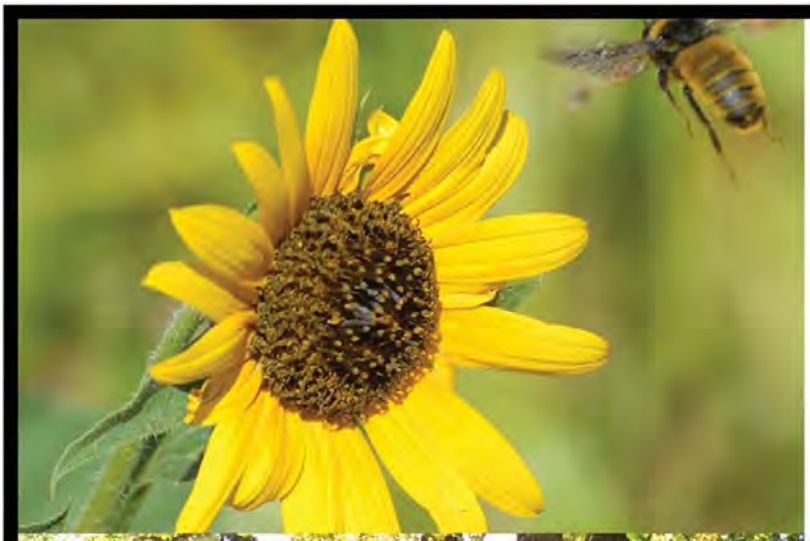
From: Goevelinger, Jacob K.
Sent: Thursday, January 7, 2021 3:23 PM
To: Chavez, Mark S. <mschavez@cabq.gov>
Subject: Rio Grande NW

Associate Director Mark Chavez,

Thank you for inviting us out to your facility located at Rio Grande NW. After walking the grounds it was determined that none of the piles of wood chips, compost and solid biomass material exceed fire code quantities as spelled out in section 2808, International Fire Code 2015 edition where these piles are allowed to be 25 feet in height, 150 feet in width and 250 feet in length. Pile separation was adequate based on my observation.
Should you have any questions or issues please do not hesitate to contact us.

Regards,

Jacob Goevelinger
Captain Fire Marshal's Office
Albuquerque Fire Rescue
724 Silver Ave SW
Albuquerque NM 87102
Tel 505-764-6304/Mobile 505-382-2448



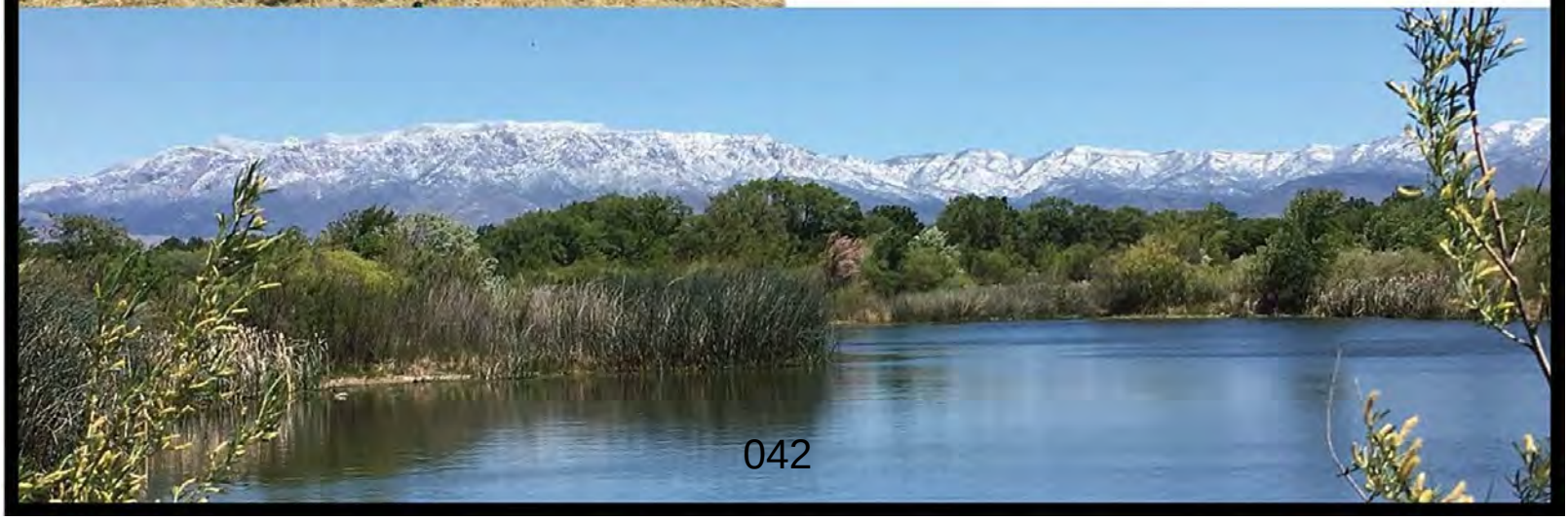
CANDELARIA NATURE PRESERVE RESOURCE MANAGEMENT PLAN

January 2021

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, Parks and Recreation Department, 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 Chair
Agencies	Parks and 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 State Land Officer (SLO)
	State Parks	Heather McCurdy	Rio Grande Nature Center State Park (RGNCSP) Superintendent
	State Parks	John Busemeyer	New Mexico State Parks Division Planner and Alternate 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 HOA
Additional	Self	Dave Parsons	Wildlife Biologist
	Rio Grande Bird Research, Inc.	Steve Cox	Bird Survey; RGNCSP Volunteer
	Self	Brian Hanson, Chairman TAG	Fish and Mammals Biologist (U.S. Fish and Wildlife Service, Retired); RGNCSP Volunteer
Additional Support Staff		Brandon Gibson	Deputy Director, Parks and Recreation
		Christina Sandoval	Principal Planner, Parks and Recreation
		Philip Clelland	Public Information Officer, Parks and 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 Planner
		Cheryl Somerfeldt	Senior Planner, Parks and Recreation
		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
Linda Shank, Self; Volunteer
Matt Schmader, former Superintendent, Albuquerque Open Space Division
Paul Tashjian, former Hydrologist, USFWS/now Freshwater Program Manager, Audubon NM

City of Albuquerque

Timothy M. Keller, Mayor
Sarita Nair, Chief Administrative Officer
Lawrence Rael, Chief Operating Officer
David J. Simon, Director, Parks and Recreation Department

Albuquerque City Council

Cynthia D. Borrego, President, Council District 5
Lan Sena, Council District 1
Isaac Benton, Council District 2
Klarissa J. Peña, Council District 3
Brook Bassan, Council District 4
Pat Davis, Council District 6
Diane G. Gibson, Council District 7
Trudy E. Jones, Council District 8
Don Harris, Council District 9

Open Space Advisory Board

Twyla McComb, Chair
Taylor Bui
Scott Forrester
Don Meaders
Michael Scisco
Tasia Young

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 (CNP) Open Space encompasses 167 acres east of the Rio Grande within the municipal limits of the City of Albuquerque (City). 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 3 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 cost 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 shall 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 shall present and review the RMP progress 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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1 INTRODUCTION

1.1 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 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 (Predock 1979).

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 regulations. The RMP is consistent with City policy and 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 (City of Albuquerque 1999), 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 and Open Space Facilities, under which the CNP falls.

Additionally, the revised Albuquerque/Bernalillo County Comprehensive Plan (Rank 1 Comprehensive Plan) that was adopted by the 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.

1.2 The Vision and Mission of the Technical Advisory Group

The vision of the TAG is to engage in a planning process that results in improved ecosystem health and increased biodiversity of the 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 TAG 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.

1.3 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). The Rio Grande Valley State Park ("the Bosque") is adjacent to the CNP on the west side of the Albuquerque Riverside Drain (see Figures 1 and 2).

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-acre Tree Nursery Tract (TNT) located east of the Duranes Lateral along Rio Grande Boulevard; and the Candelaria South Tract (CST), south of Candelaria Road.

The CNP property is described as a Parcel of Land, Section 1, Township 10 North, Range 2 East, and Section 36, Township 11 North, Range 2 East, 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).

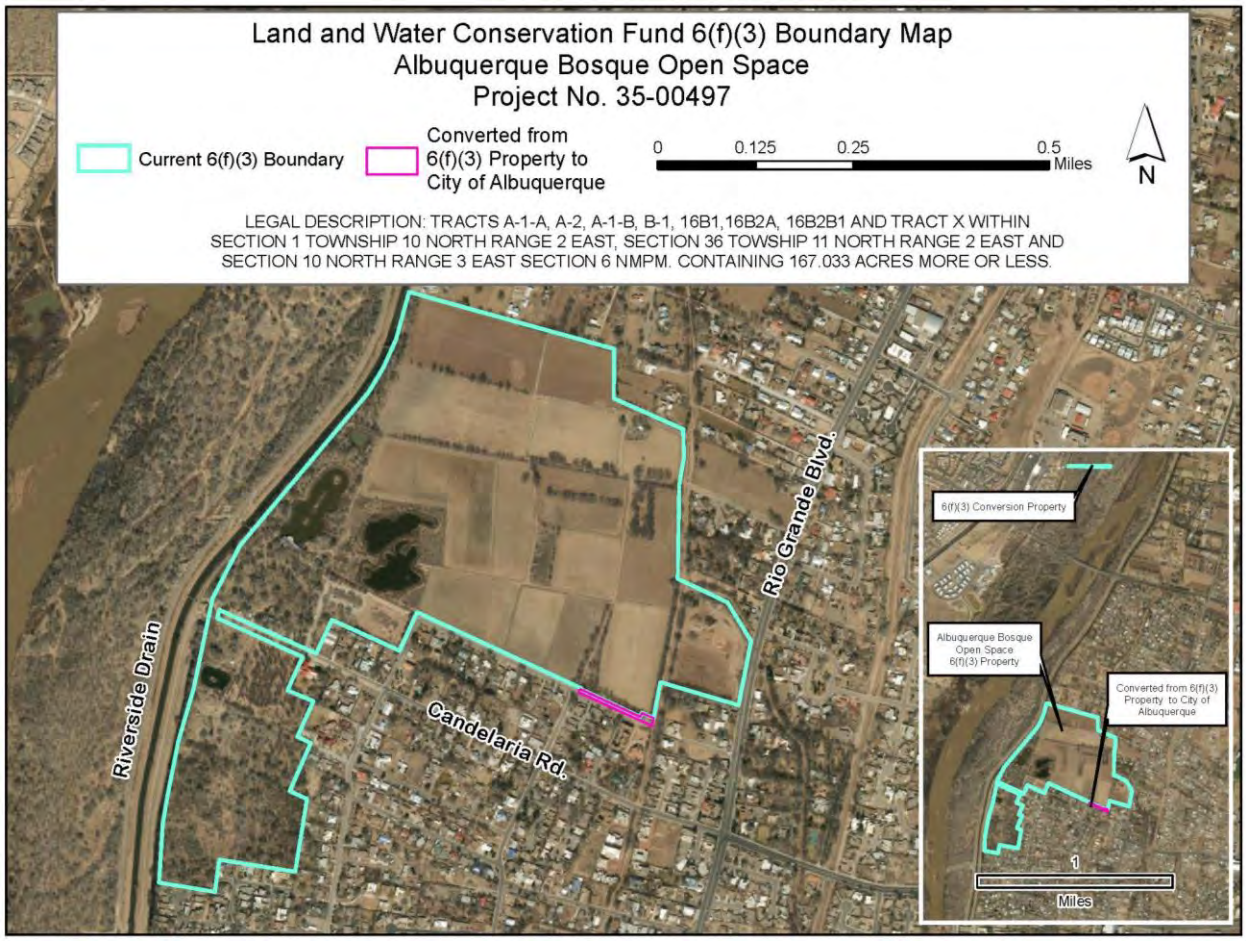

Figure 1. Land and Water Conservation Fund boundary map for Candelaria Nature Preserve.

1.4 Zoning and MPOS Types

On May 16, 1978, the EPC re-zoned the original Candelaria Farm Nature Center and Preserve lands R-1 and R-2 to SU-1 (Nature Center and Preserve). In 2018, the Integrated Development Ordinance, re-zoned the entirety of CNP to NR-PO-B (Non-Residential - Park and Open Space – Category B, Major Public Open Space). The Major Public Open Space Facility Plan outlined seven different types of MPOS based on the way they are managed and existing facilities. There are four (4) distinct areas within the CNP that represent different types of MPOS.

The Candelaria North Tract and Candelaria South Tract are designated as Open Space Preserves, defined in the MPOS Facility Plan as:

Open Space Preserve -- 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.

Policy A.l.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.

The leased area by the New Mexico State Department of Parks and Recreation that include the Rio Grande Nature Center State Park and Tree Nursery Tract are considered Open Space Facilities, defined in the MPOS Facility Plan as:

Open Space Facility -- Land area with outstanding natural features and outdoor recreation opportunities. Some active recreational activities are appropriate, along with facilities to support compatible uses within Major Public Open Space.

Policy A.1.D. MPOS facilities are the primary locations of developed facilities such as parking lots, picnic shelters, restrooms and other structures. This Major Public Open Space type shall be protected and conserved while allowing for primary public use, but only where the consistent impacts of use on the environment can be mitigated. Facilities shall be designed for minimal impact on Major Public Open Space resources. Some low impact recreational facilities are allowable, but only where appropriate, and where urban and rural form is not affected. Unpaved or paved trails can be utilized as links to more sensitive trails and areas. Protection of these areas should include signage, natural barriers, fencing, walls, and patrol by rangers.

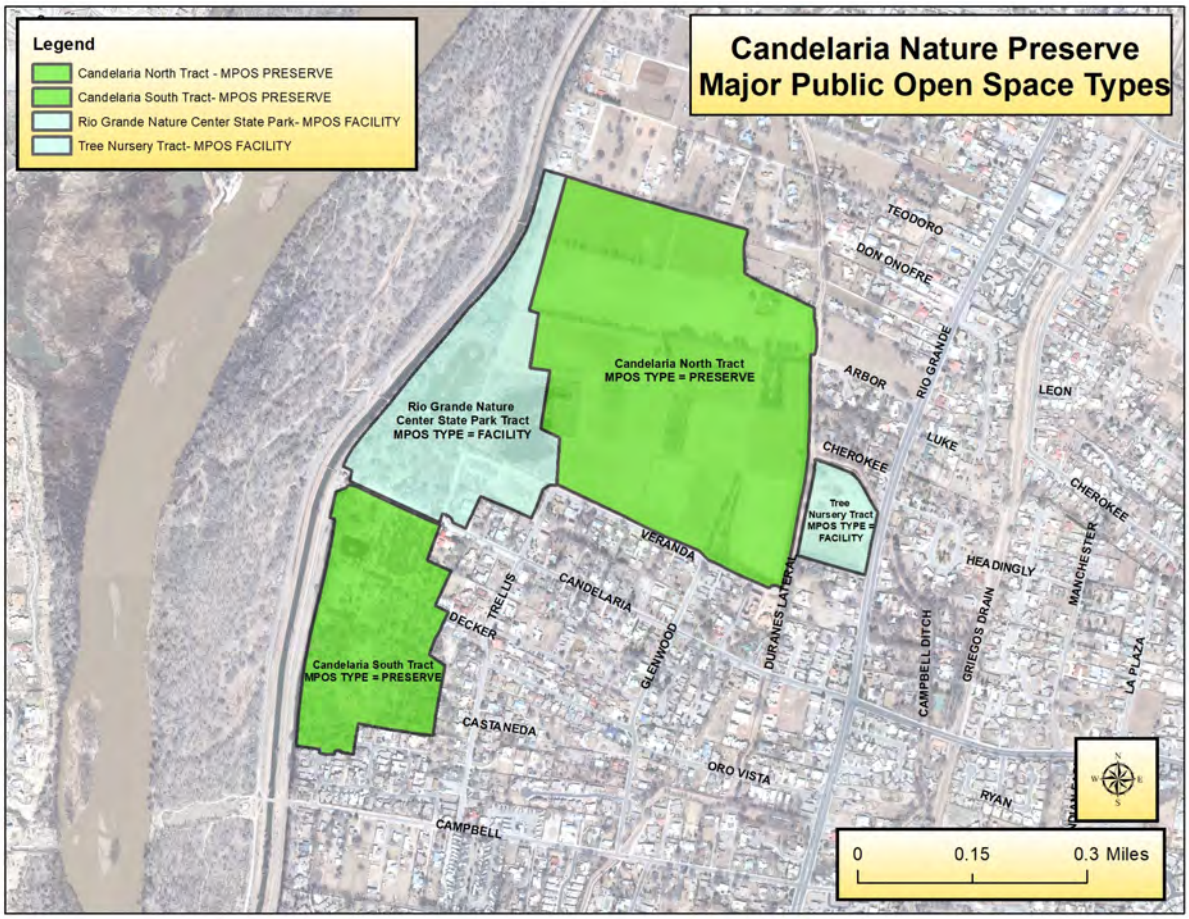

Figure 2. Candelaria Nature Preserve Major Public Open Space Types

1.5 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, the 1980 Lease Agreement for the RGNCSP site, the 1983 Rio Grande Nature Center Memorandum of Agreement, the Rio Grande Nature Center Management Plan, the LWCF regulatory framework, the 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 below and, due to the amount of reference documents, provided as an Appendix A on CD available upon request.

1.5.1 *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 (NPS), the rules governing use of LWCF funds apply not only to the specific property purchased with those funds, but also 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; and 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 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 5 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 CNP property and found several issues of non-compliance. The entire property was not reasonably accessible to the public. The farm fields were fenced and equipped with signs clearly prohibiting public access. Additionally, 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 14 letter from the SLO gave the City 3 years to bring the property into compliance. This RMP, in response to City Council Resolutions R-16-147 and R-17-159, is the result of that effort. Prepared with public notice and involvement, this 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 must be developed as to provide reasonable public access to the property for all residents and visitors. This applies to the entire property, including the CNT, the CST, the TNT, and the RGNCSP 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.

1.5.2 *City of Albuquerque Documents and Policies Related to the Candelaria Nature Preserve*

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 RMP 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 states 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 TAG (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 the CNP as a wildlife preserve and nature study area. The Resolution states that to prevent degradation of the property and maintain wildlife habitat, the City may lease the CNP 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. In addition, nothing in the Resolution is intended to limit or interfere with projects intended for the repair, maintenance, or upkeep of the CNP.

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 TAG and working collaboratively with the 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, the OSD, the Parks and Recreation Department, and the City Council. The TAG was charged with providing a status report on the development of the RMP to the City Council upon request.

1979 RIO GRANDE NATURE CENTER AND PRESERVE MASTER PLAN

The 1979 Rio Grande Nature Center and Preserve Master Plan (Predock 1979) 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 Master Plan was developed to provide a guide for development of the Candelaria Farms site that would not only explore its exciting educational and recreational potential but would 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.

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 Figures 1 and 2.

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.

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 OSD and the New Mexico State Parks and Recreation Division (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.

1999 MAJOR PUBLIC OPEN SPACE RANK II FACILITY PLAN

The City's 1999 Major Public Open Space (MPOS) Rank II Facility Plan identifies guidelines for writing Resource Management Plans.

Policy A.2.C. Resource Management Plans should be developed for the Sandia Foothills, West Side Open Space, Candelaria Farms, the Montessa Off-Road Vehicle 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 (City of Albuquerque 1999);
- evaluate impacts or proposed development within the MPOS on adjacent areas; and
- evaluate reasonable alternative development schemes.

1.5.3 *Albuquerque/Bernalillo County Comprehensive Plan (2017) Rank 1 Plan*

Additionally, the revised Albuquerque/Bernalillo County Comprehensive Plan that was adopted by the 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.

1.5.4 *Other Applicable Planning Documents*

Planning documents that may further complement the policy context of this plan include the following:

- 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 the 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

2 PROJECT HISTORY

2.1 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 [USACE] 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" (USACE 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 mean sea level (amsl) at the upstream end at Angostura Diversion Dam to 1,490 m (4,890 feet) amsl 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 has been 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 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 (4.1.1) below, for more about recent global warming and climate change.

2.2 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 (Conklin 1972; Ellen 1982). 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, as well as 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 (Figure 4). Each community was centered around a chapel and connected by a series of dirt roadways (Sargeant and Davis 1986).

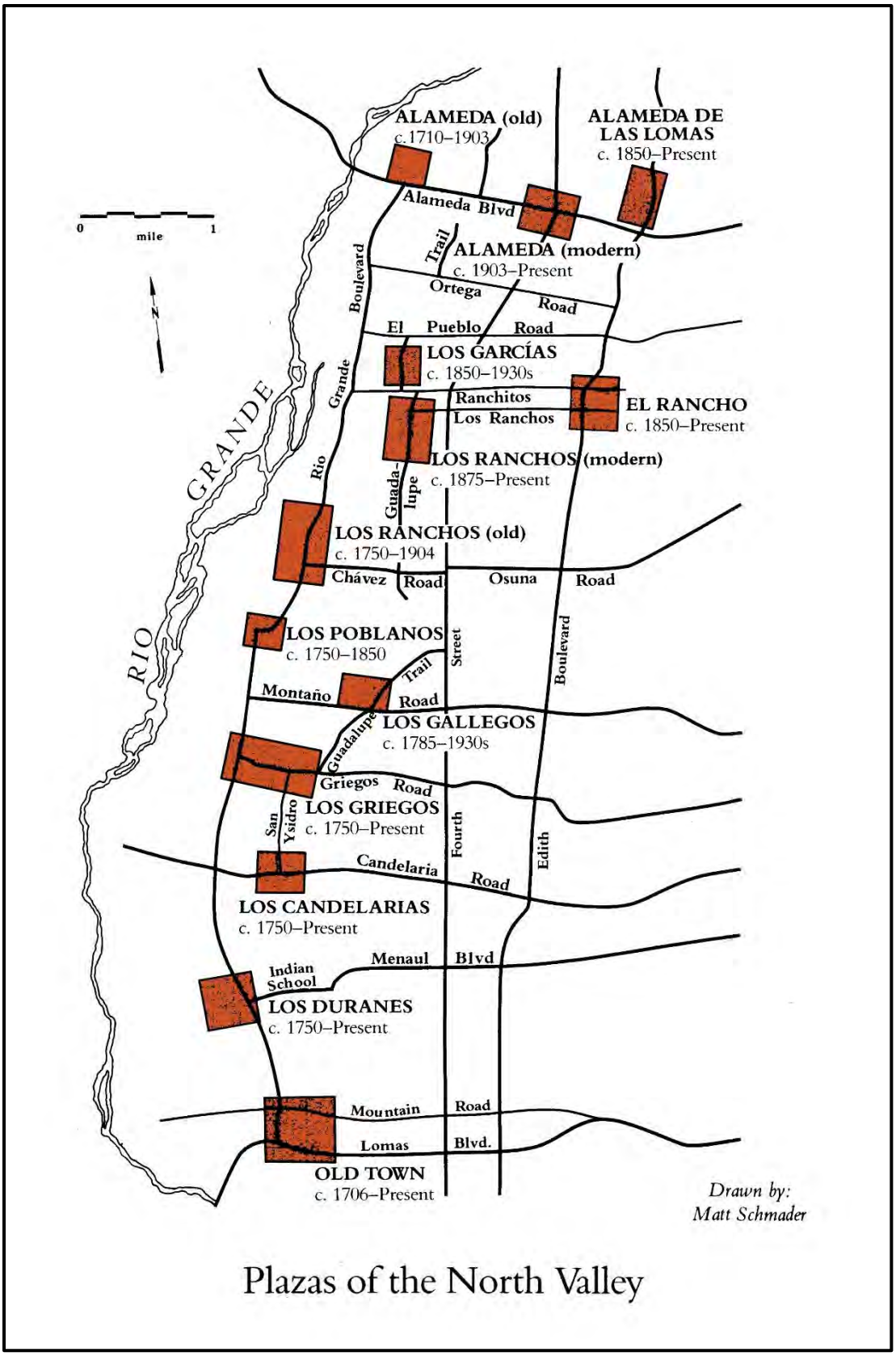

Figure 3. Historical plazas of the North Valley.

2.3 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; 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 USACE 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 (USACE 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), SSPA (2005, 2006), and Tetra Tech (2004).

2.4 Agriculture in the North Valley

Candelaria Nature Preserve, previously referred to as "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).

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 that is now the site of the CNP and RGNCSP. 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 Road 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 Boulevard was dominated by marshes, "Alkali," "Grasses," "Sandbar," and "Timber," with pockets of cultivation southeast of Candelaria Road and Rio Grande Boulevard, and south and west of Griegos at Rio Grande Boulevard.

In her 2018 book, *Albuquerque's North Valley: Los Griegos and Los Candelarias*, Francelle Alexander includes many oral history descriptions of the area as constantly flooding and containing lots of marshy land (Alexander 2018). The book contains a photograph (page 219) from the MRGCD archive titled, "Lake or estero in the 1930s, probably near Rio Grande Boulevard and Griegos", which shows 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 Boulevard 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 Street and Roma Avenue (Alexander 2018).

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 that 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, which means Valley of Gold in Spanish.

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.

2.5 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] 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 obtain 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 (New Mexico State Park and Recreation Commission. 1969)." 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 the Albuquerque metropolitan

[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.

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 NPS) 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 General Obligation 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. With the adoption of the new Integrated Development Ordinance in 2018, the entirety of the property changed zones to NR-PO-B for Major Public Open Space.

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 Road 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 Road'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.

2.6 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 CNT (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 the CNT 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 TAG 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 is not allowed on the properties purchased with LWCF funds, but that farming to grow plants and crops for forage and cover solely for the benefit of wildlife is 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 and challenges to the OSD. 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 the 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 there were initial concerns 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 and an increase in the overall habitat diversity at the Refuge.

The TAG has concluded that the 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 the City's residents and visitors.

3 NATURE PRESERVES AND WILDLIFE REFUGES IN THE RIO GRANDE VALLEY

Other nature preserves or wildlife refuges have been established in the Middle Rio Grande 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.

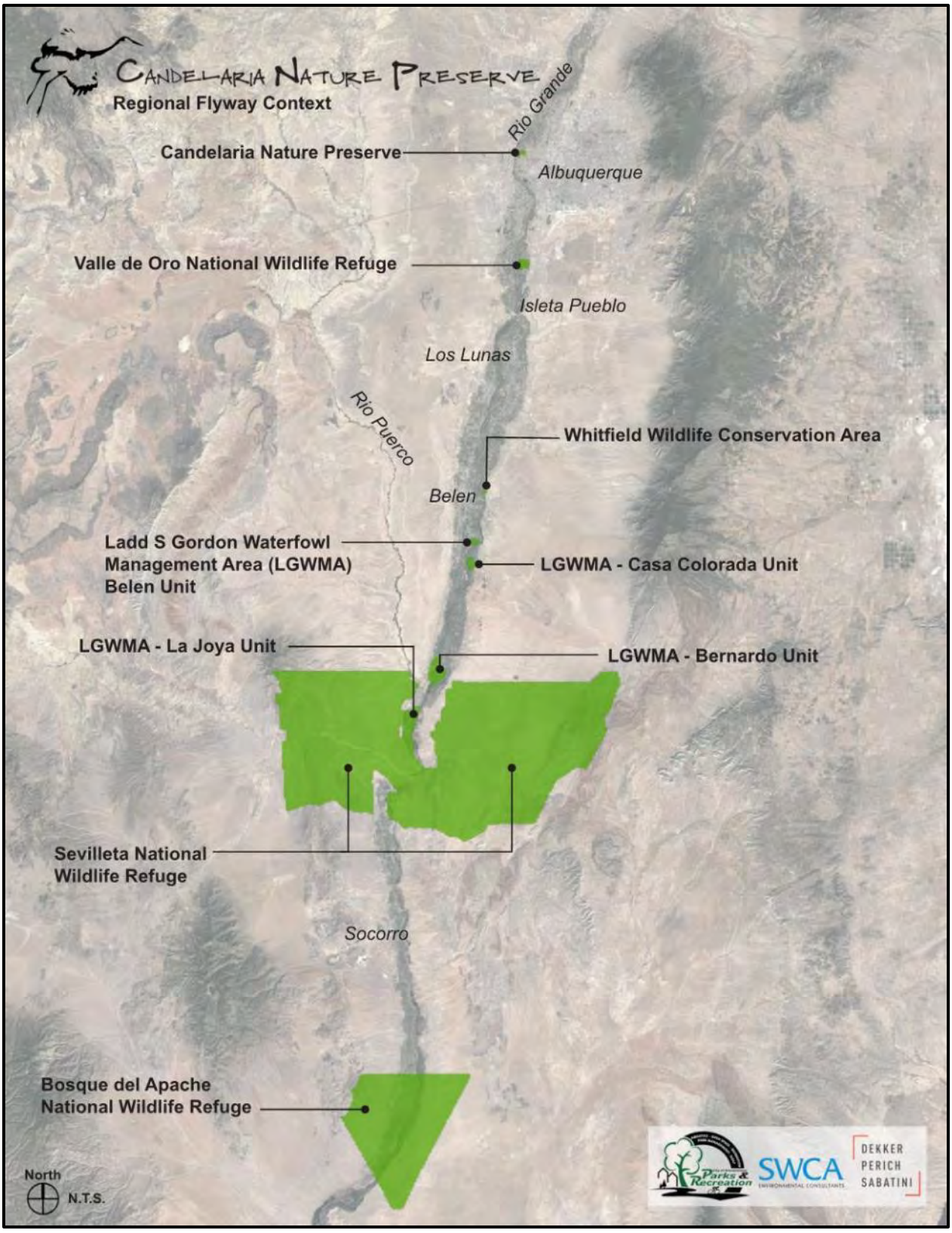

Figure 4. Wildlife refuges and preserves of the Middle Rio Grande valley.

3.1 Valle de Oro National Wildlife Refuge (Bernalillo County)

The Valle de Oro National Wildlife Refuge is located in the South Valley of Albuquerque along the Rio Grande. Formerly a commercial dairy, this 570-acre National Wildlife Refuge, the first urban National Wildlife Refuge 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. Valle de Oro has been managed by the USFWS since 2013.

3.2 Whitfield Wildlife Conservation Area (Valencia County)

The Whitfield Wildlife Conservation Area is 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. The conservation area 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. The Whitfield Wildlife Conservation Area is managed by the NRCS Valencia Soil and Water Conservation District since 2003.

3.3 Ladd Gordon Game Management Area/ La Joya State Game Refuge (Socorro County)

The Ladd Gordon Game Management Area/La Joya State Game Refuge is located between Belen and La Joya in central New Mexico. A complex of four separate management units along the Rio Grande, covering 2,700 acres, this refuge is managed for waterfowl production for hunting. The refuge consists of commercial farmland, wildlife crops, riparian bosque, and wetlands. The refuge is managed by the New Mexico Department of Game and Fish.

3.4 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. The refuge has been managed by the USFWS since 1973.

3.5 Bosque del Apache National Wildlife Refuge (Socorro County)

The Bosque del Apache National Wildlife Refuge is 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. The refuge has been managed by the USFWS since 1939.

4 ECOLOGICAL CONDITIONS

4.1 The Abiotic Physical Environment

4.1.1 *Climate*

The CNP is located in the Middle Rio Grande valley of central New Mexico at an elevation of 5,000 feet above mean sea level, with a semi-arid climate; 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 approximately 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 are presented in Figure 6.

The RGNCSP participates in the Albuquerque Metropolitan Arroyo Flood Control Authority and the National Water Service, Albuquerque office precipitation recording program and the U.S. Geological Survey weather reporting station program. The temperature and precipitation data recorded at the RGNCSP are representative of the adjacent CNP.

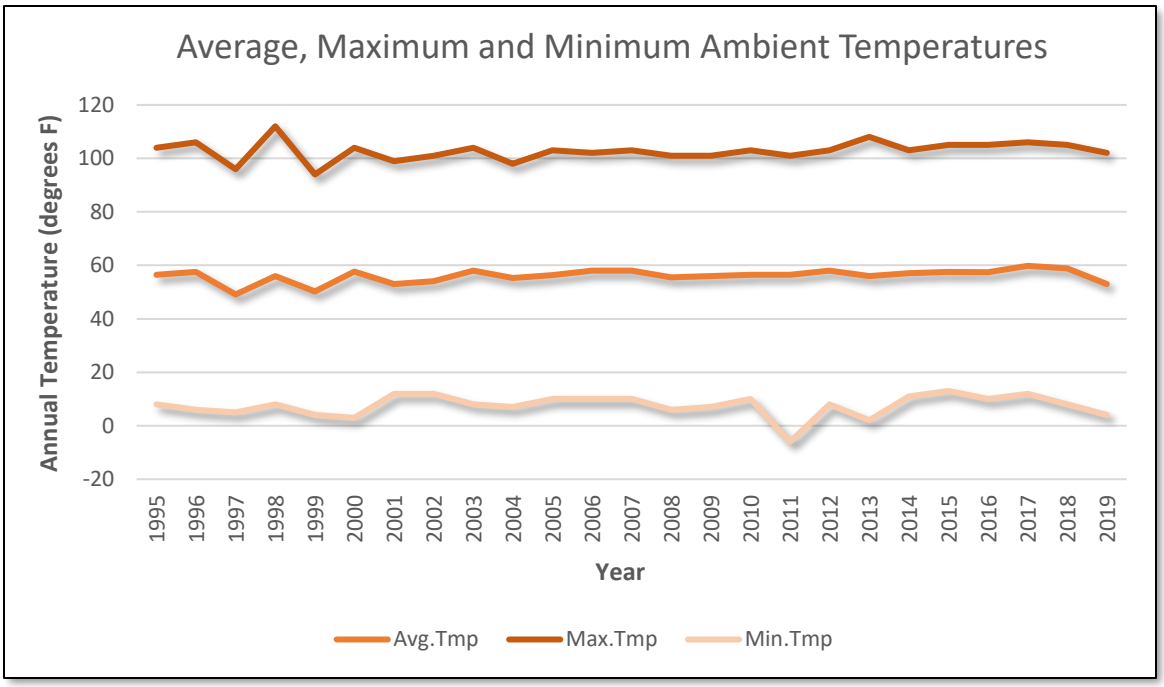

Figure 5. Average monthly, daily high, and daily low temperatures recorded at the RGNCSP, 1995–2019.

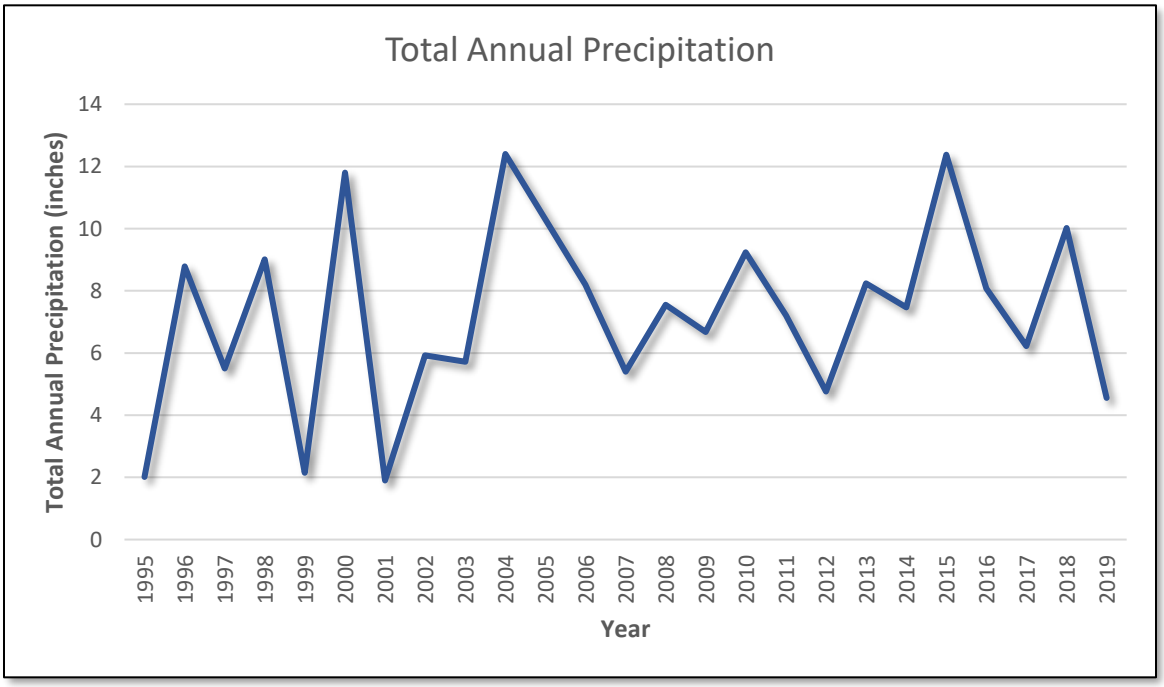

Figure 6. Average total annual precipitation recorded at the RGNCSP, 1995–2019.

4.1.2 *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 Middle Rio Grande 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. 2012), 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.

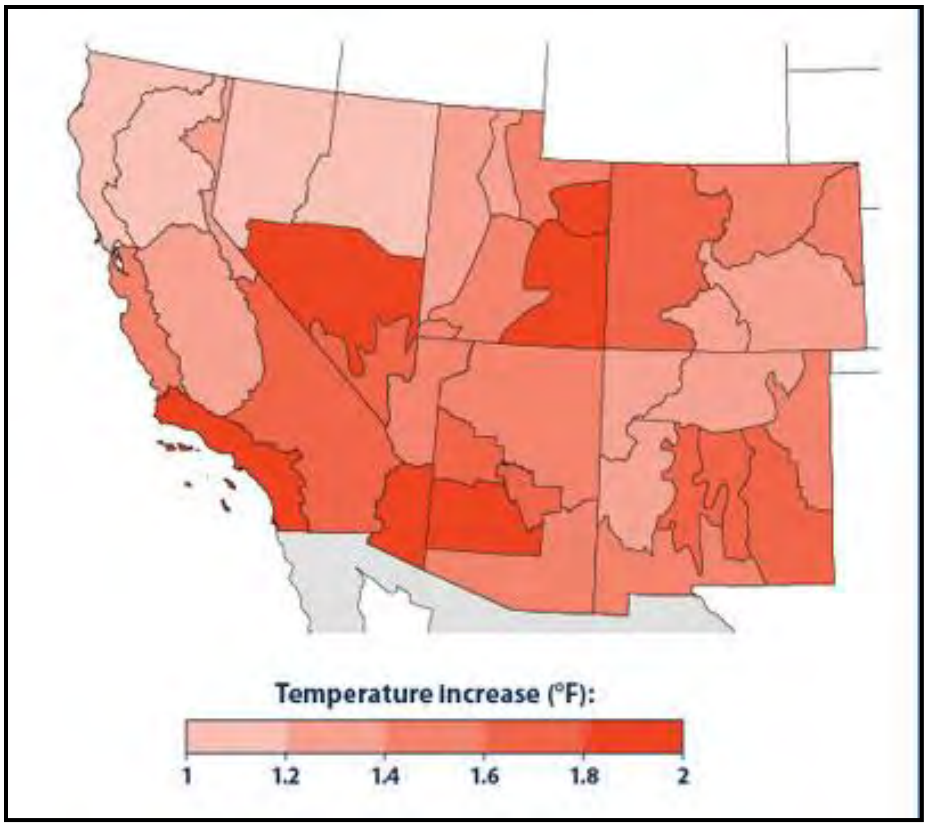

Figure 7. Average temperatures across the entire Southwest have increased in recent years, with some areas increasing by up to 2°F. This map shows the average temperature from 2000–2013 relative to the long-term average from 1895–2013. Source: U.S. Environmental Protection Agendy (EPA) (2015).

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 Middle Rio Grande 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 overarching current and future effects of increasing climate change (e.g., Mann 2019; Seavy et al. 2009; USGCRP 2017, 2018).

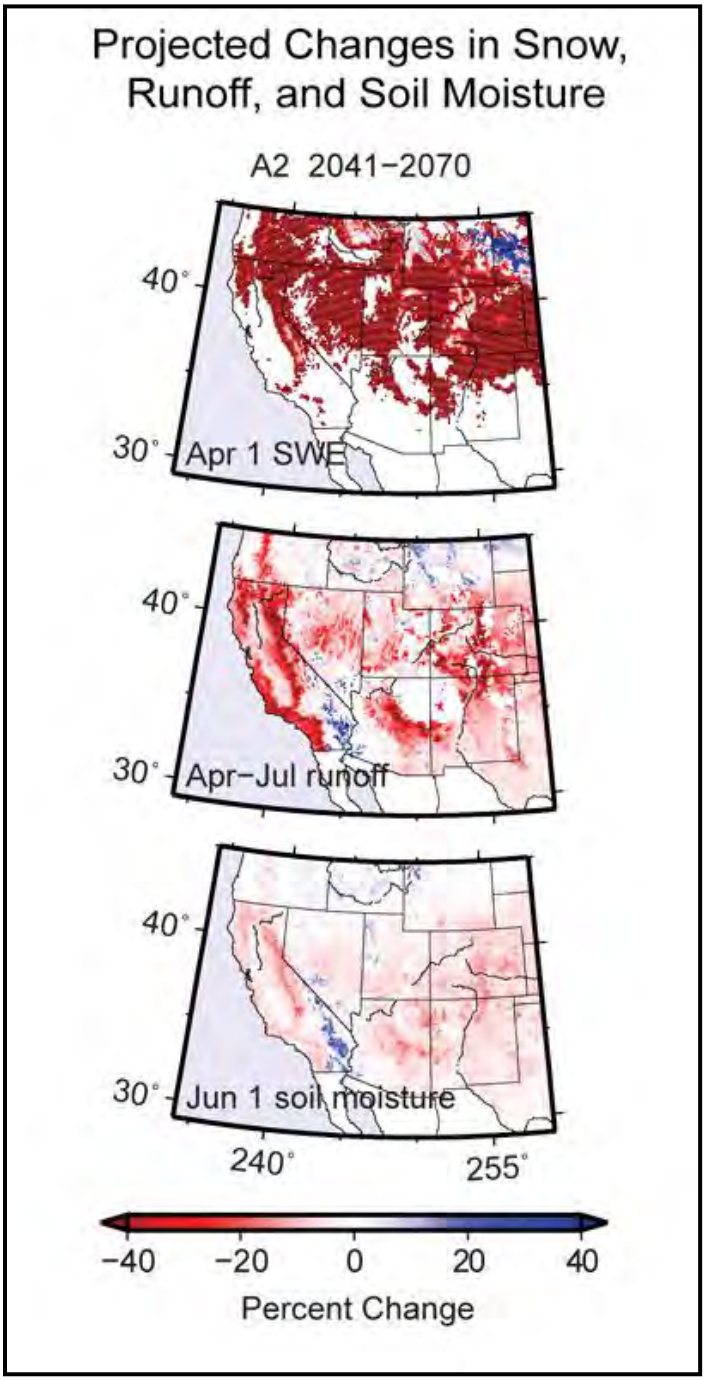

Figure 8. Declines in snowpack, runoff, and soil moisture are projected to occur if greenhouse gas emissions remain high. The map shows the change in conditions between the historic (1971–2000) and the expected mid-century (2041–2070). Note: SWE = snow water equivalent. Sources: Melillo et al. (2014); USGCRP (2014).

4.1.3 *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 the 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 CST and the TNT (Table 1; Figure 9) areas of the 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 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 the CNP (Figure 10). Appendix B (available online) presents the soil descriptions from the GSA report. Unlike the 1995 NRCS soil survey, the GSA report does not include the CST or the TNT areas.

Table 1. Soils at the 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.

Figure 9. Soils map produced by the U.S. Department of Agriculture, Natural Resources Conservation Service (2019).

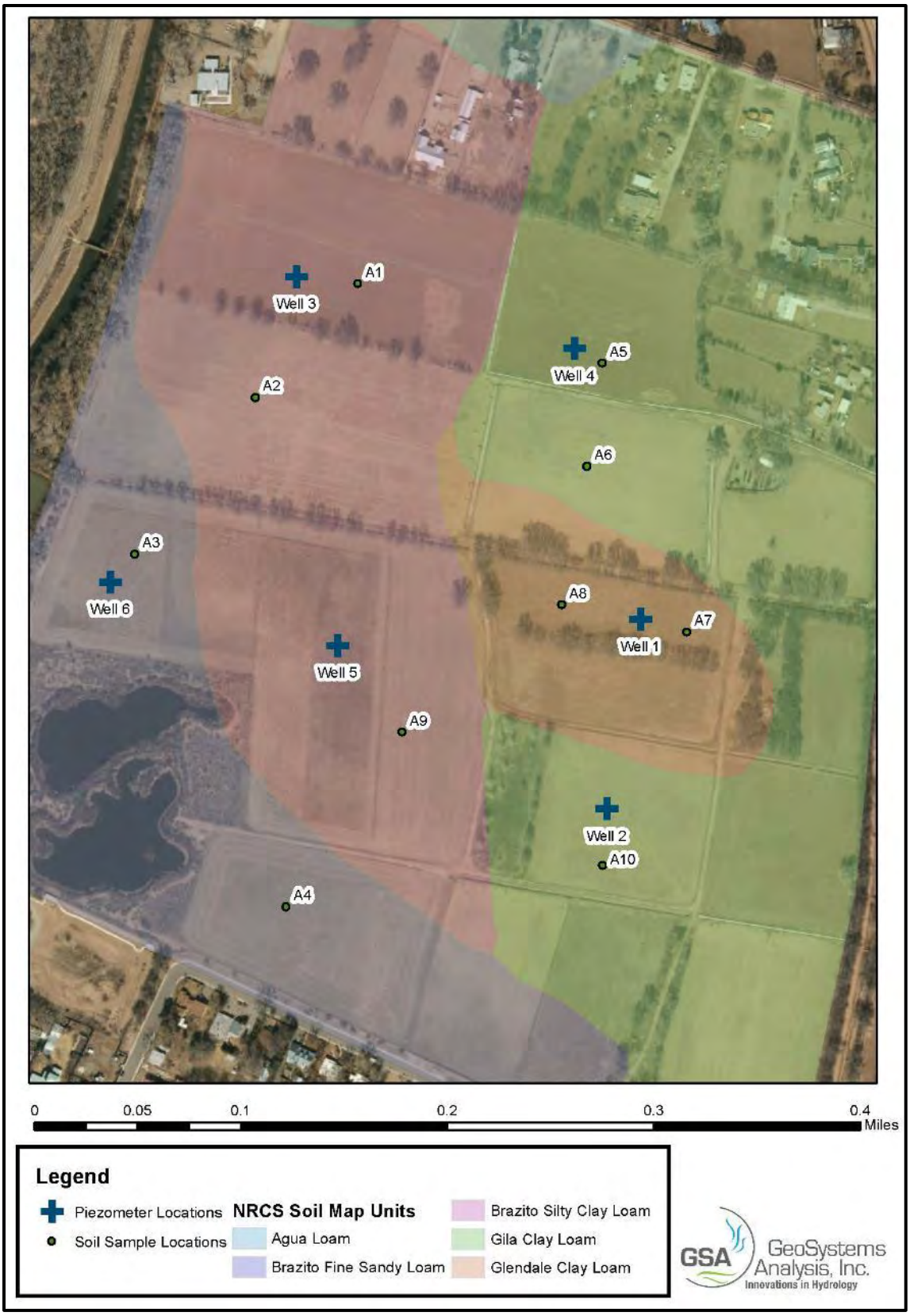

Figure 10. Soils map, including locations of soil samples and groundwater monitoring wells installed in 2018 (GeoSystems Analysis, Inc. 2018).

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.

4.1.4 *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 the 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 water 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 CST 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.

WATER QUALITY AND DEPTH

Volunteers from the Friends of the Rio Grande Nature Center (FRGNC) 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 CST by volunteers at the Nature Center found that 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 (Aquatic Consultants, Inc. 2012). 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 pond's 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 thereby increasing photo-penetration and allowing beneficial plant species to grow and outcompete the phytoplankton for remaining nitrogen.

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, falls 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, Inc. 2004).

The CNP 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 Figure 11). 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 the CNP consists of water rights owned and managed by the MRGCD. The MRGCD allows the OSD 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 that all 45 acres shown on the historical maps are considered a pre-1907 water right. 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 (Ward 1977).

Another area of the CNP that does not have an associated water right consists of 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 OSD 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.

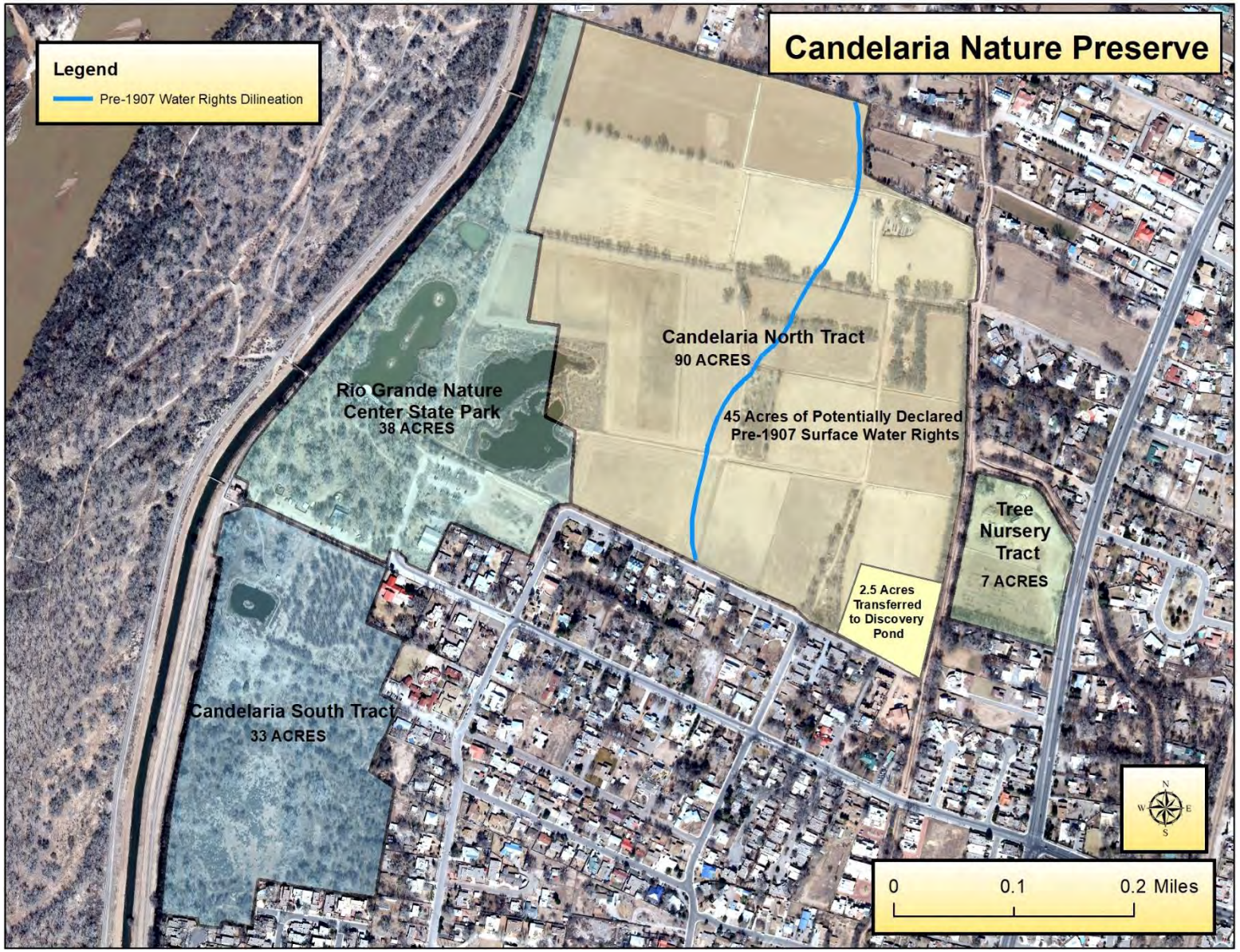

Figure 11. Water rights at the Candelaria Nature Preserve. Data from the New Mexico Office of the State Engineer.

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 acre. 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 acre. 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.

4.2 The Biotic Environment: Vegetation and Wildlife

4.2.1 *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 (USACE 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.

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 were identified in previous management plans. This plan moves management efforts to a fully restored mosaic of habitat where 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 4 years if funding becomes available.

WILDLIFE HABITAT AREAS

Wildlife habitat areas include the RGNCSP wetland, neighboring grassland and moist soil areas, and 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*).

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.

4.2.2 *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 (Bateman, Chung-MacCoubrey, and Snell 2008; Bateman, Chung-MacCoubrey, et al. 2008; Bateman, Harner, and Chung-MacCoubrey 2008; Bateman et al. 2009; Cartron et al. 2008; Chung-MacCoubrey and Bateman 2006; Crawford et al. 1993; Hink and Ohmart 1984; Smith et al. 2006; USACE et al. 2006; Walker 2006). 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.

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.

AMPHIBIANS AND REPTILES

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, and Chung-MacCoubrey 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 Wetlands and are now part of that ecosystem. The wetland has also attracted an array of amphibians. Tiger salamanders live in the wetland and Woodhouse's 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.

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 that bird species that utilized mid-level vegetation structure for nesting initially declined following restoration activities but speculate that 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 Wetlands year-round.

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 relate to the structure and mosaic of the vegetation community and the moisture regime of the riparian belt (Crawford et al. 1993). Ellis, Crawford, and Molles. (1997) and Ellis, Molles, and Crawford (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 that 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.

NON-NATIVE WILDLIFE SPECIES

Animal species that have been introduced to the CNP area by humans include the following: feral domestic dogs (*Canis lupus familiaris*) and cats (*Felis catus*), house sparrows (*Passer domesticus*), European starlings (*Sturnus vulgaris*), ring-necked pheasants [*Phasianus colchicus*; a state game species that is not native and competes with native quail (*Callipepla* sp.), but is largely limited to human-disturbed habitats], Eurasian collared dove (*Streptopelia decaocto*),

isopods (Class Malacostraca), house spiders (Class Arachnida), brown dog ticks (*Rhipicephalus sanguineus*), and European earwigs (*Forficula auricularia*). The American bullfrog (*Rana catesbeianus*) 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 (*Lithobates pipiens*). 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.

4.2.3 *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 (BISON-M 2019; USFWS 2019a; 2019b).

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); BISON-M (2019); Cartron (2010); Cartron et al. (2008)
Listing status: E = endangered, T = threatened

5 WILDLIFE HABITAT SITE DESIGN, GOALS, AND PROTOCOLS

The creation of diverse wildlife habitat is an important part of the CNP'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 this 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.

5.1 Restored Wildlife Habitats

5.1.1 *Candelaria Wetlands*

The wetlands at the CNP include ponds in the CNT 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 CST 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 CNT.

The Candelaria Wetlands, consisting of two connected cells, was constructed in the southwest comer of the CNT 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 plan for the Candelaria Wetlands 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 attracts shore and wading birds.

The Candelaria Wetlands 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 USFWS. 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 FRGNC 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 FRGNC 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 diminish 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 the 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 the OSD since the ponds are currently managed by the RGNCSP. This should be a high priority.

5.1.2 *Grasslands Adjacent to the Candelaria Wetlands*

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 the OSD, with herbicide use only as a last resort.

5.1.3 *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, relative to serving as visual barriers, and 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**	**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**

Plant Species[1,2] (Dominants are Bold; Pollinator Plants are Pink)	Scientific Name	Plant Family[3]	Growth Form[4]	Life History[5]
Rabbitbrush	***Ericameria nauseosua***	**Asteraceae**	**Shrub**	**Perennial**
Willow baccharis	***Baccharis salicifolia***	**Asteraceae**	**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
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 follow 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.

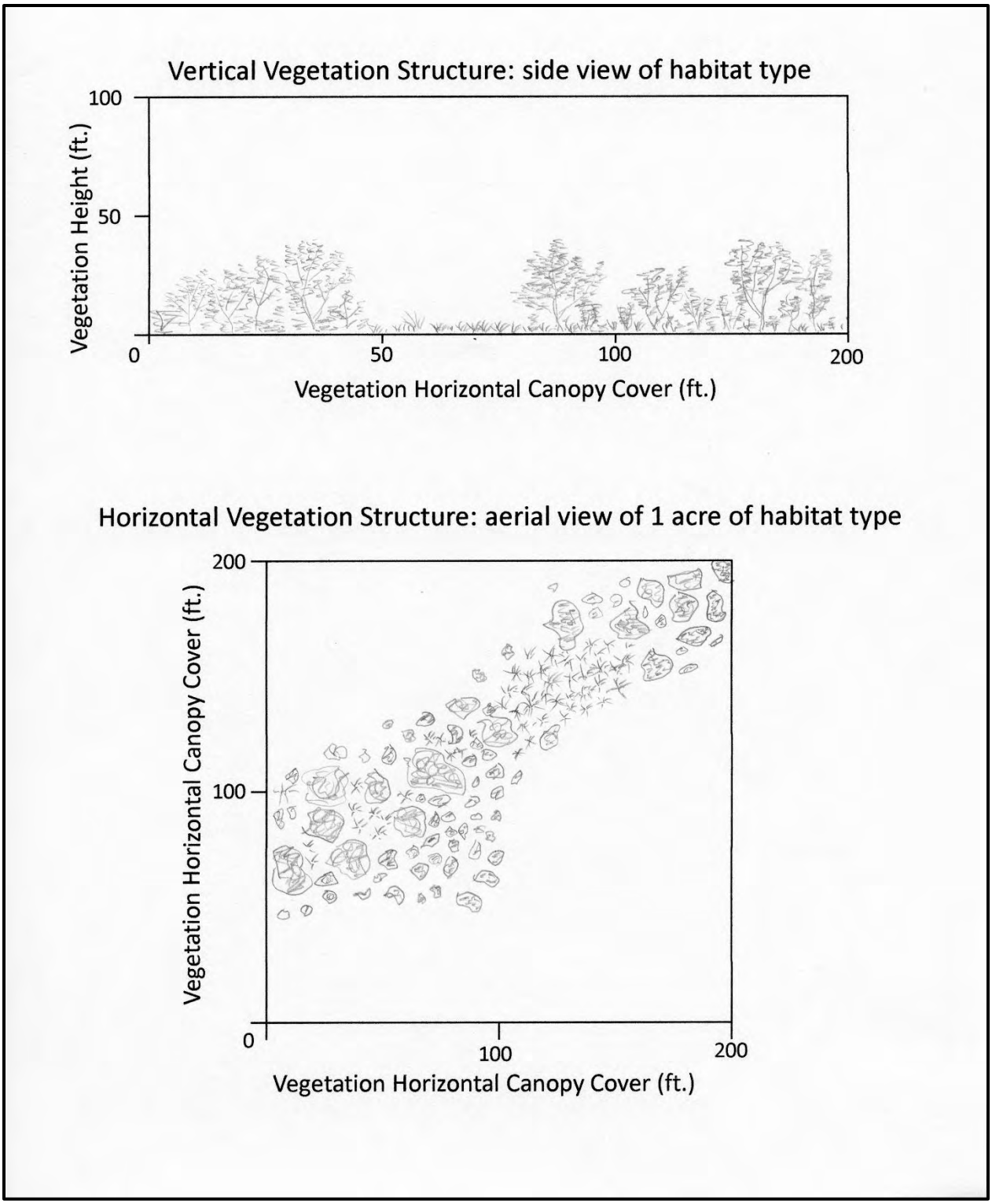

Figure 12. Vertical and horizontal canopy cover views of the Hedgerow Habitats.

5.1.4 *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 Bosque Habitat.

Table 4. Plant Species Recommended for Planting in the Bosque Habitat

Plant Species[1,2] Dominants are Bold; Pollinator Plants are Pink	Scientific Name	Plant Family[3]	Growth Form[4]	Life History[5]
Navajo tea	*Thelesperma megapotamicum*	Asteraceae	Forb	Annual
Spectacle pod	*Dimorphocarpa wislizeni*	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 lewisi*	Linaceae	Forb	Perennial

Plant Species[1,2] Dominants are Bold; Pollinator Plants are Pink	**Scientific Name**	**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	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 follow 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 that some biennial species may be annual or perennial, depending on annual growing conditions.

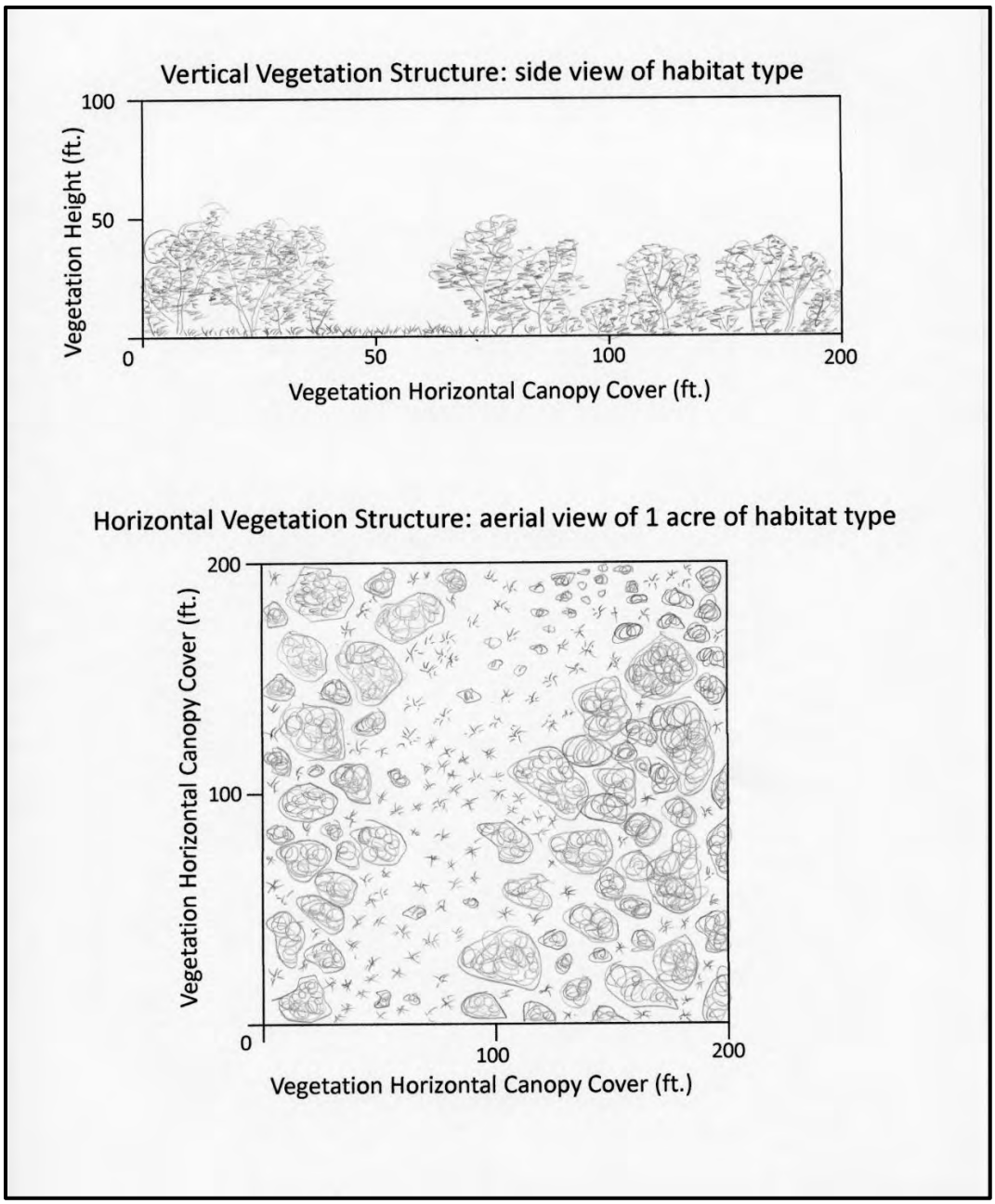

Figure 13. Vertical and horizontal canopy cover views of the Bosque Habitat.

5.1.5 *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, are not 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.

5.1.6 *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 from early seral (all herbs) to late seral (shrubs and trees) damp soil wetland, and a 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	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 follow 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 that some biennial species may be annual or perennial, depending on annual growing conditions.

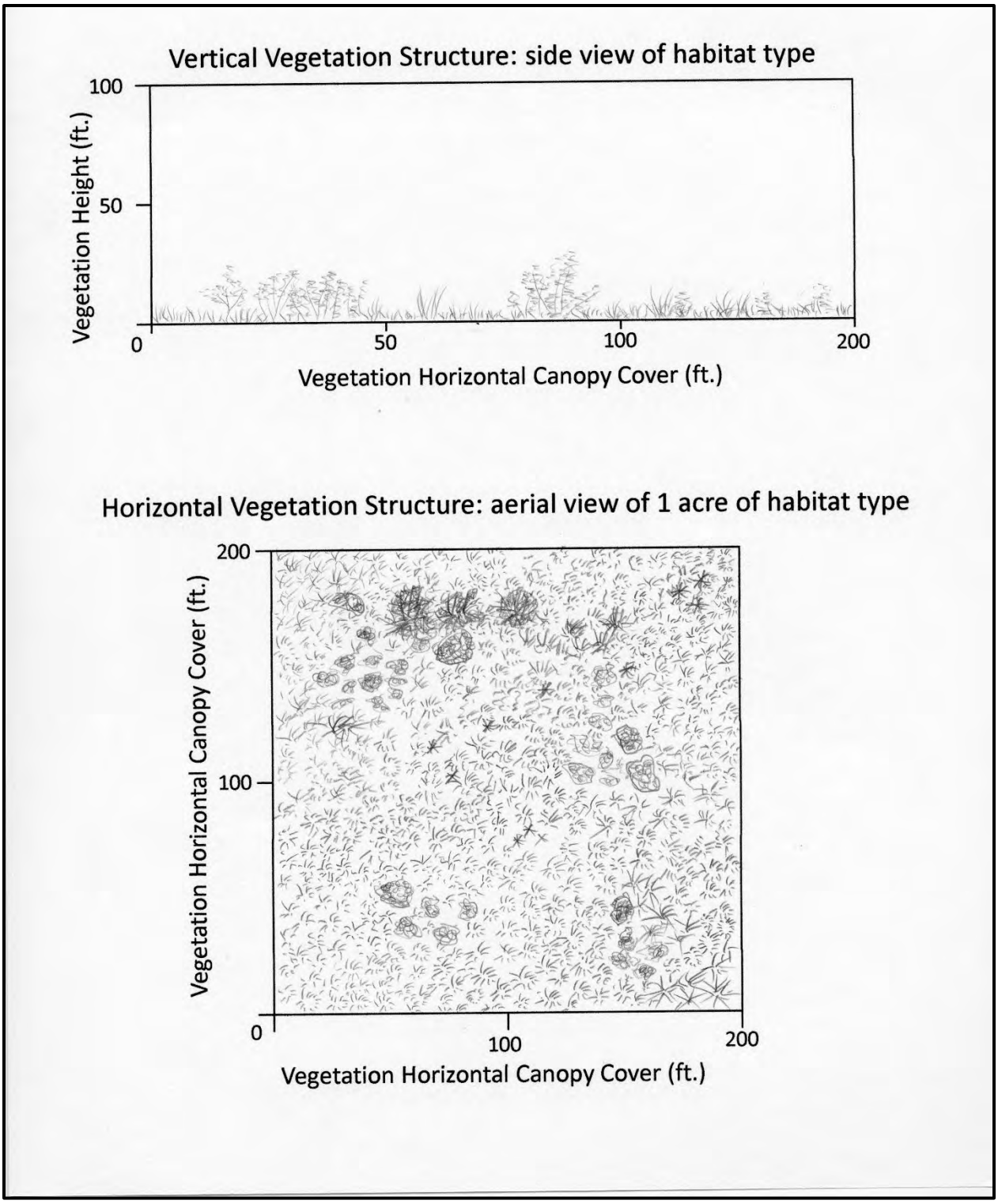

Figure 14. Vertical and horizontal canopy cover views of the Damp Soil Wetland.

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 Wetlands 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, which 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. Groundwater 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.

5.1.7 *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 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	Plant Family[3]	Growth Form[4]	Life History[5]
Curlycup gumweed	***Grindelia squarrosa***	**Asteraceae**	**Forb**	**Annual**
Annual sunflower	*Helianthus annuus*	Asteraceae	Forb	Annual
Rocky Mountain beeplant	*Cleome serrulata*	Capparaceae	Forb	Annual
Clammyweed	*Polanisia dodecandra trachysperma*	Capparaceae	Forb	Annual
Blue lettuce	*Mulgedium pulchellum*	Asteraceae	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***	**Asteraceae**	**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	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 follow 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 that 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. 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 Wetlands 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, which 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.

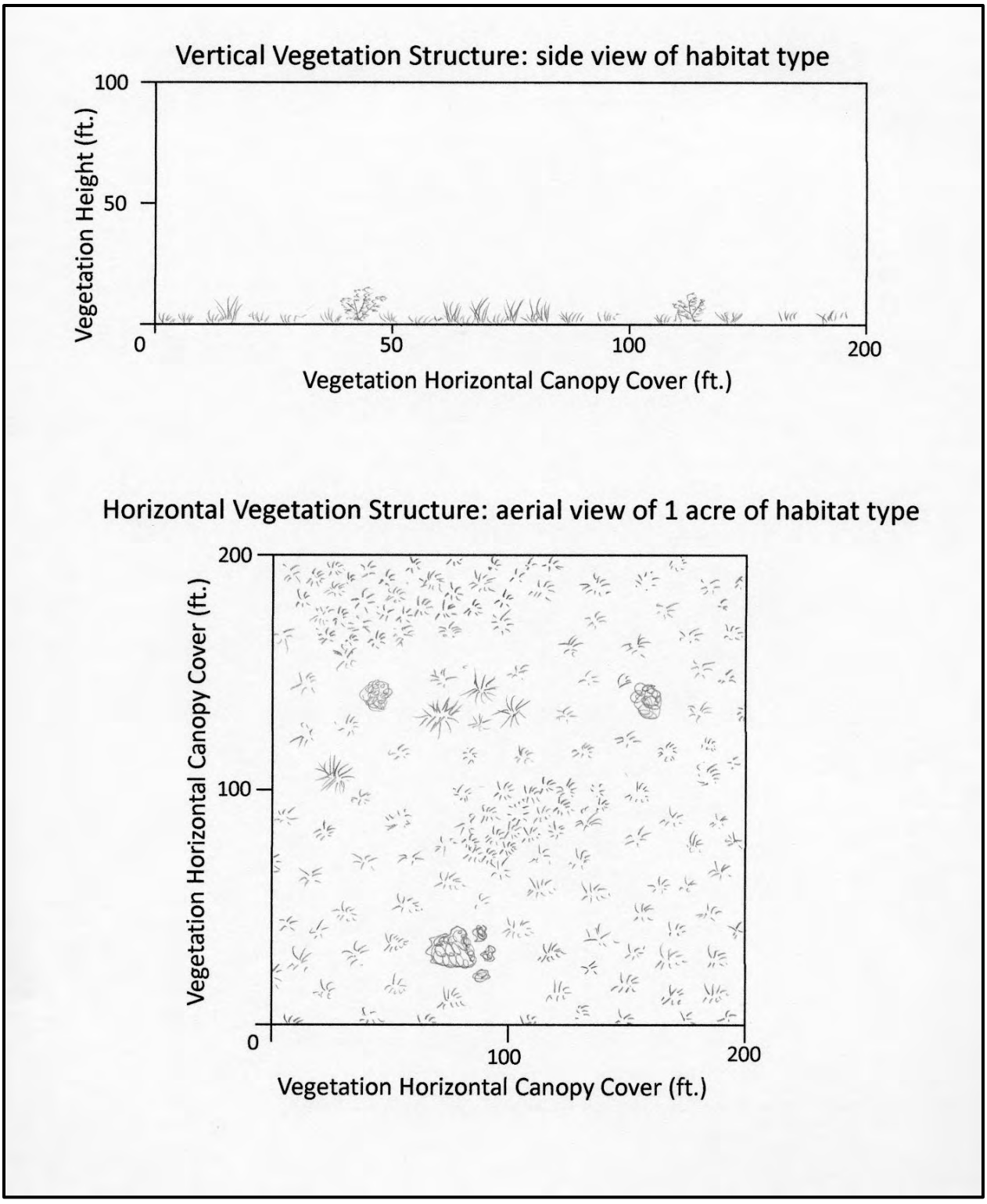

Figure 15. Vertical and horizontal canopy cover views of the Ephemeral Wetland Habitat.

5.1.8 *Damp Soil Grassland Habitat*

Description. Juncus-Houttuynai (Rush-Yerba Mansa) Association of Watson (1912), but upper portions that are drier 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 from early seral (all herbs) to late seral (shrubs and trees) damp to dry soil grassland, and a 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	Plant Family[3]	Growth Form[4]	Life History[5]
Curlycup gumweed	*Grindelia squarrosa*	Asteraceae	Forb	Annual
Horsetail milkweed	*Asclepias subverticillata*	Asclepiadaceae	Forb	Perennial
Yerba mansa	*Anemopsis californica*	Saururaceae	Forb	Perennial
Blueweed	*Helianthus ciliaris*	Asteraceae	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

Plant Species[1,2] Dominants are Bold; Pollinator Plants are Pink	Scientific Name	Plant Family[3]	Growth Form[4]	Life History[5]
Winterfat	*Krascheninnikovia lanata*	Chenopodiaceae	Shrub	Perennial
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 follow 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 that 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. 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, which 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.

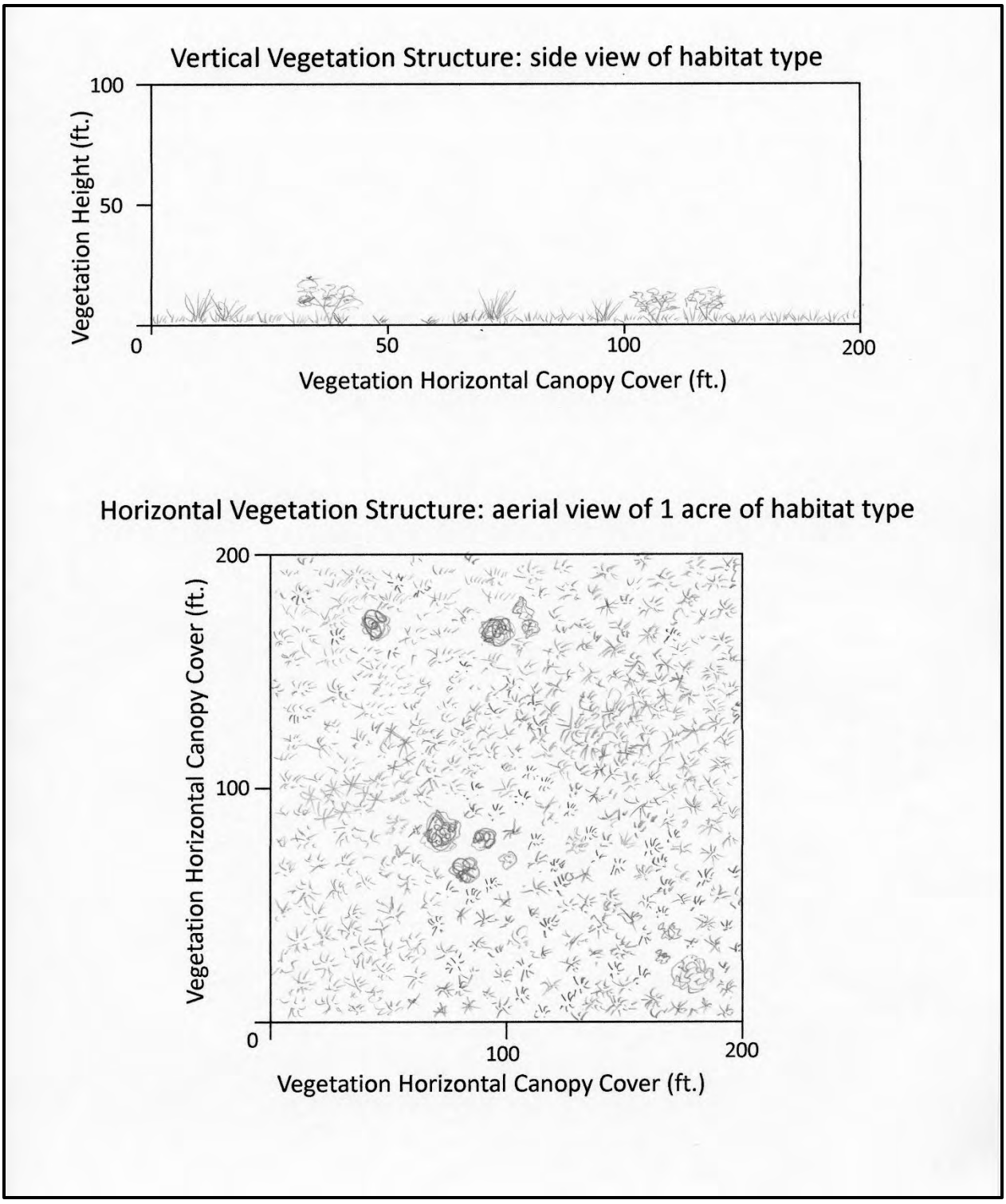

Figure 16. Vertical and horizontal canopy cover views of the Damp Soil Grassland.

5.1.9 *Dry Soil Grassland Habitat*

Description. Rabbitbrush (Biglovia) Association of Watson (1912), but upper portions that are drier 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 late seral (shrubs) dry soil grassland, and a 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	Plant Family[3]	Growth Form[4]	Life History[5]
Navajo tea	*Thelesperma megapotamicum*	Asteraceae	Forb	Annual
Curlycup gumweed	*Grindelia squarrosa*	Asteraceae	Forb	Annual
Spectacle pod	*Dimorphocarpa wislizeni*	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

Plant Species[1,2] Dominants are Bold; Pollinator Plants are Pink	Scientific Name	Plant Family[3]	Growth Form[4]	Life History[5]
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
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*	Asteraceae	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 follow 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 that 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. 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, which 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.

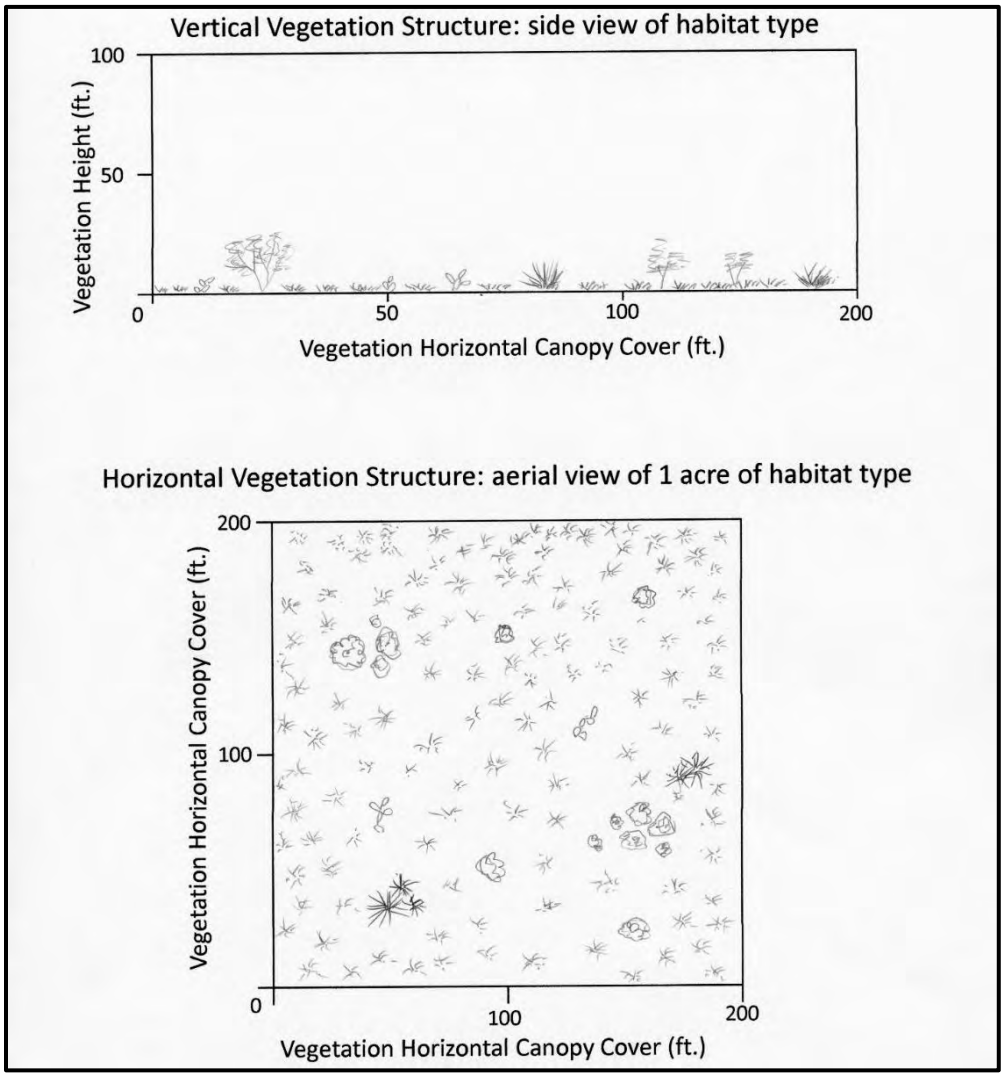

Figure 17. Vertical and horizontal canopy cover views of the Dry Soil Grassland.

5.1.10 *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 from mid to late seral (shrubs) Salt Shrubland, and a 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	Plant Family[3]	Growth Form[4]	Life History[5]
Oak-leaf thorn-apple	*Datura quercifolia*	Solanaceae	Forb	Annual/Biennial
Blueweed	*Helianthus ciliaris*	Asteraceae	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 follow 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 that 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. 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, which 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.

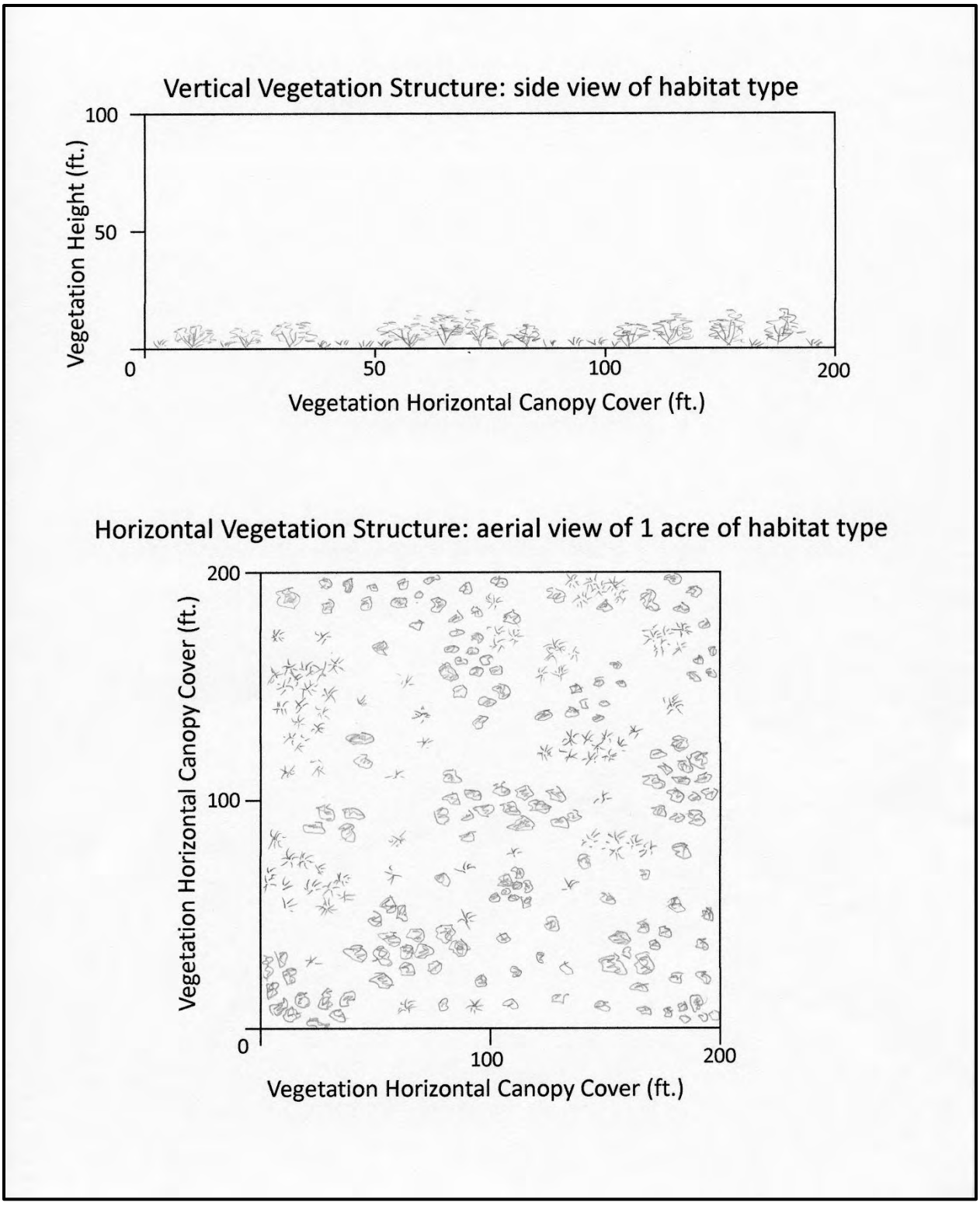

Figure 18. Vertical and horizontal canopy cover views of the Salt Shrubland.

5.1.11 *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 silty to sandy soil habitat was represented along the Rio Grande floodplain, where large arroyos drained into the Rio Grande. 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 from mid to late seral (shrubs) Arroyo Margin Shrubland, and a 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 Shrubland Habitat

Plant Species[1,2] Dominants are Bold; Pollinator Plants are Pink	Scientific Name	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**

Plant Species[1,2] Dominants are Bold; Pollinator Plants are Pink	Scientific Name	Plant Family[3]	Growth Form[4]	Life History[5]
Desert willow	***Chilopsis linearis***	**Bignoniaceae**	**Tree**	**Perennial**
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 follow 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 that 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. 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, which 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.

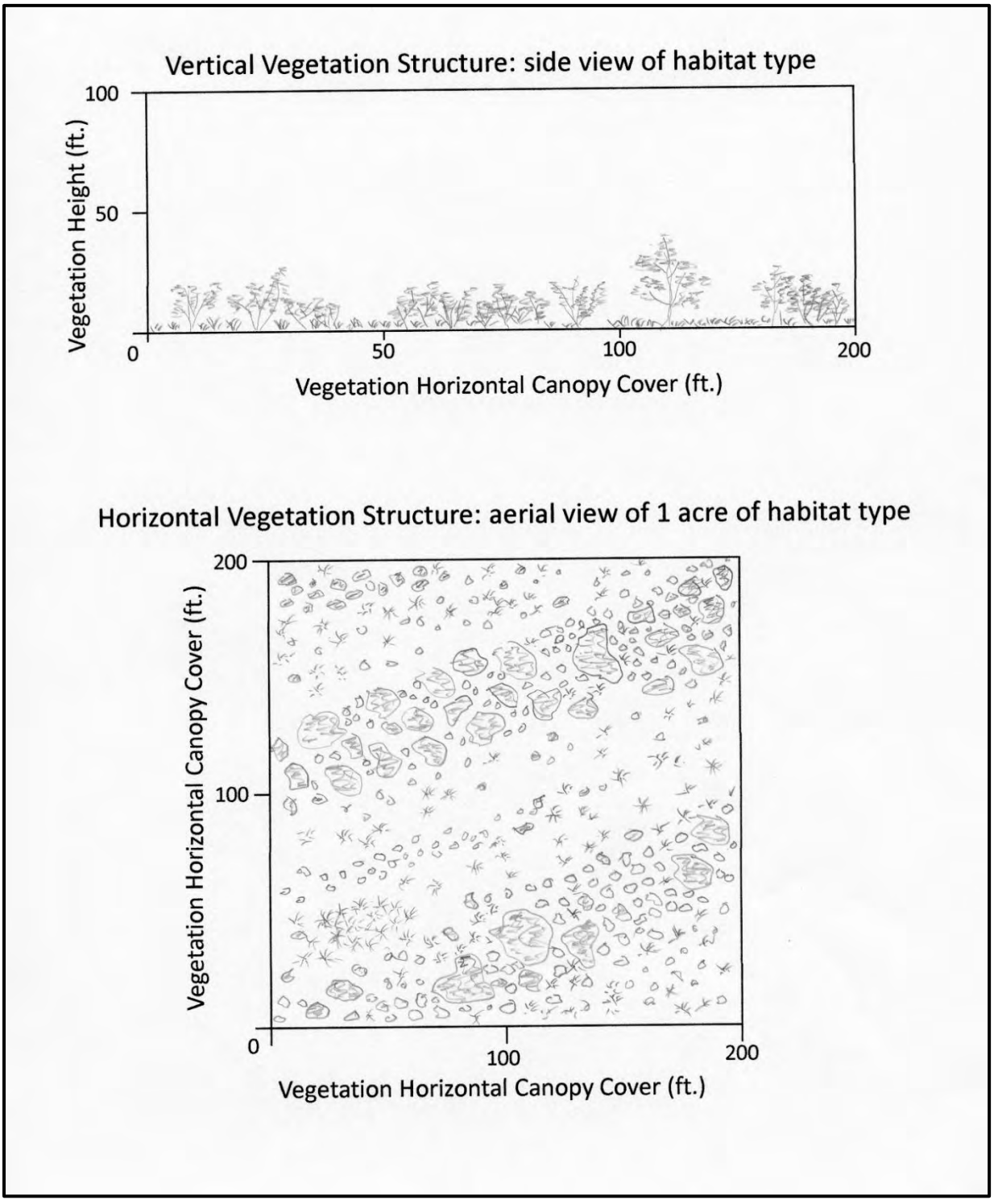

Figure 19. Vertical and horizontal canopy cover views of the Arroyo Margin Shrubland.

5.1.12 *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 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	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*	Asteraceae	Forb	Annual
Annual sunflower	*Helianthus annuus*	Asteraceae	Forb	Annual
Spectacle pod	*Dimorphocarpa wislizeni*	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

Plant Species[1,2] Dominants are Bold; Pollinator Plants are Pink	Scientific Name	Plant Family[3]	Growth Form[4]	Life History[5]
Freckled milkvetch	*Astragalus lentiginosus*	Fabaceae	Forb	Perennial
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*	Asteraceae	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 follow 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 that 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. 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, which 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.

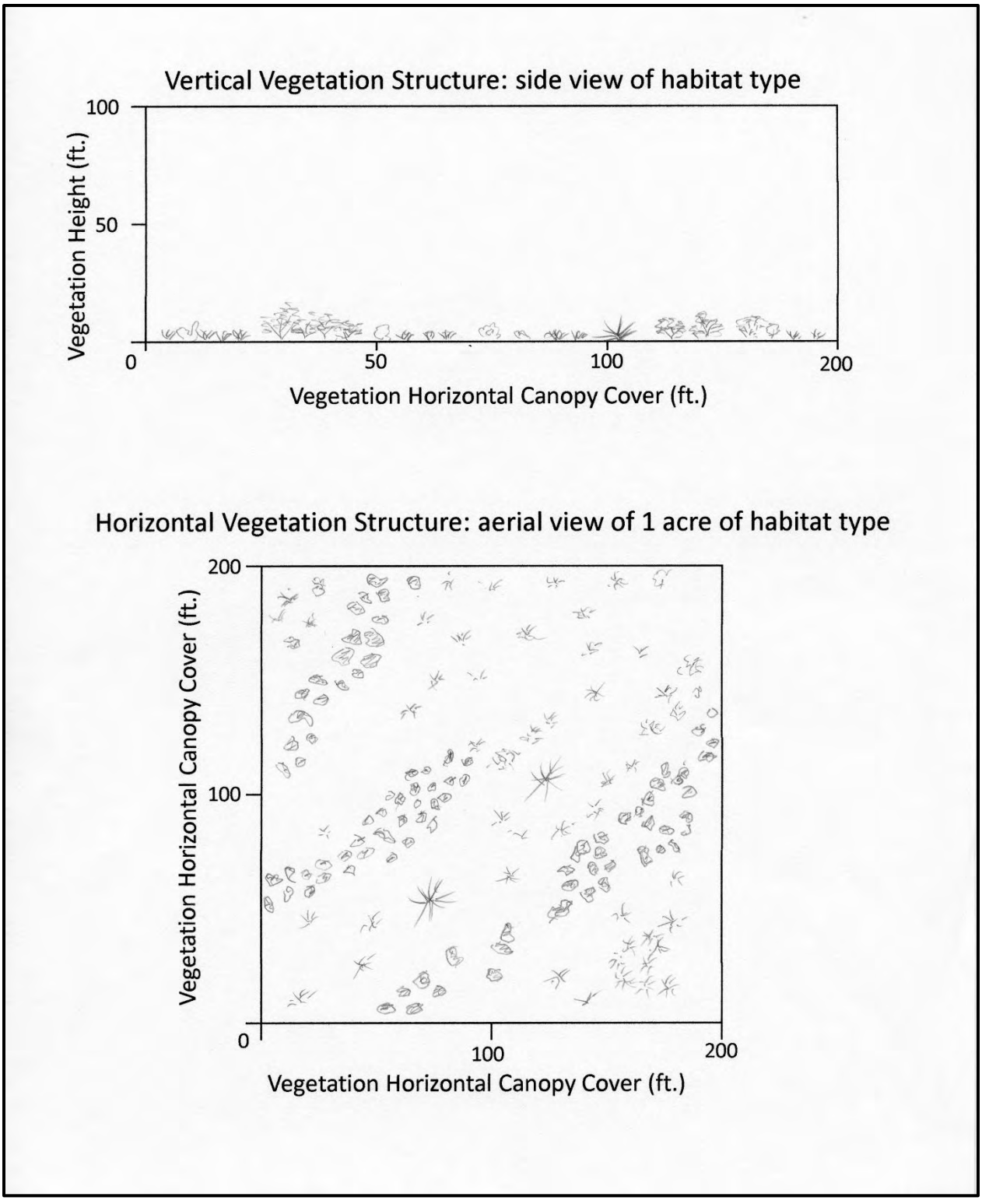

Figure 20. Vertical and horizontal canopy cover views of the Sandbar Habitat.

5.2 Transitioning to Native Habitat for Wildlife

The vision of this plan is to transition from crop farming, mainly comprising alfalfa, to 100% wildlife forage and cover crops, and then further transitioning 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 and that protect public and wildlife health will be employed. This plan assumes that, in the short term, the City will work with a contract farmer to plant and manage the wildlife forage.

5.2.1 *Soil Management*

Healthy soil contributes to the overall health of an ecosystem by providing fungi and bacterial growth for bugs and grubs, which 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 most feasible. It is also advised to consult with other farmers and natural resource specialist who are knowledgeable about farming techniques to determine reasonable and best practices.

Benefits of conservation tillage include the following:

- Water erosion reduction through improved water infiltration, as well as reduction of 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 include the following:

- 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.

5.2.2 *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.

5.2.3 *Integrated Pest Management*

Integrated pest management (IPM) is a systems approach for management of pests, such as insects, insect-like creatures, weeds, plant diseases, or vertebrates 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.

A detailed IPM plan will be developed by the OSD with expert input. This plan will provide an integrated, comprehensive, and adaptive framework that considers the entire ecosystem to guide management of pest species with minimal adverse impacts. Scientific information and best management practices will be utilized to select the lowest risk, least hazardous and most effective methods to meet pest management objectives. If pesticide or herbicide use is warranted this framework ensures that other options have been considered and risks have been examined. Using an integrated pest management framework to regulate pesticide use will maximize effectiveness of treatment and minimize adverse effects to human health and the environment. The IPM plan will comply with all state and federal regulations regarding pesticide use. 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. Additionally, there will be guidelines for collaboration and with public and stakeholders to increase public awareness and understanding of invasive species and IPM approaches. There will also be protocols for informing public, especially neighboring residents, about all methods used to manage weeds, including the use of herbicide.
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 will 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.

5.2.4 *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.

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 and 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 CNT. 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 Fields 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 downed 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 TNT 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. 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. The 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 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 the OSD, stumps of exotic trees may be treated with herbicides to prevent regeneration.*
- *The OSD and/or contractors are responsible for managing irrigation activities and coordinating with the MRGCD to schedule delivery of irrigation water.*
- *The OSD is responsible for making repairs to ditches resulting from regular use and installing alternative irrigation technologies; however, this task may need to be outsourced to a contractor.*

- *The contractor and the 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.*
- *Contractors may burn weeds growing in ditches, but only with the prior approval of the OSD. Prior to burning, the contractor or the 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 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* FRGNC*, and 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.*

5.2.5 *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 acres) 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 Valle de Oro Wildlife Refuge and Whitfield Wildlife Conservation Area.	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 Valle de Oro Wildlife Refuge and Whitfield Wildlife Conservation Area..	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 Valle de Oro Wildlife Refuge and Whitfield Wildlife Conservation Area.	Continue monitoring, management and weed control; review progress and modify as needed; and continue to consult with other related areas including Valle de Oro Wildlife Refuge and Whitfield Wildlife Conservation Area.	Continue monitoring, management, and weed control; review progress and modify as needed; and continue to consult with other related areas including Valle de Oro Wildlife Refuge and Whitfield Wildlife Conservation Area.
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 species.	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 Albuquerque Fire Rescue and the RGNCSP. Maintain areas for wildlife habitat.	Continue fuel thinning efforts with community support from neighbors and youth crews, and in coordination with Albuquerque Fire Rescue and the RGNCSP. Maintain areas for wildlife habitat.	Monitor and prune trees as needed; continue to remove dead and downed material while maintaining wildlife habitat.	Monitor and prune trees as needed; continue to remove dead and downed material while maintaining wildlife habitat.	Monitor and prune trees as needed; continue to remove dead and downed material while maintaining wildlife habitat.	Monitor and prune trees as needed; continue to remove dead and downed material while maintaining wildlife habitat.
CST: Habitat Improvements	Collaborate with the 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 the 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 the 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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5.2.6 *Habitat Existing Conditions and Transition Plans*

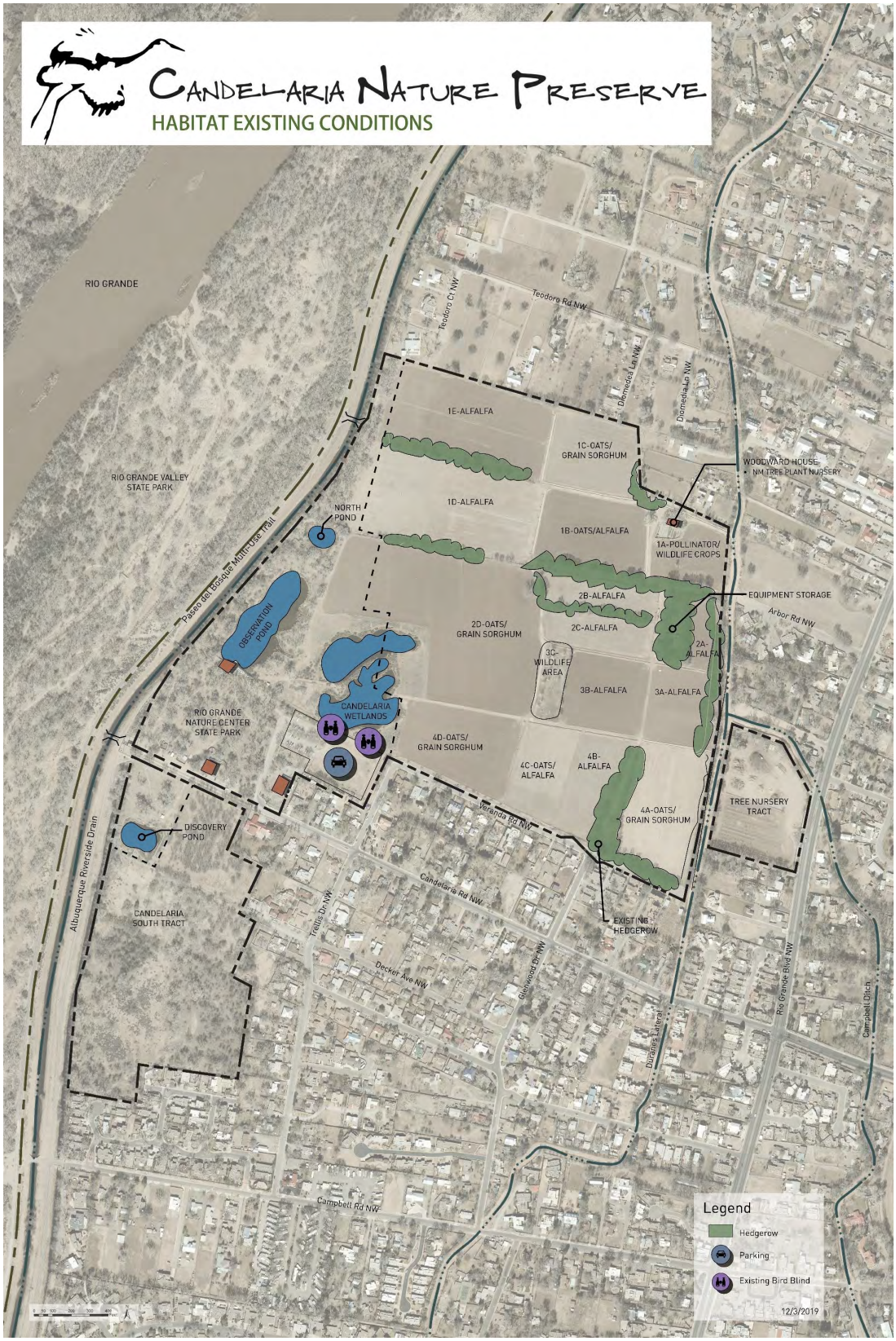

Figure 21. Habitat Existing Conditions in 2019.

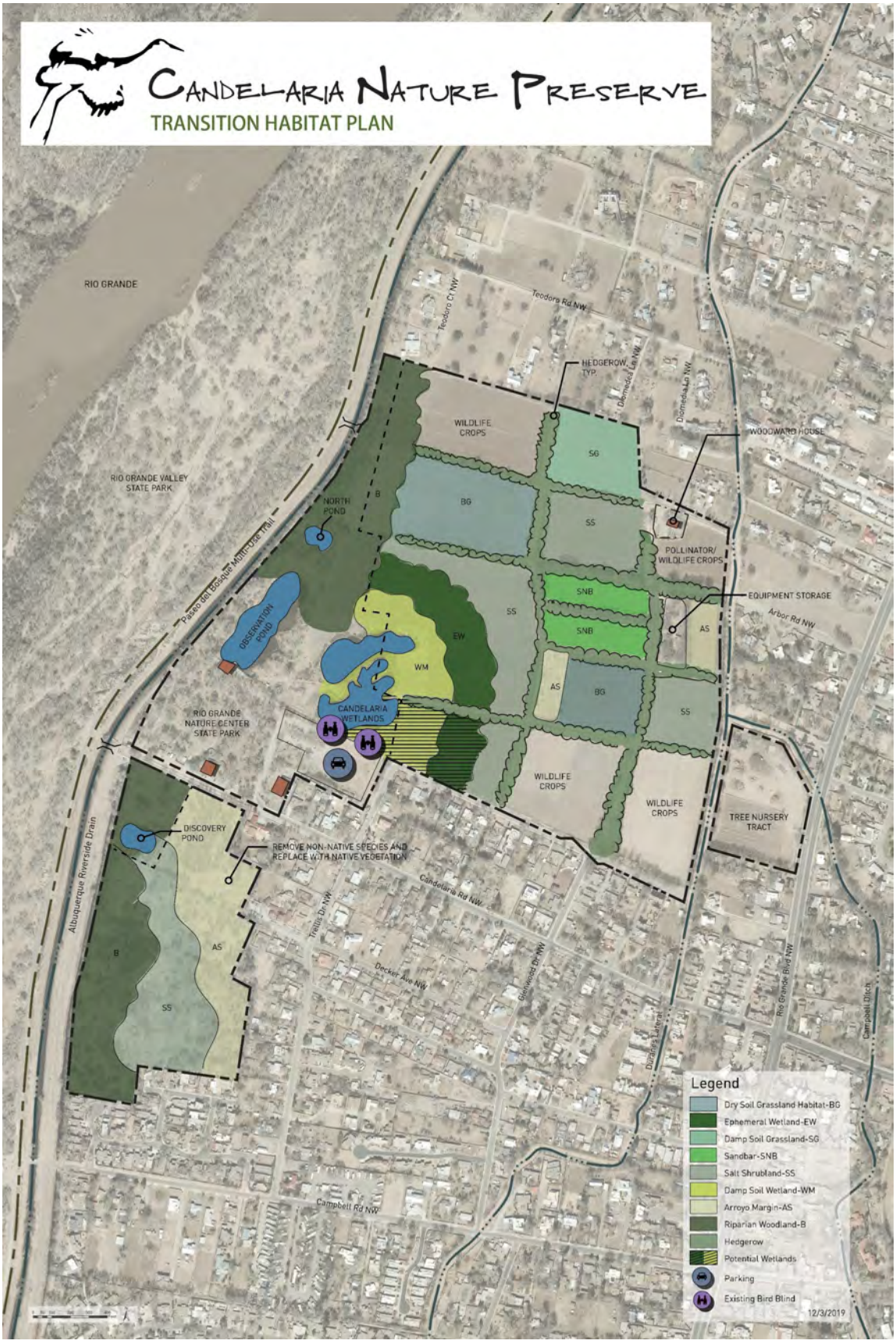

Figure 22. Transition Habitat Plan.

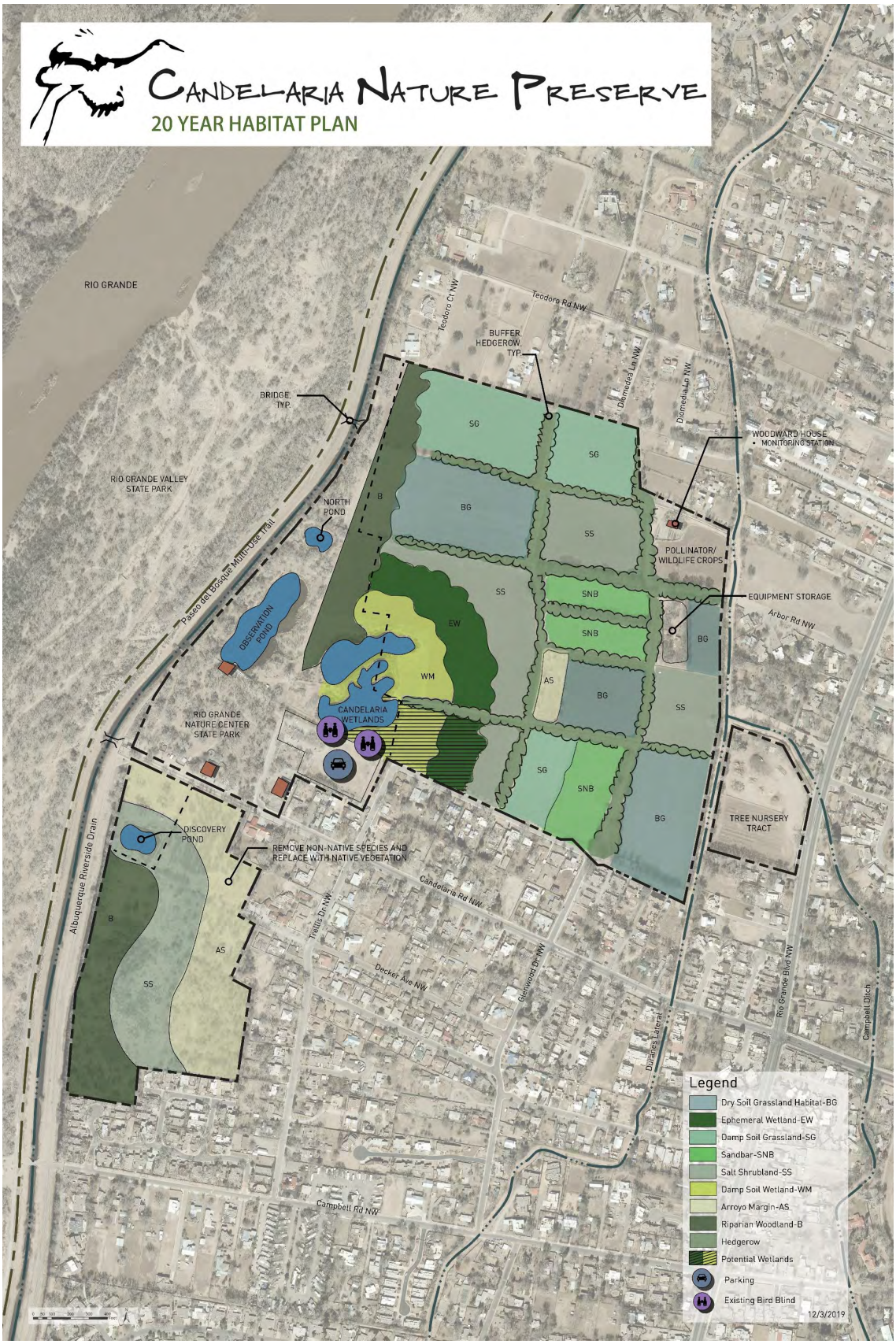

Figure 23. 20 Year Habitat Plan.

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6 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 CNP 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 must be developed to provide reasonable public access to the property for all residents and visitors. This applies to the entire property, including the CNT, the CST, the TNT, and the RGNCSP.
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 as required by the LWCF Act.

Additionally, the Albuquerque/Bernalillo County Comprehensive Plan includes the 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.

6.1 Educational Programs, Citizen Science, and Stewardship Activities

A major goal of this plan is to establish 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, the 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 minimizing 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.

6.1.1 *Access Opportunities and Restrictions*

During the planning process, there were two levels of access presented to the public: Limited Outdoor Recreation Access and Activity, and Increased Outdoor Recreation Access and Activity. The TAG voted to adopt the Limited Access alternative. Defining public access for the 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 (e.g., recreation, restoration, maintenance) 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 outdoor recreation 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, in order to minimize wildlife disturbance. Access may increase over time or

be further restricted in certain areas. This will be reviewed every 4 years or as needed. No change to public access in the RGNCSP is being proposed. Protocols have been established supporting the limited outdoor recreation access and activity alternative that was voted on by the TAG, which falls well below the maximum carrying capacity.

EXISTING ACCESS AND PROPOSED VIEWING BLINDS

Wildlife viewing blinds provide visual access to nature. The goal is to facilitate a connection to the natural environment, accessible to all levels of ability, while preventing unauthorized access to the preserve and disturbance of wildlife. A design for each of the viewing areas will be developed through a community input process. This process is intended to present concept designs for public review and comment and will help identify appropriate materials, scale, design specifics, access, and educational signage that create unique visitor experiences consistent with the RMP. The use of natural materials will be preferred that integrate with the landscape.

Current and potential public access points, both visual and physical, were reviewed to determine what kind of access to the property already exists and where additional access could feasibly be developed, 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.

Existing viewing blind access at RGNCSP parking lot to view the Candelaria Wetlands

Figure 24 shows the current access 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

Figure 24. Existing viewing blind access at RGNCSP parking lot to view the Candelaria Wetlands.

parking area), one ADA space for the wildlife blind, two ADA spaces for the Education Building, and four 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 the 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 New Mexico State Parks could make these improvements relatively easily.

Existing viewing platform at RGNCSP overflow parking lot to view Candelaria Fields

Figure 25 shows the current viewing platform that is already fully ADA accessible and open to pedestrians during the 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 two 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. However, there is no physical access from this location to the interior of the CNP, only visual access.

Figure 25. Existing viewing blind access at RGNCSP parking lot to view the Candelaria Wetlands.

Proposed viewing blind in northwest corner of CNP

The northwest corner would be an ideal location for a wildlife blind. Figure 26 shows the current access point 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.

Figure 26. Proposed viewing blind location in the northwest corner of the CNP.

Proposed Viewing Blind Along Veranda Road

While Veranda Road is within a residential area, people currently park there to view migratory birds. This would be another ideal location for a wildlife blind. The best location along Veranda Road for a viewing blind will be determined with future public input. Figure 27 shows the current access gate location at Glenwood Drive and Veranda Road. This location is gated and locked, but it but it leads to a dirt two-track road that is vehicular access for maintenance purposes only.

Figure 27. Gated maintenance access point at Glenwood Drive and Veranda Road.

Figure 28. Existing access point at Duranes Lateral and Veranda Road.

PROPOSED VIEWING BLIND ALONG THE DURANES LATERAL

The Duranes Lateral runs along the east edge of the Candelaria North Tract. Figure 28 shows the existing access to the Duranes Lateral at the end of the cul-de-sac on Veranda Road. While Veranda Road is in a residential area, public parking is allowed for wildlife viewing. There is currently easy pedestrian access to the ditch trail, with no gate or hours specified. The southeast fields of the CNP can be viewed from the ditch and Veranda Road.

Pedestrian access to the Duranes Lateral is also available from the cul-de-sac at the end of Cherokee Road (Figure 29). This is also a residential area at the end of a dirt road with limited spaces for public parking. 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.

Figure 29. Existing access point at Duranes Lateral and Cherokee Road.

There is also pedestrian access to this location from a trail along a ditch that leads to Rio Grande Boulevard. Views from the proposed viewing blind in this location would be into the east-central portion of the farm fields. Views of the volcanoes to the west are currently blocked by hedgerow vegetation.

Figure 30. Potential access to proposed wildlife blind from Tree Nursery Tract.

ACCESS TO THE TREE NURSERY TRACT

The 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 CNT along the Duranes Lateral for guided tours and educational programs. The gate will be locked when the property is closed. Directional, regulatory, and interpretive signs will be installed at the TNT.

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 (Figure 31). 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 equipment storage area and 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 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 potential area available for wildlife habitat by approximately 1%. However, using the equipment storage area for parking could disturb wildlife currently inhabiting the area, and asphalt millings pad should eventually be removed to reduce potential disturbance to wildlife.

Figure 31. Vehicle access point at Arbor Road and the Duranes Lateral.

ACCESS TO CANDELARIA NORTH TRACT

The road north of the Woodward House is too narrow to permit safe two-way traffic (Figure 32). It is possible for pedestrians to access the Duranes Lateral trail from this lane and view the northeast fields and views of the volcanoes.

Figure 32. Road to the north of the Woodward House.

6.1.2 *Conservation Buffers*

Buffers within and around conservation areas, including increasing connectivity of undeveloped lands, provide multiple benefits. By establishing distance between human activities (including outdoor recreation) and habitat, wildlife disturbance is limited. 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.

Additional vegetation buffers within the preserve also add protection and provides the following 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, and 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; and 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 the following:

- 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
- a linking of an off-site vegetative buffer that 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 OSD has planted native shrubs along some of the CNP'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 downed 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.

6.1.3 *Partners*

While the OSD 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 TAG 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
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.

6.2 Candelaria South Tract

The CST contains 31.8 acres south of the RGNCSP and Candelaria Road. It is surrounded by residential areas to the east and south of the property and Riverside Drain to the west. 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 OSD has a

lease agreement with the RGNCSP to manage part of the CST, including the Discovery Pond. The RGNCSP provides year-round educational opportunities to school groups at the Discovery Pond engaged in 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 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 at 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 CNP. They have committed to leading up to three walks per week while expanding additional events like the BioBlitz into the CST. 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.

A formal trail will be established for guided tours. The trail will extend 0.67 mile further south beyond the Discovery Pond. 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 serve 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. Additionally, a wildlife viewing blind has been proposed from the northwest corner of the property, accessible from the Paseo del Bosque Trail and the Candelaria Trail. This feature would allow for visual access by the general public without a permit.

6.3 Candelaria North Tract

The CNT is the largest contiguous section of the CNP, 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 OSD 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 Road, Duranes Lateral, Riverside Drain, and the residential properties along

the northern boundary, as well as through a designated wildlife blind located at the RGNC 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 may be closed off during heightened wildlife activity. Additional movable wildlife blinds may be set up to enhance visitors' experience and wildlife viewing opportunities.

Community groups, including youth groups, will assist with citizen science activities such as iNaturalist (iNaturalist 2019) and eBird (eBird 2019). Additional monitoring will require community and partner support. Refer to Adaptive Management and Monitoring 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 and will be 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 the west mesa can be seen from the CNT. One wildlife blind will take advantage of this viewshed and include interpretive signs that highlight the larger surrounding environment features and connections to the CNP. The other blinds will be constructed along Veranda Road 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.

6.4 The Woodward House

The Woodward House is an approximately 800-square-foot adobe house in the northeast corner of the 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 the 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 TAG 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.

6.5 Tree Nursery Tract

The Tree Nursery Tract (TNT) is roughly 7 acres and located off Rio Grande Boulevard, 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 storage for green waste and other material that serves the greater park system. The TNT may continue to serve Park Management in a limited fashion, including the ongoing use and improvements of the tree nursery, but will predominantly be a multi-functional space to support the CNP. While limited green waste may continue to be stored there, trash will not be permitted, and the department will implement measures to mitigate any noise, dust, debris and odor that might be associated with use of the property. A site plan will be developed specifically for the TNT.

The TNT requires an approved site plan be developed with neighborhood participation and vetted through the necessary City processes that will be facilitated by a contractor. Construction shall not take place before an approved site plan is developed. The TNT is considered for limited parking, pedestrian access, storage and a propagation area for restoration efforts. The planning process will include presenting various design options for public review and comment that address public access, signage, parking and potential additional facilities such as outdoor furnishings, storage and restrooms. Efforts will be made to solicit input from nearby residents as well as the broader Albuquerque community. Public engagement will also include review of potential impact to adjacent residences and neighborhoods.

Specific issues that will be addressed during the planning process include: parking, hours of operation, appropriate setbacks, drainage, security, potential impacts from vehicles, noise, lights, dirt, dust, debris, odors, and other general disturbances. The design options will incorporate methods to limit such impacts, and shall include screening and other strategies such as the installment of silt perimeter fencing to balance potential public use, maintenance use and visibility for adjacent properties.

It is proposed that from this site a pedestrian gate be created along the western boundary to 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 CNT 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.

This process will allow an engaging experience for the public to participate in site plan development. This will allow all opinions of support and concern to be heard and incorporated into the final design solutions while complying with access to recreational opportunities for all residents and visitors as required by LWCF.

6.6 Protocols for Education Programs and Public Access

The following protocols are guidelines for education and access throughout the entire CNP. These protocols will be reviewed and adjusted every 4 years or as needed. These guidelines align with the Limited Outdoor and Recreational Access alternative.

6.6.1 *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 field trip 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 ADA 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 the 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 the RGNCSP; eastern boundary along Duranes Lateral; southern boundary along Veranda Road; and northern boundary of the tract south of the RGNC south of the Bosque Trail access path.*
- *Parking and access to the CNT from the TNT is proposed. 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 the CST 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.*
- *The 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 FRGNC) 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 CST meditation area. Other groups including the RGNCSP and FRGNC will also coordinate and inform the OSD of any activities scheduled at the CNP.*

6.7 Implementation Matrix

Table 13 outlines the plan for phasing in access and outdoor recreation to the CNP 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 4 years or as needed.

Table 13. CNP Public Access and Outdoor Recreation Implementation Plan

	1 year	4 years	8 years	12 years	16 years	20 years
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 implementation.	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
Citizen Science	Support existing and new citizen science programs: eBird, iNaturalist, 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 and/or 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 and/or 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 and/or 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 and/or 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 will maintain monitoring and citizen science programs	Volunteers, RGNC staff, and interested groups will maintain monitoring and citizen science programs	Volunteers, RGNC staff, and interested groups will maintain monitoring and citizen science programs.	Volunteers, RGNC staff, and interested groups will maintain monitoring and citizen science programs	Volunteers, RGNC staff, and interested groups will 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
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 year	4 years	8 years	12 years	16 years	20 years
Wildlife Blind and 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
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

6.8 Outdoor Recreation Access and Activity

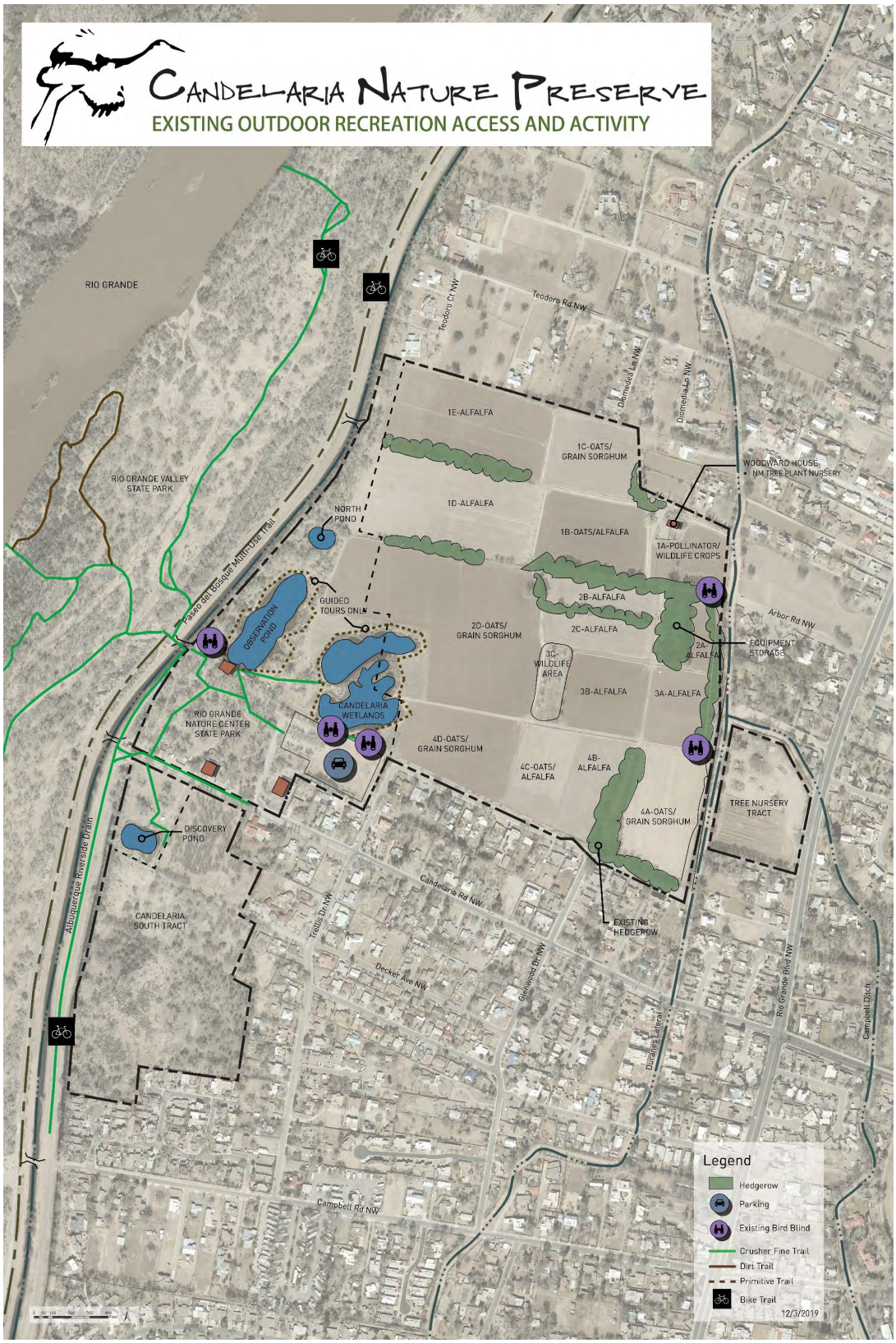

Figure 33. Existing Outdoor Recreation Access and Activity

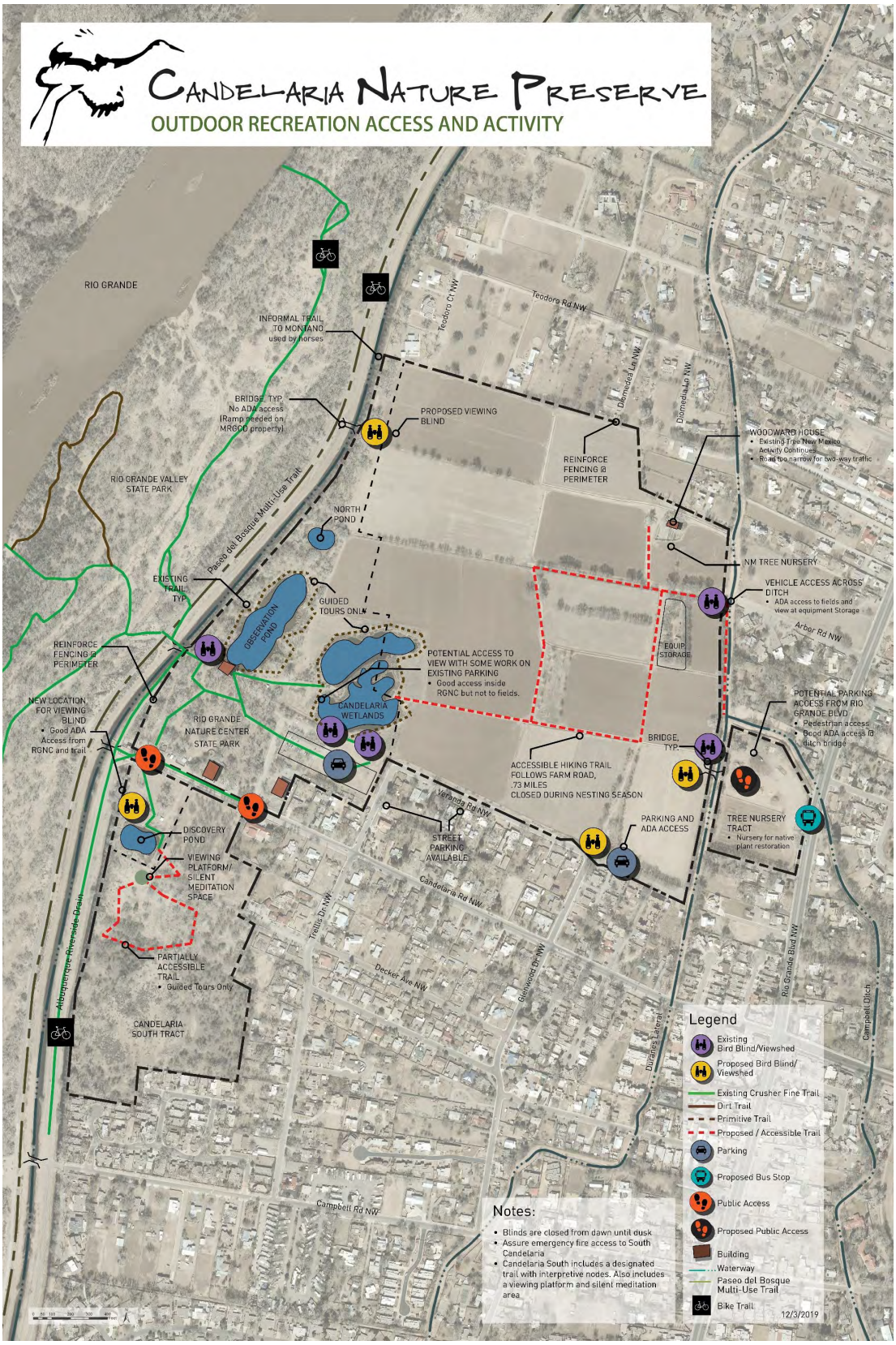

Figure 34. Outdoor Recreation Access and Activity

7 ADAPTIVE MANAGEMENT AND MONITORING

The OSD, 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 increase 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 4 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 CNP.

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 area identified on the site plan, at a fixed location that remains constant	Identify the change in vegetation over time, 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 first 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, Wetland Marsh and Ephemeral Wetland 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 locations 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–October; once weekly January–March
Monitoring Avian Productivity and Survivorship (MAPS)	Ponds, gardens, and fixed locations 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 groundwater monitoring	TBD	Identify water depth and availability 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 CST only. May establish CNT study sites in year1.	BEMP staff and volunteers	TBD
Aerial Photos	Over entire property	Identify the change over time, 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 CNT. Add three samples in CST per soil type	Identify if the soil improves over time and is able to support more plant diversity	Completed analysis in 2018 in the CNT. Need to get a baseline for the CST.	Contractors	Every 4 years
Fuel Load Assessment at CST	CST at fixed locations	Identify areas the fuel loads are high and changes over time	Does not exist; conduct prior to treatment	Contractors	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	Contractors	Every 4 year

8 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 TAG has identified numerous possible funding sources listed below. The TAG has also suggested that 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
- Bureau of Land Management – wetland mitigation
- USDA 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
- Albuquerque Urban Bird Coalition
- Audubon
- Ducks Unlimited
- LWCF
- Quivira Coalition
- Native Plant Society
- Intermountain West Joint Venture Wetland Restoration
- Establishment of a 501c3 Friends of Candelaria Nature Preserve to pursue foundation and corporate funds and 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 New Mexico Finance Authority)
- New Mexico Environment Department (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
- USACE Wetland Mitigation Program
- USACE 401 Certification (impacts to wetlands)
- Bureau of Land Management wetland mitigation needs
- EPA Five Star restoration grants
- 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 4 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 years. Per the adaptive management strategy, the plan will be evaluated after 4 years and adjustments will be made as needed.

The OSD has worked to consider all the factors of this plan and associated costs. However, the projected costs are subject 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 and Access Actions**
   - Guided tours increase with the help of volunteers, including the FRGNC. Includes monthly tours at the CST.
   - 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 the CST with existing capital outlay appropriations.
   - Begin designing TNT parking area and access with community, including neighbors on Cherokee Road
   - 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 the RGNC and CNP
   - Summer Wings/Bioblitz extended to include the CNP and CST
   - Informational public presentations at the RGNC to encourage citizen science usage at the RGNC and CNP
   - New Mexico State Parks will design and build a blind on the west side of the CNP and/or Discovery Pond area of the CST 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 RGNCSP 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 photos.
   - 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

Candelaria Nature Preserve RPM 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	$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	$15,000.00	YR	4	$60,000.00
			Subtotal Operations and Maintenance Years 1-4:		$864,400.00
			Tax (7.875%):		$68,071.50
			Total Operations and Maintenance Years 1-4:		$932,471.50

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	$15,000.00	YR	16	$240,000.00
11	Habitat management after initial management	$10,000.00	YR	16	$160,000.00
			Subtotal Operations and Maintenance Years 5-20:		$1,633,600.00
			Tax (7.875%):		$128,646.00
			Total Operations and Maintenance Years 5-20:		$1,762,246.00

Total Project Costs Years 1-4:	$7,382,170.84

Total Project Costs Years 5-20:	$1,762,246.00

Total Project Costs Years 1-20:	$9,144,416.84

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:	$110,140.38

Annual Staff and Operations and Maintenance Cost:	$259,140.38

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.

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9 PUBLIC PROCESS

The CNP 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 TAG members, consultant team of SWCA Environmental Consultants (SWCA) and Dekker/Perich/Sabatini (D/P/S), and OSD staff developed a public outreach and input plan to listen to and address the various interests and concerns through public forum environments.

9.1 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

9.2 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: NPS, Parks and Recreation Department, Open Space Advisory Board, and City Council.

9.3 Roles

The core planning team of the CNP RMP is SWCA/DPS, RGNCSP, the Open Space Advisory Board, the OSD, and the TAG. The roles each of these organizations performed in the public outreach effort are described 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, and communicated 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.

9.4 Description of Public Outreach Components

The intent of the public outreach/engagement plan was to have strategies and recommendations within this RMP 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 the CNP. The outreach effort is described below.

9.4.1 *Stakeholder Interviews*

Stakeholders were identified by the TAG and OSD 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 are considered incompatible with the purpose of the Nature Preserve.

9.4.2 *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.

9.4.3 *Candelaria Nature Discovery Hikes*

The Candelaria Nature 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.

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.

9.4.4 *Public Meeting #2: June 22, 2019, at the Woodward House*

PURPOSE OF MEETING

Educate, involve attendees, and solicit input on the management scenarios.

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 cards at the event or later online.

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)

9.5 Summary

The intent of the public outreach/engagement plan is to have strategies and recommendations within this RMP 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 the CNP.

The comment period specific to this meeting and what was presented lasted 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; and 14 people expressed the importance of maintaining 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.

9.5.1 *Public Meeting #3: September 11, 2019*

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).

MEETING PLAN

The meeting format included a presentation by TAG members providing an overview and purpose of the RMP, the preferred alternative regarding habitat, and the preferred alternative regarding recreation and access. A panel discussion followed the presentation. Panelists included members of TAG, and the discussion 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.

TAG RESPONSES TO PUBLIC COMMENTS

Many comments came in via the internet and forms that were passed out during three public meetings in 2019 (January 30, June 22, and September 11). TAG categorized the comments and organized them into nine categories – 1. Access CST, 2. Access overall, 3. Woodward House, 4. Farming, 5. Natural habitat, 6. Parking, 7. TNT on Rio Grande Boulevard, 8. Recreation, and 9. Funding.

1. **Access to the Candelaria South 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 TAG 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 Road 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. The CNP 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, TAG supports all fields of the CNP being native habitat/mosaic. Although the field to the south of the Woodward House represents a small portion of the CNP, 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 from 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.

TAG 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. TAG anticipates 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. TAGs ultimate recommendation is the conversion 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. TAG 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.

TAG believes 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 the 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 staff at Valle de Oro and Whitfield Wildlife Conservation Area, and with Dan Collins, Migratory Bird Coordinator, USFWS, as well as others, we determined that 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 saltgrass 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, and 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.

TAG has considered that it could be healthier for cranes to have a little more space. When a field is cut, 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. The public will still be able to observe cranes here and adaptive management will help ensure that. There were very few cranes here 3 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, which 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 of the non-native 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 non-native 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 wildlife disturbance caused by parking and human use of the area. Through the planning process, it was identified that the asphalt should be removed to avoid toxins leaching into the soil. 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. Open Space Division staff has offered to meet with local residents to discuss parking and other improvements at the TNT, and to develop a site plan that addresses the concerns expressed by residents.

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 TAG 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 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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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

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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

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

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

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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 visit this link: https://www.cabq.gov/parksandrecreation/documents/gsa-technical-memo-candelaria-farms-soil-assessment-and-piezometer-installation-summary-sept-2018.pdf

PUBLIC COMMENTS

Brian Hanson, Chairman, Technical
Advisory Group, Candelaria Nature
Preserve, bhanson5@comcast.net

January 7, 2021

Dan Serrano, Chair, Environmental Planning Commission (EPC), 600 2nd Street NW, Albuquerque, NM 87102

This concerns the upcoming January 21, 2021 EPC Zoom internet meeting concerning the Candelaria Nature Preserve Resource Management Plan (RMP) which was discussed at a December 10, 2020 EPC meeting. The Preserve is within Albuquerque close to the Rio Grande. **I urge the EPC to approve the RMP.**

A Technical Advisory Group (TAG) was established by the Albuquerque City Council to produce an RMP for Candelaria Nature Preserve. The purpose of the Plan is to establish a wildlife preserve and nature study area. During meetings from May 2017 to January 2020, the TAG thoroughly addressed many issues concerning how to achieve excellent wildlife habitat, include wildlife viewing and educational activities while incorporating concerns from the public and local residents. The TAG approved the Resource Management Plan January 24, 2020 and was subsequently approved by the Open Space Advisory Board (OSAB) January 28, 2020. Meetings with OSAB and the EPC resulted in recommendations that should improve the plan, primarily in the area of the existing tree nursery. The design and future use of the tree nursery area will be carefully planned with extensive input from local residents.

Funding for project implementation was obtained by a TAG member from the State Legislature and habitat management has begun with the assistance from experts.

The RMP, written by the Albuquerque Open Space Division, will include continued public review and an annual review by the OSAB. The Adaptive Management strategy will ensure success. The RMP can be found at https://www.cabq.gov/parksandrecreation/documents/2019-cnp-rmp_master-copy_03272020.pdf

Candelaria Nature Preserve will provide excellent wildlife habitat that has been severely reduced along the Rio Grande in New Mexico. The Rio Grande is a migratory highway for birds moving back and forth between South America, Central America, the U.S. and Canada. This Preserve will provide important stopover habitat as well as habitat for resident species. The design in the RMP with a variety of habitats will support many different species.

The City of Albuquerque will be proud of Candelaria Nature Preserve. Please approve the Resource Management Plan.

Respectfully and Sincerely,

Brian Hanson, Chairman, Technical Advisory Group, Candelaria Nature Preserve
bhanson5@comcast.net
also sent via email to – Leslie Naji

Candelaria Nature Preserve Resource Management Plan
Supplemental Comments to the Environmental Planning Commission
Project #2020-004639 / RZ-2020-00036– Amendment to Facility Plan
Michael Jensen
January 4, 2021

These comments address the Environmental Planning Commission's December 10, 2020, "Official Notification of Decision" for the hearing on the Resource Management Plan (RMP) for Candelaria Nature Preserve (CNP). I have also included my extensive comments to the Commission for the December 10 hearing, which I reference in the present comments.

Before I get to my specific comments, I have one comment on the nature of what it is the EPC is deciding. The draft RMP for CNP is not an "amendment to facility plan." The Major Public Open Space Facility Plan (a Rank 2 Plan) was approved in 1999. The Facility Plan required resource management plans or facility plans (depending on the type of site) for open space lands. There was a draft resource management plan for CNP that was completed in 2004; other Major Public Open Space (MPOS) sites similar to CNP – Los Poblanos and Hubbell Oxbow – also had completed facility plans around the same time. However, the CNP plan was never approved. The current draft RMP is the first plan to go through the planning process under the terms of the 1999 Facility Plan. It is not an amendment to any prior approved management or facility plan.

December 10, 2020, "Official Notification of Decision"

"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."

The highlighted language is problematic because it is unclear about the "certain areas" to be converted from farming to natural habitat. The entire area currently being farmed must – according to Land and Water Conservation Fund (LWCF) Act rules – be converted and this must be done immediately [see my comments to the December 10]. The draft RMP as written leaves the conversion open-ended; this is unacceptable and contrary to federal statute.

"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."

The highlighted language is problematic because the timeline – where it concerns the field conversion – cannot be an "estimate." As already noted, the conversion must happen immediately in order to meet LWCF rules, rules that the City agreed to when it took LWCF funds to purchase the land. In addition, the costs specified by the City for this work – costs proposed apparently by the City's contractors – are unsupportable by real-life examples of similar work. Furthermore, the draft RMP does not have a clear concept or analysis regarding "intensity of use."

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.

The highlighted language is problematic because – as discussed in my comments for the December 10 hearing – the RMP does not have an analysis of carrying capacity. According to the National Park Service:

> "Visitor carrying capacity is the type and level of visitor use that can be accommodated while sustaining the desired resource and visitor experience conditions in the park. By identifying and staying within carrying capacities, superintendents can manage park uses that may unacceptably impact the resources and values for which the parks were established."

The draft RMP, which took the City's consultants two years to put together, has no specified carrying capacity for the site or its sub-parts. The draft RMP does say that use will be monitored, but the starting point for the amount and frequency of visitors is not based in any analysis of carrying capacity. It was an ad hoc number based on the visitors taken into the site under its current condition; it has no basis in the site as a wildlife preserve.

"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."

The highlighted language is problematic because – as discussed above and in my comments for the December 10 hearing – the RMP does not have an analysis of carrying capacity.

"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."

> The draft RMP has no specificity about access points. The TAG was quite clear that access through the gate at the end of Arbor Rd was not appropriate for general access, including buses. The TAG agreed that perhaps ADA parking could be provided inside the gate for those times when special events were taking place, such as specified public access days. The TAG early on discussed the possibility of having parking at the Tree Farm, but did not develop this idea before the City and its contractors took over the process and developed a surprise parking plan at the Tree Farm at the last minute without any prior consultation with the TAG and its neighborhood association representatives. The TAG discussed the fact that people already park on Veranda to view the site, but never discussed using the gate on Veranda as an access point. That location would take people into the prime wildlife area at the site, just to the east of the existing pond and the wetlands that will be developed around it. Access off Veranda is completely unacceptable; nevertheless, it appears, from some conversations, that the OSD is considering access through the gate on Veranda. The fact that there is such lack of clarity is a clear sign that the draft RMP lacks "identified access points."

"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."

> This language is problematic. What are "authorized" vehicles? Does this include buses and vehicles delivering visitors for guided tours? We have already heard that the OSD is considering use of the existing pad made of asphalt millings (near the gate on Arbor Road) as a possible parking spot. The asphalt millings have to be removed; this was an early and emphatic decision by the TAG because the use of asphalt millings inside the Preserve is inappropriate. Alternatively, we have heard the OSD say that parking could occur at the Woodward House site, which would have vehicles driving well into the site. The Tree Farm is the best location for parking. It is unfortunate that the OSD introduced the idea so poorly and without notice.

"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."*

This language is problematic. There are no policies in the draft RMP for either "access and parking," "staffing," "fees," "interagency cooperation," or "enforcement." I commented on this for the December 10 hearing; comments below.

"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."

This is confusing. The South Tract is supposed to be restored to a natural mosaic landscape, just as the rest of the site (except the Tree Farm) and is supposed to have some limited trail network as well. It is currently "undeveloped" but that is not what it is supposed to be in the long-term plan for the CNP site. If the above recommendation from the EPC is to designate the South Tract as Open Space Preserve, I concur.

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

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."

This language is an indication of the failure of the draft RMP to deal with the issue of parking, although prior comments by the EPC assume that there are explicit policies and plans for "access and parking." At the moment, there is no policy or plan for access or parking. Furthermore, parking and restroom facilities are Extraordinary Facilities that need to go to the Open Space Advisory Board at a public meeting.

"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:
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."

The draft RMP's budget and timeline are not an "efficient use of facilities." They are grossly expensive compared to real-world restoration of farmland to natural mosaic landscapes. While on the TAG and afterwards, I provided multiple examples of both actual restoration project costs and timelines in the Middle Rio Grande and estimated costs and timelines from experts available to the OSD. They are a fraction of the proposed restoration budget in the draft RMP.

Furthermore, the EPC's own comments in its Notification of Decision indicate significant outstanding issues, especially around access and parking. My own comments indicate

additional outstanding issues on, especially, carrying capacity and interagency cooperation. A critical fault of the draft RMP is the failure to address the LWCF rules regarding agricultural activities and the timeline to terminate them, a timeline given to the OSD in December 2017 and which has now passed.

"16. The EPC wants to Continue this case for 42 days, until the next EPC hearing on January 21, 2021.
A Continuance is warranted to allow time for the applicant to revise the proposed Resource Management Plan to clarify issues of procedure within the plan. These include:

A. *Habitat and Access Concept panels are located in the Plan Appendix; however, they should be relocated into main document where matrices are located.*
B. *The EPC finds that expansion is necessary on what design issues will be included in the tree farm planning effort (parking, buffering, blind viewing, etc.) and how the public will be engaged in that process.*

I concur with this. The TAG focused on the Tree Farm immediately; it was the focus of one of the three initial committees established by the TAG. The City interrupted that process when it took control of the RMP process – contrary to the Council Resolution establishing the TAG. However, I must note that the public has had extensive engagement in the process over the use of the Tree Farm – in part – as parking for the CNP. The issue is not engagement, it is that a small group of residents who entered into the process late (despite almost two years of meeting notices through their neighborhood association) refuse to accept any form of parking at the Tree Farm. There is no alternative that meets the needs of visitors and protects the purpose of the CNP as a wildlife preserve. The Tree Farm would provide off-street parking and is suitable for installing a restroom and drinking fountains. It can be closed to the public as appropriate. Many issues were discussed at public meetings after the residents suddenly decided to get involved.

C. *Address dirt, dust, debris, odors and noise concerns: the installment of silt perimeter fencing to help control debris, as well as any other required measures to mitigate.*
D. *Address the public's concerns before deciding on a material for the bird blind viewing walls.*

The bird blinds are an Extraordinary Facility and any decision on their design and materials must be approved in a public meeting of the Open Space Advisory Board.

E. *Trash and other waste materials shall be forbidden from the tree nursery.*

Agree. The transfer of the Tree Farm site to Parks and Recreation in the early 1980s was done in violation of the rules pertaining to LWCF-funded lands. The site is part of CNP and the Parks and Recreation Department should have no management role in it. The site should be used to grow plant materials for use at CNP, including the agreement with Tree New Mexico, whose activities should be moved from the Woodward House to the Tree Farm site.

F. *Ensure proper setbacks are maintained within the tree nursery from surrounding communities.*

G. *Address parking concerns at the tree nursery.*

This is redundant with item "B" above.

H. *The commission questions the appropriateness of uses like refuse transfer, green waste transfer, and landscape material transfer at the tree farm site which is in direct contact with three residential neighborhoods. Furthermore, noise, dust and odors are a concern. It would be appropriate for Parks department to indicate in the plan that these are not to be done at this site. There are other sites in the city that are more appropriate for this kind of use.*

This is redundant (but more detailed) with item "E" above. The Parks and Recreation Department has no management role at the Tree Farm, which is an Open Space property under management by the Open Space Division. The TAG addressed the issue of materiel storage at the Tree Farm in its first meetings and the City said as long ago as Spring 2017 that it would need to look for other storage sites, something it still has not done. The OSD and Parks also promised the residents – and the TAG – many times that it would cease storing trash and debris at the Tree Farm, something that may still be occurring.

I. *The applicant must convince the EPC that the Plan's policy regarding herbicide use is robust and careful.*

The OSD has stated categorically that it will not use herbicides at the CNP. This is foolish. I understand that there are legitimate concerns by nearby residents about spraying herbicides and pesticides at CNP, concerns prompted by the irresponsible spraying that occurred in early 2017 by the new contract farmer's workers. However, there are some invasive plants at the site that can best – and maybe only – be removed using herbicides. These include bindweed and Johnson grass, which are the most problematic plants, and which were allowed to spread because of poor management of the site by the contracted farmers and poor oversight by OSD staff. Both plants are so widespread and well-established that spraying is the only reasonable course to take. Neither can be eliminated with mechanical means or by large numbers of volunteers pulling them – both things suggested at meetings by OSD. Some members of the public and OSD staff have pointed to Bernalillo County's policy on the use of glyphosate (Roundup), but the county is quite clear that while it will not use glyphosate, it will continue to use other herbicides. Valle de Oro National Wildlife Refuge will also use herbicides as necessary, after experimenting with non-chemical means to get rid of similar problem plants at the site. However, I concur that the RMP must have a "robust and careful" policy on how herbicides are applied and on how the public is notified.

J. *The assessment of the plan relative to carrying capacity is acceptable because access to sites are* [sic] *to be limited to accompanied tours.*

This is problematic. The draft RMP does not have any analysis on the maximum numbers that could occupy the site without harming the wildlife that are the focus of visitor interest and outdoor recreation. There were only discussions regarding the approximate number of APS students who visited the site ate any one time – a bus or two, usually, a couple of times a week, usually – and the number of people that usually came on designated outings onto the site from the Rio Grande Nature Center State Park (RGNC). But these were only estimates based on the current condition and usage of the site and there is nothing in the draft RMP that says this rough range of numbers is what will guide visitor access or what that access will consist in – will visitors be restricted from certain areas during nesting season, for example? Where will buses park, if they are waiting to return students? Where will escorted tour visitors park; there is no access from the RGNC? Parking is a part of carrying capacity.

K. *The City Parks and Recreation Department will define roles and responsibilities of the facilitator in regard to interactions with the public and the Plan.*

I don't understand what this means. Is this a facilitator regarding unfinished planning work – specifically the Tree Farm?

L. *Permeable materials shall be used for parking area at tree nursery to ensure flooding and ponding does not continue to be an issue."*

Candelaria Nature Preserve Resource Management Plan
Comments to the Environmental Planning Commission
Michael Jensen
November 29, 2020

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 LWCF 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. <u>Open Space Facility Plan 1999</u>

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): Non-residential – 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]

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 Farm" 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" 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.

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 on foot near the Staff area of the RGNC, but no discussion of what will be done with these 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, 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 LWCF-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 1983 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. 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

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. These consultants 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 appropriate times. The idea that one or two fields will be 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.

> **REMEDY**: 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.**

Environmental Planning Commission
RE: Project #2020-004639 RZ-2020-00036– Amendment to Facility Plan
Candelaria Nature Preserve

Commissioners,

My name is Twyla McComb, and I have been the chair of the Open Space Advisory Board (OSAB) since January 2020. I write you today about both how the Candelaria Nature Preserve RMP was developed to meet compliance with the Land and Water Conservation Fund (LCWF), and how it met the goals of neighbors and residents who would be affected. I write as a concerned citizen, who by virtue of my association with the OSAB is passionate about this project and its administration.

As of January, I have been a board member for 3 ½ years. Our board members attended the Technical Advisory Group (TAG) board meetings regularly. The TAG was created in May of 2017 and consisted of 1 representative of Albuquerque parks, 2 individuals from Albuquerque Open Space and 2 representatives from the Open Space Advisory Board. The entire group consisted of 4 biologists, 4 neighborhood groups, and 3 individuals from New Mexico State Parks. They were tasked with bringing information back to OSAB from the group to keep us informed of how the plan was proceeding. I am telling you this because I want you to understand that we were well educated on both how the CNP was developing to meet the request for compliance from the Land and Water Conservation Fund, and from neighbors and residents who also attended those meetings.

On January 28, 2020, the OSAB held a meeting at the Taylor Ranch Community Center to determine whether the plan met both the goals of the community and our responsibility to the LCWF. We listened to the public speak as well as the chair of the Technical Advisory Group, Brian Hanson. Brian Hanson reiterated an email that he had sent the board dated 01/26/2020 which contained the following paraphrased quote "the Technical Advisory Group met last Friday, and overwhelming approved the most recent Resource Management Plan of December 26, 2019. 11 of 16 TAG members were present and all of us approved the plan." The neighbors voiced concerns regarding the plans for the tree farm and a few other items.

The Open Space Advisory Board voted unanimously to accept the plan and move it to the city council with 2 revisions. Those revisions were:
Amendment 1: Open Space Division of the Parks and Recreation Dept. shall write a progress report annually that shall be presented to and reviewed by the Open Space Advisory Board. Every 4 years the Open Space division shall update the progress of the budget from the previous 4 years for presentation and review for the Open Space Advisory Board
Amendment 2: Work on the Tree Farm shall not proceed until a site plan is developed with neighbor Participation

I am asking you to support the well-developed, carefully considered Candelaria Nature Preserve Plan that was approved by OSAB and TAG in January of 2020.

Thank you for your consideration,

Twyla McComb
City of Albuquerque, Open Space Advisory Board Chair
Citizen
505.385.0265

Carolyn Robbins Siegel
TAG (Tech Advisory Group Member)
For Candelaria Nature Preserve RMP
2726 Candelaria Rd NW
Albuquerque, NM 87107
(505) 715-3318

TO: Dan Serrano, Chair
Environmental Planning Commission
City of Albuquerque
Albuquerque, New Mexico

RE: EPC Hearing vis Zoom Jan 21, 2021
Subject Case: Resource Management Plan for Candelaria Nature Preserve.

My relationship to this project: **I support, as an individual, the approval by EPC of the Resource Management Plan for Candelaria Nature Preserve. I have been actively involved and a formal member of the TAG** (**Technical Advisory Group) for this project** since it's inception in 2017 through January 2020. I have lived 1 block adjacent to the project site since 1984 and have been actively serving on the local Neighborhood Association (AGNA) Board for over 3 decades.

We all realize it is difficult to predict the impact that climate may have on our environment and this specific piece of land, but I am confident that the document (RMP) allows for such adjustment.

I support the continual monitoring and collaboration with the general public and, specifically, with the adjacent neighborhoods as the project evolves, with regard to public access and use of hazardous chemicals/pesticides on the property.

This project will confirm the original intent of the use of the land for wildlife and native vegetation and set an appropriate and high standard for Albuquerque and New Mexico's respect for the natural and ever-evolving environment.

Thank you.

Carolyn Robbins Siegel

STEVE EWING
3401 Rio Grande Blvd., NW
Albuquerque, New Mexico 87107

January 9, 2021

Leslie Naji – lnaji@cabq.gov
Senior Planner
City of Albuquerque

RE: EPC Meeting 1/21/21
Tree Farm/Candelaria Nature Preserve

Dear Ms. Naji:

With Covid 19 still upon us and the confusion from working from home, I wanted to renew my request to add the attached letters and emails to the record in the referenced matter. These were inadvertently left out of the December 10, 2020 EPC meeting agenda attachments. As so much time has passed, for your convenience I have attached those items again so you won't have to search for them. I hope this helps. Those items are:

1. 9/27/19 letter from Steve Ewing to Mayor Keller et al.
2. 10/17/19 email from Friedje Van Gils to Colleen Langan-McRoberts, Open Space Superintendent.
3. 1/22/20 letter from Steve Ewing to Colleen Langan-McRoberts, Open Space Superintendent.
4. 1/23/20 letter from Cori Ewing to Twyla McComb, Chair & OSAB Members.
5. 2/12/20 letter from Cori Ewing to Shanna Schultz, Policy Analyst/Planning City of Albuquerque City Council with attached photos and IDO pages.

I have also enclosed 12 photos showing the Tree Farm the day after the 12/10/20 EPC meeting and in its current condition as of 1/8/21. We appreciate the City's beginning attempts to clean up the Tree Farm. However, well over 30 days have elapsed since the filing of my 11/8/20 Zoning Complaint, and no timelines concerning the site have been offered by the City. In fact, no one with the City has contacted me or anyone in the neighborhood to advise us when the City will have the Tree Farm site completely cleaned up. Some communication would be helpful.

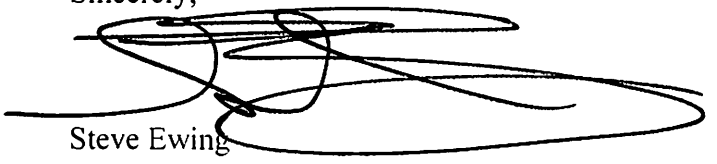
As you can also see from the photos, an enormous amount of work still needs to be done to make the Tree Farm resemble an "Open Space" area as required by City, State and Federal mandates.

The Tree Farm still looks like a construction site/contractors' yard/dump. A major concern is the fact that huge amounts of material are still being hauled in and dumped at the Tree Farm. This is shown in one of the attached photos.

I would respectfully request that you submit and circulate this letter, and the attachments, to Chairman Serrano and the Members of the Environmental Planning Commission (EPC) for the 1/21/21 EPC meeting. I would request that these items be made a permanent part of the record.

Thank you for your assistance. Your help is sincerely appreciated.

Sincerely,



Steve Ewing

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
Shanna Schultz, COA Council Services, City Council – smschultz@cabq.gov
Alfredo Salas, EPC for distribution to all EPC Council - asalas@cabq.gov
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
Cheryl Somerfeldt, City Planner/Zoning - csomerfeldt@cabq.gov
Nathan A. Molina, Policy Analyst to Councilor Benton - namolina@cabq.gov
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
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STEVE EWING
3401 Rio Grande Blvd., NW
Albuquerque, New Mexico 87107

September 27, 2019

Mayor Tim Keller
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Councilor Isaac Benton
City of Albuquerque
P.O. Box 1293
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Michael Jenson, Lead
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Christina Sandoval
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Colleen Langan-McRoberts
Open Space Superintendents
1801 4th St., NW
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Brian Hanson, Current Lead
Open Space Advisory Board
P.O. Box 1293
Albuquerque, NM 87103

RE: Nature Center Tree Farm Proposals

Dear Mayor Keller, Councilor Benton, City Staff and Members of the TAG Panel:

I live at the corner of Rio Grande and Cherokee. As a neighbor and property owner next door to the Tree Farm, I have the following concerns about some of the proposals developed. Those concerns are troubling.

1. **A Parking Lot At The Tree Farm Violates The Promises, Policies And Requirements Of The Original Purchase Of The Nature Center.**

The Tree Farm was an original part of the Candelaria Farm Preserve (**RMP, 6/19 Draft, p. iii**). As a result, the rules governing the use of federal LWCF funds and the LWCF rules apply to the "entire property purchased" with those funds and to the "entire management unit" "in perpetuity" (**RMP p. iv**); **Predock Plan (p. 5); and (R-16-147 p. 1)**.

The Nature Center property was originally purchased "to preserve and protect open space", "to preserve the unique nature features" of this area, and "to insure a permanent open space". (**R-16-147; RMP, p. iii, RMP**). A parking lot does not preserve or protect the unique areas, the natural environment, or open space of the Tree Farm. A parking lot at the Tree Farm is contrary to the policies, promises and requirements of the City.

The Predock Plan was the "Master Plan" for the "Rio Grande Nature Center and Preserve". For some unexplained reason, it was never sent to the LWCF for approval. Yet, the City followed this plan for 40 years since 1979. Tellingly, both (**R-16-147 and R-17-159, p. 1**), the current Resolutions approved by the City of Albuquerque for this project, mandate that the Predock Plan shall be followed.

> "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."

The Predock Plan concludes that entry to the Nature Center shall not be from Rio Grande Boulevard. This mandate needs no clarification. It merely needs to be followed.

> "All newly planned vehicular access to the nature preserve site would be carefully controlled. Public access would be limited and located off Candelaria only". (**Predock Plan p. 44**).

2. **An Additional Parking Lot is Not Necessary**.

There is no evidence that the current Nature Center parking lot is inadequate. The Predock Plan specified that there should be parking for the nature preserve for only 75 cars and 3 buses. (**p. 25**). The City has actually installed 135 parking spaces, almost doubling the original intent of the Predock Plan. There is no justifiable reason to add an additional parking lot with 30 spaces to this "open space" preserve. A parking lot brings vehicle traffic which causes noise, pollution, litter, dust and degradation of natural vegetation which was to be avoided or eliminated under the Predock Plan (**p.18**).

3. **No Need Exists For An Unlocked Bathroom**.

Two bathrooms exist at the main building of the Nature Center. Two more bathrooms exist at the educational building of the Nature Center. Those bathrooms are inside permanent buildings and locked up at night. Building a free standing, unlocked bathroom at the ditch will attract the homeless, drug and alcohol use and significant party activity. A locked bathroom will inevitably be broken into and cause the same havoc. If an

additional bathroom truly is needed, it should be placed in another location and locked up at night. Further, inadequate funds exist for policing and maintaining a bathroom at the Duranes ditch. The suggestion by TAG members that the neighbors would be responsible for policing and maintaining a public bathroom is unrealistic and unreasonable.

4. **A Freestanding Bathroom Near The Ditch Is An Accident Waiting To Happen**.

Cherokee Road is a dirt road immediately adjacent to the Tree Farm. It has flooded twice because of broken pipes. Houses and properties were damaged. A home with a basement was severely damaged. The neighbors on Cherokee have been advised that no funding exists for new water or sewer pipes. The only funding that exists is for repairs when breaks in the lines occur.

Yet, the City is apparently still proposing to install an unlocked outhouse or freestanding bathroom and to run water and sewer lines back to this public bathroom 1000 feet from the street or several hundred feet under a ditch. It is inevitable that plumbing has leaks. Outhouse waste or leaks from broken pipes will seep and leach into the ditch, into the nature preserve, into neighbors' yards and eventually into the ground water. This Plan is begging for a toxic problem and this doesn't even cover the nuisance and odor the bathroom will create.

5. **The Proposed Maintenance Budget Is Not Adequate**.

The maintenance budget is a shoestring budget and will fail to meet the maintenance needs required. The budget is inadequate to maintain a proposed unlocked bathroom and unlocked gates to the Tree Farm. Leaving the bathroom unlocked creates a nuisance and safety hazard. Leaving the gates to the parking lot unlocked creates a nuisance and safety hazard. It seemed obvious to everyone in attendance at the 9/11/19 meeting that these will attract homeless individuals, partiers and drug and alcohol use. The Duranes ditch is already saddled with periodic safety issues. A parking lot, bathroom and unlocked gates will compound this problem.

6. **This Proposed Plan Constitutes a "Taking"**.

The addition of a public parking lot, idling buses emitting toxic fumes, a public bathroom and public overlooks with direct views into adjacent neighbors' properties and homes will result in a reduction of land values, constitute an unconstitutional taking of property, and require compensation to be paid to those landowners. There are no funds in the budget for these items.

7. **The Current Plan Violates The City's Policies**.

The Comprehensive Plan identifies rural landscapes, mature trees, agricultural fields and acequia systems as unique North Valley characteristics. The current proposals addressed in this letter are inconsistent with these characteristics.

The Major Open Space Facility Plan of 1999, states that parking for the Nature Center should be "Adjacent" to the Rio Grande State Park. The Tree Farm is ½ mile by foot and 1 mile by car from the Nature Center. A parking lot at the Tree Farm is not "Adjacent" to the Rio Grande State Park.

The purpose of Section 5-9(A) of the IDO is to preserve the residential neighborhood character of established low density homes. The proposed parking lot is a non-residential use that does not conform to this purchase.

Section 5-2 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 Plans and "Large Stands of Mature Trees".

Section 5-13 of the IDO states that "objectionable conditions that would create adverse impacts on the residents" on neighboring properties are to be avoided. Traffic, toxic bus fumes, an unlocked and an unattended parking lot, and an unattended bathroom, unattended public gates constitute a nuisance interfering with the use and enjoyment of adjacent low density residential properties. Under the IDO, these adverse impacts are to be avoided.

The Current RMP, the 2004 Open Space Resource Management Plan for the Candelaria Farm Preserve, reaffirms that "the farm is uniquely situated to create and protect habitat for birds and wildlife and "will be managed as a preserve in the strictest sense, whereby humans are only guests". . . in order to provide the greatest possible protection to wildlife." Expanding open space for another car lot seems to contradict this reaffirmation and makes humans more than guests.

The decision to add a parking lot at the Tree Farm without direct notice to the adjacent neighbors and without the participation of the Rio Grande Boulevard Neighborhood Association representative at that meeting does not seem to pass the fairness test. Continuing to force the parking lot issue, and unlocked and unmanned gates and bathrooms over the objections and reasonable and valid concerns of the adjoining neighbors seems arbitrary and unjust.

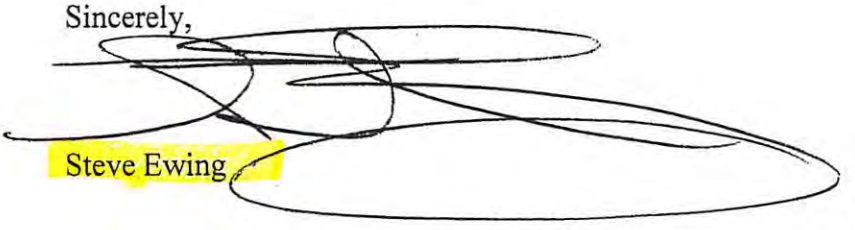
Closing.

A parking lot does not comply with the City's policies, promises and requirements. These proposals do not adhere to the original purchase, the Predock Plan, or Resolutions R16-147 and R17-159. More cars and pollution is not what open space is meant to accomplish. The parking lot is actually the opposite of open space.

We would ask that you respect the adjacent neighbors' valid and reasonable concerns and remove the parking lot plan proposal from the Tree Farm. The danger is once you change the use, the tradition and the character of properties in the North Valley, you open up the possibility of degradation of the entire area surrounding the Nature Center and then

additional parts of the North Valley. In essence, you change the unique characteristics and flavors that you are seeking to protect.

Sincerely,



Steve Ewing

Good evening Friedje. I wanted to follow up about a possible meeting at the CABQ Tree Farm. Please let me know if there are some dates that work with the neighbors.

[Quoted text hidden]

Friedje vanGils <friedje@edelsol.org> Thu, Oct 17, 2019 at 10:41 AM
To: "Langan-McRoberts, Colleen" <cmcroberts@cabq.gov>
Cc: "cewing8711@gmail.com" <cewing8711@gmail.com>

Hi Colleen,

Thanks so much for this offer. I think the neighbors will welcome the opportunity to meet with you at some point, but I don't think this week or next is the time. One of the problems I see is that the community at large (including, of course, neighbors) might have lots of opinions and ideas, but without knowing the official constraints, it's difficult to weigh pros and cons. Perhaps if we get some clarity we can have a more productive meeting in the near future.

I wonder if you can clarify a couple of salient questions (and I apologize in advance if this information has been given; I just can't seem to find it):

1) If I understand it correctly, the open space in question has a boundary. Is it true that that boundary can not 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?

These two question continue to come up in conversation; perhaps answering them will enable us all to understand what is needed to move forward.

I will let you know that there is growing opposition to using the Tree Farm for parking; I don't think that will change any time soon.

There was discussion at the last TAG meeting we attended about the need for further study regarding traffic (an entrance on Rio Grande?) and other types of impact. That 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.

I appreciate your willingness to help, Colleen. I know this must be so difficult when you are tasked with a mission and there are so many obstacles. I do believe in the community process and know that good things will come out of this.

Take Care,
Friedje

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<image001.jpg>*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

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This message has been analyzed by Deep Discovery Email Inspector.

[Quoted text hidden]

STEVE EWING
3401 Rio Grande Blvd., NW
Albuquerque, New Mexico 87107

January 22, 2020

Colleen Langan-McRoberts
Open Space Superintendent
1801 4th St., NW
Albuquerque NM 87102-1425
cmcroberts@cabq.gov

RE: 12/10/19 Tree Farm Meeting

Dear Colleen:

This is a summary of the neighborhood meeting you asked my wife, Cori, to organize for your and TAG's benefit.

1. Opposition to your proposals was unanimous.

2. Approximately 30 neighbors attended the meeting.

3. The meeting was set up so that neighbors' questions, concerns and objections could be answered. For the most part, most of the questions, concerns and objections were not answered and not enough time was allocated for their questions.

4. The Predock Plan, which was not formally adopted but which has been followed by the City for 40 years since 1979, was to be followed by TAG in deciding new plans and proposals.

5. The City conceded that the Tree Farm was to be used only as a "Wildlife Preserve".

6. The City finally conceded that the proposal would increase traffic.

7. The "Hub of Activities" for the Preserve would be at the Woodward House.

8. The neighbors on Arbor had notice of these plans from the beginning, voiced their objections and their objections were going to be honored. ("We had opposition from the neighbors on Arbor so we can't have parking there"). Yet, the neighbors most directly impacted on Cherokee and Rio Grande were not notified or aware of the proposals until late July or early August, and their objections are not going to be honored.

9. The City was insistent that buses don't wait after dropping off kids, and don't run their engines when they are waiting. Neighbors with personal firsthand knowledge unanimously refuted this and stated that buses do wait after dropping off kids and keep their engines constantly running resulting in heavy exhaust pollution.

10. Despite all previous and repeated denials, the City admitted that Parks Management was in fact using the Tree Farm as a collector for trash from the 300 parks around the City and not for open space. The City also represented that the storage of trash had stopped some time ago. Four photographs from 5/4/19, 10/26/19, 11/16/19 and 12/5/19 showed that this representation was untrue, that there are piles of trash and debris, and the collection and transfer of trash was still being performed at the Tree Farm.

11. The City represented that the 7-14 foot depth water tables at the Tree Farm did not have an impact on ground water because the water was used only for plants and didn't require water testing. This drew numerous stunned looks of disbelief from neighbors.

12. The City eventually said it would look into the trash and water issues.

13. Any approved plan would have:

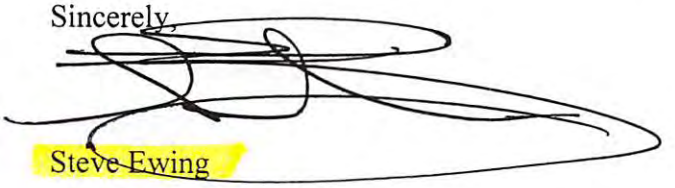
    a. Locked gates with timed access which would be locked after hours;
    b. A generous buffer between the Tree Farm and Cherokee all along Cherokee with vegetation, trees and bushes so you can't see the site; and
    c. No lighting or lights will be present because the area would only be open during the day.

14. The City stated that the Plans and Proposals were "not final", were a "work in progress", were "only for budgetary reasons", were "not set in stone", and that "we'll keep working on it". These statements directly conflicted with repeated warnings that "This is a done deal" and "It's going to happen". The City then pushed for a vote on new plans that had just been prepared and that had not even been seen by or presented to the TAG members. All but two neighbors refused to vote.

15. The City is requesting stewardship of the property from the neighbors. However, unless the legitimate concerns are addressed, answered and dealt with satisfactorily, the neighbors will continue to oppose this project and neighborhood support and stewardship will not happen.

If you have any questions please let me know. Thank you.

Sincerely,



Steve Ewing

cc: Isaac Benton - ibenton@cabq.gov
Christina M. Sandoval - cmsandoval@cabq.gov
Brian Hanson -bhanson5@comcast.net
Michael Jensen - michjensabq@gmail.com
All TAG Members - candelariafeedback@cabq.gov
Carolyn Siegel - crsiegel@swcp.com
Peggy Norton - peggynorton@yahoo.com
Suzanne Shave – sgshave@hotmail.com
RGBNA - eawalth@comcast.net

1/23/2020

Cori Simms Ewing
3401 Rio Grande Blvd. NW
Albuquerque, NM 87107

Twyla McComb, Chair
Open Space Advisory Board & Board Members
Parks and Recreation
1801 4th NW
Albuquerque, NM 87102

aeromero@cabq.gov

Re: Candelaria Nature Preserve Proposals: Tree Nursery Parking, Bathrooms, Bus Bays, Trash, Soil Amendment Stockpiles & Compost Piles

Dear Twyla McComb, Chair,
Scott Forrester, Rene Horvath, Alan Reed, Michael Scisco, Barbara Taylor, and Tasla Young:

We arranged a Rio Grande Boulevard Neighborhood Association (RGBNA) meeting on 12/10/19 and asked TAG to present their Tree Nursery proposals for the first time to RGBNA. At the meeting, Michael Jenson stated that the Tree Nursery neighbors learned about the Tree Farm proposals at same time as TAG. At the 8/15/19 TAG meeting that Michael referenced, parking lot drawings and draft budgets were handed out. That 8/15/19 was the first TAG meeting Tree Nursery neighbors knew about and attended. But if you look in the TAG minutes, TAG had actually discussed the Tree Nursery parking proposals starting a few years earlier as noted in the 6/2/17 TAG minutes where Michael Jenson's presentation of the Tree Nursery possibilities noted, "...**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").**

The twelve (12) homes and four (4) townhomes on three sides of the Tree Fe were not part of the intended "...robust public discussion that was inclusive and transparent." (RMP December 26, 2019, page 114-115). We ask you to take into consideration this gap. It may not seem like much to others, but it will directly impact those directly living around the Tree Farm. As Dr. Guiterrez said at the 12/17/19 Open Space Advisory Board meeting, imagine buying a home by a tree farm and then someone turns the tree farm into a parking lot.

Neighbors have called the City many, many times over the years about the trash, the manure stockpiles, the soil amendment stockpiles, and the steaming large compost piles. The current Tree Farm Proposals appear to be pushed on us without our knowledge or involvement and some trust and honesty issues surfaced:

1. **Tree Nursery Trash Transfer Station – Prohibited by IDO**
   The RMP states: "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." (RMP December 26, 2019 page 98). **Please see the attached trash pictures. Tree Farm trash, dump pile, waste transfer piles** 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."
   (IDO, Amended as of May 2018, With Interim Regulations & ZEO Memoranda – Oct 2019, Page 171)

   Shallow Water Tables: RMP (December 26, 2019), page 36:

   - "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."**

This groundwater depth is consistent with Tree Farm neighbor's permitted wells and causes concern that trash piles sat directly on the ground for numerous years despite our phone calls and communications. Some indicate that independent 3rd party soil testing and groundwater testing are warranted.

See the **12/5/19 Tree Farm trash photo**. Many more trailers filled with trash bags were arriving that morning as I was driving to work. Those hundreds of garbage bags that were arriving are **not** shown in this picture because I had to get to work. Whether these bags are on the ground for even only one day, and then transferred to a garbage truck, the **Tree Farm is not one of the five (5) permitted Transfer Stations in Bernalillo County listed with the New Mexico Environment Department**. **Please see the other photos** for examples of trash that located in bays and on the ground for some time.

KRQE TV ran a story on 5/22/19 that filmed the Tree Nursery trash and two women who had called the city five (5) times over two years complaining about the trash.

Property Use: In 2011, Dr. Gutierrez, who owns the four (4) townhomes just north of the Tree Nursery, sent a letter to Mayor Berry concerning the large amount of dust and dirt created by dump trucks and loaders at the City owned property at 3301 Rio Grande Blvd NW. Dr. Gutierrez noted that it was bothersome enough that it required constant replacement of the swamp coolers. He then installed refrigerated air conditioners that constantly need service because of the blowing stockpile dirt. Dr. Gutierrez raised the question whether the property was in violation of zoning code and noted that he thought the City was using it as a contractor's yard, as dump trucks brought in and took our materials daily.

2. **Large Compost Piles**:

Some neighbors refer to these as the steaming piles. When one Googles "Compost + Neighbor + Health", a PDF pops up about the "health impacts of composting air emissions." It takes one to a Literature Review, "Health Impacts of Composting Air Emissions," by Ellen Z. Harrison, Director of the Cornell Waste Management Institute at Cornell University, published in BioCycle, November 2007, pages 44-50. This goes into more reviews about bioaerosols concerns related to outdoor composting and distances from neighbors. **Enclosed are a few photos of the numerous Tree Nursery compost piles**. Please note these are not the small backyard size. Knowing that some of my best garden yields are associated with compost, I was conflicted with the information so I looked for more information.

As of 1/19/20, the **Tree Nursery on Rio Grande**, the physical location, **is not** one of the five (5**) Open Registered Compost Facilities listed in Bernalillo County** on the most recent **New Mexico Environment Department registry website list- October 2019.**

On January 9, 2020, I called and spoke with Joan Snider, Acting Bureau Chief, New Mexico Environment Department in Santa Fe. After describing the several large, unworked compost piles at the Tree Nursery, Ms. Snider said that it sounds like they need to get registered. That involves Enforcement Officers who do inspections. She said that if the location is close to neighbors, they will look at things. Ms. Snider asked if all of the green waste was generated on site? I told her, no, that we were told at the 12/10/19 RGBNA meeting, by Colleen Langan-McRoberts, that the green waste comes from all of the 300 (+) city parks. If all of the green waste is generated at the same site (ie trimmings from the trees grown at the Tree Nursery) then they don't need to register. However, as it is known that the large compost piles are not generated from the onsite trees that are rarely worked, the site needs to be registered. Joan Snider recommended

going to their website to get the Compost Facility Registration Application. On page ii of the application it **lists other Regulatory Requirements that may be involved**: (See their application online for more details & listed detailed codes if these apply) **Groundwater discharge, Surface Runoff, Biosolids and septage (40 CFR Part 503 and 20.6.2 NMAC)**, and **Storage of combustible materials (International Fire Code, Chapter 28 (2018)**. Ms. Snider also told me to check with the City Zoning. **She also asked if the local Fire Marshal was involved?**

On January 9, 2020 I also put in a call to Robert Flynn, Ph.D, NM State University, Agricultural Science Center at Artesia. Dr. Flynn was listed on a publication reviewed in December 2010, by Utah State University, Cooperative Extension, "Manure Best Management Practices: A Practical Guide for Dairies in Colorado, Utah and New Mexico". Two other authors are listed: Jessica Davis, Ph.D, Department of Soil and Crop Sciences, Colorado State University in Fort Collins, Colorado and Richard T. Koenig, Ph.D, Department of Plants, Soils and Biometeorology, Utah State University, in Logan, Utah. On page 3, under - Adding Value to Manure—Composting, it lists - Things to Consider: "Do not compost within 300 yards of a residential neighborhood." My husband reminded me in sports terms... not within three (3) football fields. Dr. Flynn returned my call and was surprised that the city didn't send their employees to the annual Compost Training Course. He indicated if the compost piles are conical piles, they need to take them to a Solid Waste Facility.

We talked with a resident over the weekend walking on the Duranes ditch behind the Tree Nursery. She sold an avocado farm recently in another state. **She pointed to the large compost piles and said they are a huge fire hazard and that when her green waste piles ever got to four (4) feet tall, she was required to spread them out.** Please note that the numerous Tree Nursery compost piles appear to be at least 10 feet tall with many up to 15 feet tall. She also pointed to the large dark soil amendment stockpile and said that we needed to ask for a list of the soil amendment stockpile contents. She pointed to the large dark pile and said if that one contains any fertilizer, it should be turned and relocated every day.

Some on TAG say that the Alvarado Garden and Veranda neighbors already have the burden of the Nature Center traffic and it is time to share the burden. We already carry the burden of the Tree Nursery with dump trucks and heavy equipment every day. Rio Grande residents also share the burden of visitors that drive to the Nature Center. A few walkers and runners park on Cherokee almost daily to access the ditch. But the residents who live on Cherokee north of the Tree Nursery, do have concerns that our road will become a secondary parking lot for people who want to come before 8 or after 5, and for those who bring their dogs. Whenever there is something going on in the area, people park their cars on both sides of Cherokee, often blocking gates and driveways as crazy as it sounds. People who park at the west end of Cherokee often block that home's driveway. On weekends, will Cherokee become the double-sided overflow parking lot just like the Bachechi Open Space where people park in the bike lanes on Rio Grande Boulevard on the weekends? The main Nature Center parking lot is tucked behind a Nature Center Building and mostly hidden from the neighbors.

On 8/2/19 I phoned Colleen Langan-McRoberts noting the extensive studies done for the RMP and asked her if I was missing something. Were there any impact studies of the neighbors? She said that the only mandate was to increase public access. David Flores, PLA, District Manager, Planning, Albuquerque Parks and Recreation, told us at the 12/10/19 RGBNA meeting that the City would work with us and nothing was set in stone, then stated it (Tree Nursery proposals) was going to happen whether we liked it or not. Was the proposal decided before the adjacent neighbors knew of the project? Every indication is that it was.

It concerns us that the asphalt at the Woodward site is possibly to be removed as it can leach toxic things into the ground, but the proposed "Accessibility – Parking and trails – Asphalt," (Item # 37 Capital Cost Tree Nursery Tract,

RMP, December 26, 2019, page 110) is budgeted as asphalt. Please note that I could not find anything in the budget for the Woodward House. It concerns us the City has violated Trash Transfer and Compost guidelines and doesn't seem to really care. It concerns us that the City wants to put a parking lot, bathrooms, bus bays, greenhouses and storage next to our homes without any impact studies or concerns for safety, noise and fumes. It concerns us that fifteen (15) parking spaces are mentioned in draft plans represented to the neighbors, but the RMP (December 26, 2019) on page 122 notes thirty (30) parking spaces. It concerns us that on that same page in 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." (RMP, December 26, 2019, Page 122**). Yet no one took the time to inform **any** of the houses and townhomes on three sides of the Tree Nursery to what some say are significant proposed changes to a piece of property.

To date, we have not received answers to our numerous questions. (approximately 15 letters & E-mail letters to date). One of the questions is can the CNP not be penetrated? Some places already penetrate the CNP. Would it make any sense to put some parking in the Southeast corner of the CNP where there are no water rights?

Please forgive me for the skeptical trust of the city. The years and years of running a non-permitted trash transfer station that violated IDO/zoning and not properly handling or registering large compost piles leave me wondering what do they really want and what is fair? Some say, at the very least the groundwater and soil need testing, before you ask us to help you design a parking lot, bus bays, bathrooms, shade structures, greenhouses, grow-out stations and gates to handle the increased public access. **We ask you to do things right, legal, and safe. We don't think that is too much to ask, as you would expect the same from us.**

None of the neighbors want bait and switch in a few years... ie... "Oh, we need to add way more parking and way more bus bays, a huge visitor center, move Tree NM here, a big Urban Forestry Center, and lights, etc. The other neighbor area requests seem to honored.

Thank you for your consideration. Please call if you have any questions. Please let me know if I don't have the correct information.

Sincerely,

Cori Simms Ewing

Attachments: 5 Tree Nursery Trash photos + 3 Tree Nursery Compost Photos

CC: Mayor Tim Keller
Councilor Issac Benton
Colleen Langan-McRoberts
Brian Hanson
Michael Jenson
David Simon
John Busemeyer
Friedje vanGils
Dana McCabe
Marta Galicki
Alan Galicki
Doyle Kimbrough
Gerald Romero
Dr. John Gutierrez
Don Valencia & brother
Paul & Antonette Aragon
Liz & Gil Carrillo

Eleanor Walther
Judy Kowalski
Peggy Norton
Suzanne Shave
Carolyn Siegel
James Lewis
Antony Anella
Trancito & Dorothy Romero
Theresa Smith

2/12/20

Hand-Delivery Packet left
with Kayla Vargas at
4:37 (time)

Addressed to:

Shanna Schultz, MCRP, MPA
Policy Analyst/Planning
City of Albuquerque City Council
Albuquerque/Bernalillo County
Government Center
1 Civic Plaza NW
Albuquerque, NM 87102

Delivery from: Cori Simms Ewing
3401 Rio Grande Blvd. NW
Albuquerque, NM 87102

2/12/2020

Cori Simms Ewing
3401 Rio Grande Blvd NW
Albuquerque, NM 87107
505-344-8711 – home

Shanna Schultz, MCRP, MPA
Policy Analyst/Planning
Albuquerque/Bernalillo County, Government Center
1 Civic Plaza NW
PO Box 1293
Albuquerque, NM 87103

Emailed: smschultz@cabq.gov
& Hand-Delivered 2/12/2020 to

Re: Tree Farm – 3301 Rio Grande Blvd NW, Albuquerque, NM 87107 & IDO Inquiries
Tree Farm Proposals – Parking lot, Public Bathrooms, Storage. Greenhouses, etc.
Candelaria Nature Preserve – Resource Management Plan

Dear Ms. Schultz:

Enclosed are numerous letters and E-Mails sent regarding the Tree Farm proposals since August 2019 from the neighbors who live around the Tree Farm Nursery. At the January 28, 2020 Open Space Advisory Board Meeting, after we spoke, we decided it was easier to get our information to you for your IDO review. Even though we, didn't know about the proposals or get involved until late in the process, there is a bit of correspondence involved since August, 2019. We tried to highlight areas that might need your attention but thought it best to include it all in case we are overlooking anything important.

Most of the issues raised in the letters have not been answered. Some of these issues that neighbors raised are:

- The Plan seems to violate several parts of the Zoning Code and the IDO.
  4-3(E)(14) "Waste and/or Recycling Transfer Station
  This use is prohibited within 330 feet of a Major Public Open Space."
  IDO, page 171, 4-3(E)(14). See Attached Photos
  Trash reportedly from 300 (+) City Parks - who knows what is put in the city/park trash containers?
- Large & Multiple Unworked Compost Piles – (See 1/23/2020 Letter) – NM Environment Dept. – sounds like they need to be registered/inspected. Fire Marshal Involved? Physical Location not one of five registered Compost facilities in Bernalillo.
- Does Zoning allow a Parking Lot, Public Bathrooms, Four Bus Bays?
- What Protections are given to Neighbors, as is in a Residential Area?
- Traffic Studies? Bus Fume studies? Noise & Air Studies? Ditch Safety?
- Pedestrian Studies? Left Turn Studies?
- Recent Candelaria Roundabout slowed traffic speed. This Adds congestion?
- Unworked Compost Piles from all of the 300 (+) parks are large. Continue? Safety?

- Large Soil Amendment Stockpiles – Continue? Safe or Unsafe? No answers have been provided as to what the piles and trash have contained. This information needs to be provided.
- Parks Dept has used for Trash for years & years. Worsened in 2019.
    - Soil and Groundwater needs testing?
- Overflow Parking on Neighboring Streets? Neighbor Privacy Issues – i.e. elevated viewing bird blinds?
- Will removal of Elm Trees around the ditches compromise ditch banks and safety? Will Elm Tree Removal/kill affect neighbors trees?
  IDO 5-2(F)(4) "No vegetation within 5 feet of the tow of the slope of an irrigation facility shall be removed, treated, or planted without coordination with the authority or association responsible for operating and maintaining the irrigation facility."
- In Past, illegally used as Contractor Yard? Safety/Health of Stockpiles? Allowed Zoning in Major Open Space & around neighbors?
- Drones – seen flying in area at night. Drone Use mentioned at TAG meeting. Privacy Rights?
- Chain link fence leaves much visible a good part of the year.
- All draft Tree Farm Parking Plans leave trees to the South and push stockpiles to North side. See Dr. Gutierrez Letter –dirt & dust particles/Air Conditioner costs. Stockpile Regulations in proximity to Neighbors?
- What guarantees do neighbors have that things are not wildly expanded in future?
- A budget of $5,000.00 to run the entire Tree Farm area per year – Unrealistic? Old Town Bathrooms - $45,000 budget? Other Open Space/Nature Center Bathrooms are within buildings and locked up at night.
- No Employee on site. No one Responsible. Unrealistic to expect neighbors to monitor and report issues.
- Bathrooms – Tied into Rio Grande Blvd. sewers? If connected with neighbors to North or south – create big problems? Public bathrooms-Possible overload existing lines? Odor issues?
- Night lighting? Night Events? It was said none...but fall newspaper article spoke of recently added night lights and night events at one Open Space Facility.
- Do any parts of the Rio Grande Corridor Plan apply?
- How is the Rio Grande Blvd. Character Protection Overlay Zone involved?
- What limitations are put on neighbors living within the MPOS and Edges (5-2) (IDO) within 330 feet of a major open space? When were these added? Most neighbors more than likely do not know about these limitations. Several neighbors have lived here since early 1980's when Tree Farm started as a true Tree Farm. It has since evolved into a Contractor Yard and Dump/Catch All for the City Parks. Neighbors – many of the planted trees in the Tree Farm have been there for some time. If the City expects neighbors to abide by guidelines, is it not also fair to expect the City to follow guidelines also?
- Height Restrictions for any Tree Farm structures/Greenhouses, etc.
- No answer has been provided as to why parking can't be elsewhere or shared.

We are grateful for your involvement and know it is much to cover, but as Dr. Gutierrez said at the 12/17/19 Open Space Advisory Board Meeting, "Imagine buying a home across from a Tree Farm and then the City turns it into a parking lot."

Please call if you have questions. Please let me know if I have something wrong.

Sincerely,

Cori Simms Ewing 980-9393

Enclosures:

Eight photos – dated 5/4/19, 6/15/19, 10/26/19, 11/11/19, 11/16/19, 12/5/19, 12/23/19, & 1/18/2020
Undated letter from Dr. John Gutierrez
8/20/19 Email from Friedje vanGils
9/2/19 Letter from Cori Simms Ewing
9/22/19 Letter from Cori Simms Ewing
9/26/19 Email from Gerald Romero
9/27/19 Letter from Steve Ewing
9/29/19 Email from the Rio Grande Boulevard Neighborhood Association (RGBNA)
10/7/19 and 10/17/19 Email from Friedje vanGils
10/16/19 from Colleen McRoberts & Friedje vanGils
10/17/19 Letter from Steve Ewing
10/25/19 Email from Anthony Anella & 7/4/19 Letter
10/30/19Letterfrom Steve Ewing
10/31/19 Letter from Alan and Marta McBride Galicki & 8/27/19 Letter from Alan Galicki
11/14/19 Letter from Cori Simms Ewing
11/14/19 Letter from Steve Ewing
1/14/2020 Cover Letter to OSAB from Steve Ewing
1/22/2020 Letter from Steve Ewing – RGBNA meeting minutes from 12/10/19
1/23/2020 Letter to OSAB from Cori Ewing
Copy –Albuquerque IDO page 171 & page 201, January 2020

12-5-19 Tree Farm Nursery

11-16-19 The Farm Alumni - Trash 'n Bags on Ground

247

10/26/19 Tree Farm Nursery

6-15-19 Tree Farm Nursery

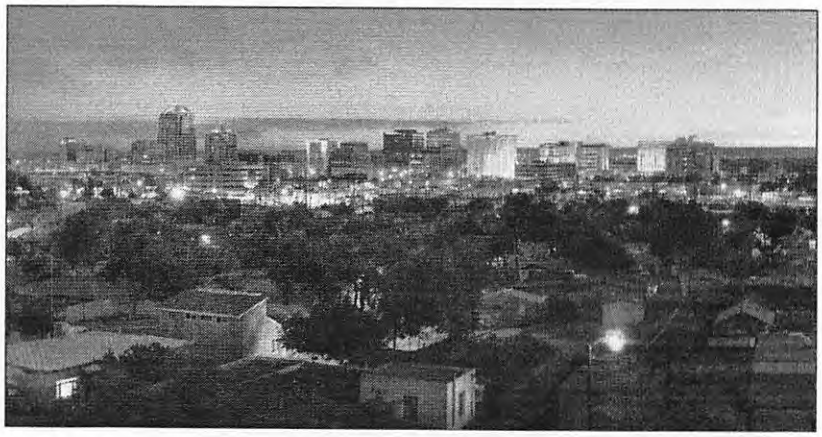
5-4-19 Tree farm Upstate

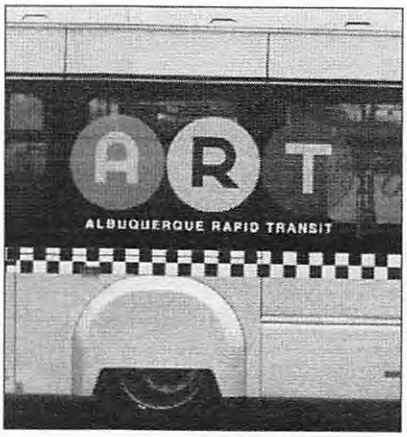
1-18-20 Tree Farm Nursery - Unworked Compost Piles +/- 7 Deep

12-23-19 Tree Farm Nursery - Unworked Compost Piles

11-11-19
Tree Farm
Nursery
unworked
Compost
piles

With Interim Regulations & ZEO Memoranda - Jan 2020





ALBUQUERQUE, NEW MEXICO

INTEGRATED DEVELOPMENT ORDINANCE

Amended as of May 2018

4-3(E)(12) Solid Waste Convenience Center

This use is prohibited within 330 feet of Major Public Open Space.

4-3(E)(13) Salvage Yard

4-3(E)(13)(a) All activities shall be conducted within a building or within an area enclosed on all sides by an opaque wall, fence, retaining wall, or vegetative screen at least 6 feet high. Additional requirements in Section 14-16-5-6 (Landscaping, Buffering, and Screening) may apply.

4-3(E)(13)(b) Inoperative light vehicles or heavy equipment may not extend above the height of the opaque wall, fence, retaining wall, or vegetative screen, unless those items are located at least 100 feet inside the required wall, fence, or vegetative screen.

4-3(E)(14) Waste and/or Recycling Transfer Station

This use is prohibited within 330 feet of Major Public Open Space.

4-3(E)(15) Outdoor Storage

4-3(E)(15)(a) This use shall comply with the provisions in Section 14-16-5-6 (Landscaping, Buffering, and Screening).

4-3(E)(15)(b) In any zone district except for NR-GM, the height of any items stored outside shall not exceed the height of any screening wall, fence, or vegetation, unless the item is located at least 100 feet inside the screening wall, fence, or vegetative screen.

4-3(E)(16) Warehousing

Within 330 feet of Major Public Open Space, this use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).

4-3(E)(17) Wholesaling and Distribution Center

4-3(E)(17)(a) This use is limited to 50,000 square feet of gross floor area in the following locations:

1. The MX-M and MX-H zone districts.
2. The NR-C zone district within a UC-MS-PT area.

4-3(E)(17)(b) Within 330 feet of Major Public Open Space, this use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).

4-3(F) ACCESSORY USES

4-3(F)(1) General

4-3(F)(1)(a) All accessory uses must operate within an enclosed structure unless outside operation or features are inherent in the use or specified otherwise in this IDO.

4-3(F)(1)(b) Accessory uses and approved conditional accessory uses run with the land, and are not personal to an operator.

4-3(F)(1)(c) No accessory use may begin, and no structure for the accessory use may be erected, before the primary use of the property. No

5-2(E)(4)(d) Parking lots abutting major arroyos shall provide a buffer pursuant to Subsection 14-16-5-6(F)(3).

5-2(E)(5) Walls and Fences

For properties adjacent to arroyos, all walls, fences, retaining walls, and combinations of those site features facing the arroyo must comply with all applicable standards in Subsections 14-16-5-7(E)(4) (Walls Adjacent to Major Arroyos or Major Public Open Space) and 14-16-5-7(F) (Retaining Wall Standards) and in the DPM.

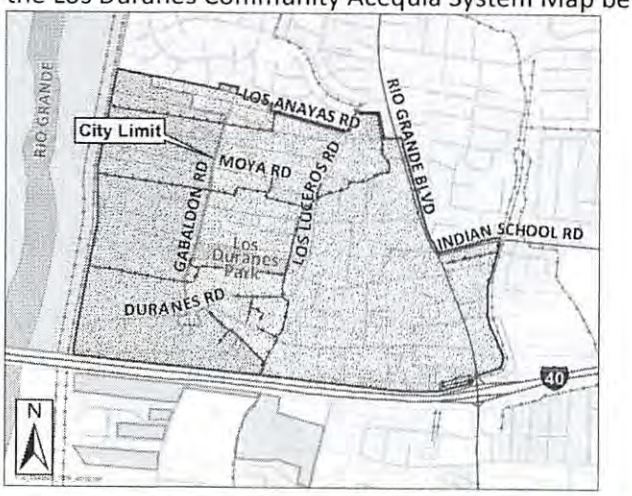
5-2(F) IRRIGATION FACILITY (ACEQUIA) STANDARDS

5-2(F)(1) All subdivisions and site development shall comply with applicable requirements of Article 14-5 of ROA 1994 and the DPM.

5-2(F)(2) These standards apply to development adjacent to all irrigation facilities owned or maintained by the Middle Rio Grande Conservancy District (MRGCD) or community acequia associations.

5-2(F)(3) No primary or accessory structure, wall, fence, or impervious surface shall be constructed within 5 feet of the toe of the slope of an irrigation facility or of the associated easement boundary, whichever is greater, without the approval of the authority or association with operations and maintenance responsibility for the irrigation facility, except as noted in Subsection (a) below.

5-2(F)(3)(a) Within the Los Duranes area as mapped below, all structures, excluding walls and fences, must be set back a minimum of 15 feet from the centerline of any ditch, lateral, or drain designated on the Los Duranes Community Acequia System Map below.



5-2(F)(4) No vegetation within 5 feet of the toe of the slope of an irrigation facility shall be removed, treated, or planted without coordination with the authority or association responsible for operating and maintaining the irrigation facility.

5-2(F)(5) Street crossings of acequias shall be minimized to the maximum extent practicable.

12/11/20 Tree Farm
View looking East from the ditch

12/11/20 Tree Farm
View from the Ditch

1/7/2021
Tree Farm

1/7/2021 TreeFarm

1/7/2021 Tree Farm

1/7/2021 Tree Farm


1/7/2021
Tree Farm

1/7/2021 Tree Farm

1/7/2021 Tree Farm


1/8/2021 Tree Farm

1/8/2021 Tree Farm

1/8/2021 Tree Farm
Ditch View

12/11/20 Tree Farm
View looking East from the ditch


12/11/20 Tree Farm
View from the Ditch


1/7/2021
Tree Farm

1/7/2021 TreeFarm

1/7/2021 Tree Farm

1/7/2021 Tree Farm


1/7/2021
Tree Farm

1/7/2021 Tree Farm

1/7/2021 Tree Farm


1/8/2021 Tree Farm

1/8/2021 Tree Farm

1/8/2021 Tree Farm
Ditch View

January 17, 2021

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

re: Project #2020-004639 RZ-2020-00036
Amendment to Major Public Open Space Facility Plan

Dear ChairPerson,

I write as an interested neighbor. I am a resident of the City of Albuquerque and my wife served on the Citizens' Advisory Committee which is known in the project documentation as the "TAG Committee". I have taken several formal tours of the subject property at the invitation of City Parks personnel and at multiple public meetings. I visit the perimeter of the subject property more than 50 times per year. I live a short block away from the subject property and my remarks below will touch on impacts to my family and me.

I broadly support the RMP, and endorse the public process that led to it. At this time I would like to remark on only a few concerns I have. Let us recall that this MPOS is intended for the maintenance of and furtherance of a viable ecological zone: much of the City is urbanized and the few natural acres we have (proportionally) ought to be treated as precious. Erring on the side of preservation would be far preferable to erring on the side of extra development. Although public enjoyment is a required component of Land and Water Conservation Fund regulatory framework, it should not trample the primary purpose which is wildlife facilitation and restoration. Ample separate and different venues exist for recreation and related enjoyment including the nearby bike path along the river. It is important to note that the bike path itself is closed to motorized vehicles, but multiple times per week I see violators using motorized vehicles there. The fragility of the MPOS under consideration and the difficulty of policing the facilities weighs heavily into my remarks below.

1. Vehicular access and parking:
   I strongly believe that the highly limited vehicular access and parking should essentially remain as-is. Curiously, ***this means a greater impact on me and on my property***, but I believe it is in the greater interest of the City and the Major Public Open Space to do this.
   - There are presently adequate parking spaces as well as solid security control as installed and developed at the (State Owned and run) Rio Grande Nature Center. There exists a concentration of classroom, toilet, administrative and similar support infrastructure.
     - Duplication of constructed infrastructure is both wasteful of the general public's limited financial resources and harmful to the primary mission of the MPOS facility in question.
     - Development of, for example, additional parking removes viable land from the habitat at a rate of 500 sq ft per parking space (much more if longer access roads are used to "hide" the cars). The acreage is limited (167 acres total) and loss of this acreage to roads, parking and

other infrastructure is wasteful and counterproductive to the overall purpose of the establishment of the MPOS.
    - On-street public parking on my block, in front of my house is a regular occurrence and is *not a problem.* I feel fortunate to live in such a desirable location, and welcome members of the public who also want to enjoy the open space – both the parts under consideration in this case and the Bosque via the bike path.
- It is a relatively trivial exercise to modify the existing parking area access to permit contemplated guided tours leaving from this area as the overall general start point.
    - Gates with multiple locks can be developed and Joint Powers expanded to facilitate these uses.
    - Much talk has centered around development of the Woodward House as a starting point for public planned tours. I find this unnecessary and more broadly, I expect this will require continuing City resources: wasteful of both operational and capital costs.
    - Allowing regular traffic into the acreage of this facility from entry points other than the RGNC will consume biological space as mentioned above, and will have negative acoustic and air-quality impacts – both immediately adjacent to the facility and in an affected buffer area surrounding the potential roads and parking areas.
    - Additional contemplated "improvements" at either the Tree Farm or the Woodward House (or both) potentially include trash pickup, lighting, toilets and other infrastructure are wasteful and are counterproductive:
        - Capital costs initially and ongoing operational costs would be expected.
        - Policing such multiple entry points will only be increasingly difficult – they really become an incident waiting to happen.
        - Lastly, or perhaps foremost the ecological damage of such "improvements" is the inverse of what this MPOS ought to do.
- I do not object to having the Duranes Lateral open to general public access (excluding motorized vehicles) and I recognize that the diffuse trickle of private vehicular parking that occurs on public streets leading to this is at present a nuisance to residents. This needs to be monitored by the City going forward, but these concerns relate to adjacent streets, not to the MPOS itself and its plan which is under consideration.

2. <u>Woodward House development and use:</u>
I do not object to the use of the Woodward House in a limited way, but do not believe it should be the center of City (vs State) staging and public reception activities.
    - I am cognizant of ADA issues and the need to accommodate visitors including those with disabilities. (I am an Architect and have a disabled family member). This can easily enough occur by launching from the existing RGNC and related infrastructure. Nothing about the property inherently compels the City to use this extremely modest house (hardly an Architectural gem, no major historical significance) as a key center.
        - The Woodward House might well be imagined as an optional way station on longer walks.
        - The Woodward House might well be a day-use "campsite" center for school groups or community groups doing restoration or study.

        - Within this framework occasional drops of landscape supplies might be possible via existing roads with no Capital outlay and no expansion of non-natural features.
    - Accessible and monitored trails can begin anywhere. There is no reason to start a second nexus of these activities at Woodward House vs the existing and excellent facilities which already exist at the RGNC.
- Because the State has such robust facilities already in place at the RGNC, the City (and visiting Schools from the region) should simply continue to work jointly with the State – extending joint use agreements as needed. Please recall that the RGNC sits on City property under a long-term lease agreement.

3. Pesticide uses:
   As noted in the Executive Summary to the RMP and elsewhere in the body of the document, Pesticide Spraying was a precipitating reason for the review of the property use that ultimately led to the RMP's development.
    - As a lay person (I am an Architect, not a biologist) it was quite evident that the spraying and crop management practices about 2016 suddenly altered the ecosystem we knew: familiar bird species were missing, toads vanished, insect populations seemed to be at the root cause of the changes. The entire neighborhood was aware of these changes, and we are at the front line of awareness as regular visitors. At the same time, neighbors who keep bees (and yes, we like to buy their honey) were reporting crashes of their hives.
    - I tried to speak with the lead City Parks official on one of the Public Tour opportunities about the pesticide issue. I was summarily told that this is not a Parks problem, but rather it is in a different Department. The final plan needs strong language that ought to be vetted by local biologists and the affected public (ie: beekeepers) that goes further than "notifying" the public of imminent use of pesticides. The plan needs to broadly prohibit the use of pesticides, with exceptions (if any) only after public notification of contemplated use and reasonable open meetings on the subject.
        - Please be aware that City Council has declared the COA a "bee friendly" City.
            - (August 2016 and re-certified 2019)
    - Globally movements are underway to reduce pesticide use and restore all manner of habitats to their natural if somewhat messy original states. The development of the RMP included this concept as a basis. Pesticide use broadly speaking is convenient shortcut but anathema to the best practices and principles of restoration.

Thank you for your consideration on these matters as you contemplate adoption of the Master Plan.

Respectfully,

Jonathan Siegel, AIA
2726 Candelaria Rd NW
Albuquerque, NM 87107

February 10, 2021

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

re: Project #: 2018-001843 Case RZ-2020-00046
proposed Amendments to the IDO

Dear Chairperson,

I write to continue to support the incremental changes to the IDO especially with respect to the revisions to multifamily development are Sections 5-11(D) and 4-3 (B) and to the design approach Section 5-2 (D). I spoke briefly at your first hearing on this matter.

Planning staff approached me last summer, in a broad effort to understand parameters and impacts on design especially around multi-family development. Their overall concern was that some new development was of such different scale and so intrusive visually as to be perhaps overall harmful to the City. As a former EPC Commissioner and as a practicing Architect I helped review the concerns for practicality, clarity and enforceability.

Our goal was to not make any regulations burdensome to applicants, and in all cases to clarify and simplify. Our initial goals changed – a common occurrence! – and we focused on what key features might amplify the unique and outstanding characteristics of our area and our City in particular. We hope to avoid permitting the most bland or generic buildings, instead having new development be attuned to its local environment & settings. (*Environmental* Planning Commission's name has a meaning!).

We studied and compared our proposals with a number of other Cities' zoning. We brought in a variety of professionals to give rich, complicated cross-currents of advice. The results are distilled before you.

I support the proposed amendments in these areas and thank the City for its continued interest in citizen and professional input.

Thank you,

Jonathan Siegel, AIA
2726 Candelaria Rd NW
Albuquerque, NM 87107

Ms. Naji,

I have hesitated sending you the 2 photos attached because I did not want to unnecessarily burden you. However, what the City has done with the destruction of the vines at the Tree Farm continues to gnaw on me and the rest of the neighbors and is indicative of what we have been dealing with from the City for years concerning the Tree Farm.

We believe these photos should be included in the packet for discussion at the 1/21/21 EPC Hearing under the 48-hour rule.

So no one is blindsided I am sending this email to Mark Chavez, Colleen McRoberts and David Simon with the City, as well as others shown on the copied line above.

Thank you.

Steve Ewing

January 17, 2021

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

re: Project #2020-004639 RZ-2020-00036
Amendment to Major Public Open Space Facility Plan

Dear ChairPerson,

I write as an interested neighbor. I am a resident of the City of Albuquerque and my wife served on the Citizens' Advisory Committee which is known in the project documentation as the "TAG Committee". I have taken several formal tours of the subject property at the invitation of City Parks personnel and at multiple public meetings. I visit the perimeter of the subject property more than 50 times per year. I live a short block away from the subject property and my remarks below will touch on impacts to my family and me.

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From: Steve Ewing <steve@steveewing.com>

Subject: CNP/Tree Farm-Destruction of Vines

Date: January 14, 2021 at 1:45:59 PM MST

To: mschavez@cabq.gov

Mr. Chavez,

This will follow up on our conversation of yesterday. The neighbors would greatly appreciate the City not tearing down more vines at the Tree Farm. The vines that are there have taken years to grow on and along the fence. These vines offer the only buffer the neighbors have currently from the unsightly piles, waste and construction materials that are still on the site and which still need to be removed. Since the Tree Farm is to be "Open Space" for nature study and wildlife, it makes no sense to tear down the vines which have grown naturally and provide some beautification for the site.

The vines on the fence along Rio Grande were torn down yesterday without any input from the neighbors or the RGBNA, or notice to us. Since the EPC hearing on12/10/20, we have received no contact or communication with or from the City. There has been no contact from anyone with City until you returned my call yesterday. It would be very helpful if the City would communicate with me or someone else adjacent to the Tree Farm before additional drastic actions are taken, other than to remove the piles, waste and construction materials that remain on the site. The City indicated that we would have input on the site plan. The OSAB and EPC rulings confirm this. This just seems to make sense.

You indicated yesterday that you had concerns about my request. I then asked you to at least delay tearing down more vines until after the next EPC hearing on 1/21/21. If you still have concerns, I would renew my request to at least wait until after the next EPC meeting.

Thank you,

Steve Ewing

CITY OF ALBUQUERQUE

ENVIRONMENTAL PLANNING COMMISSION

M I N U T E S

Agenda Item 5
Project Number 2020-004639
Case Number RZ-2020-00036

January 21, 2021

COMMISSION MEMBERS:

Tim MacEachen, Chairman
David Shaffer, Vice Chairman
Joseph Cruz
Richard Meadows
Jonathan R. Hollinger
Gary L. Eyster, P.E. (Ret.) (Excused)
Robert Stetson (Excused)

PLANNING STAFF:

James Aranda, Planning Director
Leslie Naji, Staff Planner
Alfredo Salas, Senior Admin. Asst.
Matt Myers, EPC Attorney

CHAIRMAN MACEACHEN: (Off audio) ...and ask Ms. Naji to do the staff presentation, please.

MS. NAJI: Thank you, Mr. Chair. Good evening, Commissioners.

Agenda Item Number 5, Project Number 2020-004639, Case Number RZ-2020-00036 is a continuance from the December EPC hearing regarding a recommendation to city council of the Candelaria Nature Preserve Resource Management Plan.

At the close of that hearing, the commission had a number of pointed they wanted to address prior to forwarding a recommendation. These included such issues as relocation and habitat and access concept to the main document, which has been done; expansion of a tree farm (inaudible), which has done to the extent reasonable (inaudible) resource management plan; certain debris issues which are addressed, but they are not formally (inaudible); ensuring that setbacks are maintained within the tree nursery, which has been accommodated.

In addition, concerns about refuse transfer, green waste transfer, landscaping materials, and the request that the policy convinces the EPC regarding their herbicide which has been added to protocols for the -- the pesticide use documents within the -- within the resource management plan.

And in addition to that, well, like permeable materials, those were mentioned within the -- within the proposal for what is expected would be any sort of parking service that might follow through.

And in addition, there were recommendations -- conditions for recommendations that were identified by the staff, which was the carrying capacity, which they have justified the lack of necessity for a full carrying capacity document into the capacity restrictions within the property, the classifying of the areas by major public open space height, which has been revised on their map, and the further development of policies for access, facility management, staffing, which they've gone to extensive lengths to extend those protocols within the changes that have been made to the resource management plan.

That being said, staff recommends that -- that the EPC forward a recommendation for approval.

I do want to ask the Chair if you are taking public comment today regarding this application.

CHAIRMAN MACEACHEN: You know it's my first time. I don't know if I'm taking public comment. I have a script here I'm working from. I imagine I'm taking public comment.

UNIDENTIFIED FEMALE: The rules say -- where are those rules?

MS. NAJI: I wasn't sure, because it was a continuance. I just had another issue with the 48-hour rule. One of the community members had sent me a letter, which I received on Sunday. I thought I had copied it all into the document and found that I only got the first page.

So if you're going to allow public comment, then I'm sure he can read that or convey those -- that information. But the error was mine on not the applicant and not the --

UNIDENTIFIED FEMALE: I print -- I saw --

MS. NAJI: (Inaudible).

UNIDENTIFIED FEMALE: I was printing.

MS. NAJI: With that, I stand for questions.

CHAIRMAN MACEACHEN: Okay. Commissioners, do you have any questions?

Commissioner Shaffer.

VICE CHAIR SHAFFER: Just one clarification, sir, Chair, not a question, but I -- just based on Ms. Naji's comment. I assume -- what we asked for last time was this list of clarifications to happen. So I suppose it's -- you just alluded to or she did about the public comment part -- the applicant would now address those list of issues we wanted them to, and then the public would be able to make their comment, and then we would be able to then continue on. So I would suggest that that's -- we hear from the applicant next.

And, again, we already heard the case, but we had these specific items that were on the list, and that we hear those only and not a reinstatement of the entire case.

CHAIRMAN MACEACHEN: I agree completely. I think that's exactly how I'd like to handle it. So we'll hear now from the applicant, and they have 10 minutes.

MS. LANGAN-MCROBERTS: Good morning, Chair MacEachen and Members of the Chair [sic]. So we took a lot of time to answer all of the findings in the notice of determination. And a letter has been submitted that outlines all of -- each one of those items. I can briefly just go over those, just so you know that we did do that. And in addition to that, we did update the resource management plan so that it reflects the findings.

The first finding was to move the habitat and access concept panels into the document rather than into the appendices. And that has been accomplished.

We moved the habitat existing conditions into Section 5.2.6, and the public access and outdoor recreation into 6.8.

The second finding -- some of these findings, Commissioners, were -- had a similar response when it came to the tree nursery tract. And so on the second finding about the design issues with the tree farm, making sure that it will cover issues around parking offering, lines and views, we put a pretty extensive +response there that shows that we will be addressing all of those things within the plan that -- with the site plan.

So the reiterate, this is a high -- the resource management plan is a high level plan, and it provides a framework for decision making and a vision for how the property should be managed that comes into compliance with the land and water conservation fund for -- through the National Park Service.

And this -- we did acknowledge that there were some other areas that needed to get more -- that we needed to go into more detail. And one of those, of course, was the tree farm tract planning, due to concerns that we had heard from neighboring residents through the resource management plan process. And so as I had mentioned at the previous meeting, we do already have somebody on contract, and once the resource management plan is approved, we will be delving deeply into all of the issues that have been

expressed during the resource management plan process, planning process, as well as to this commission. That will include parking, buffering and blinds.

We also did want to --we provided a map in our response letter that shows the residential neighbors in context to the tree farm tract. I think that it's good to look at. And it does show that there are a lot of natural buffers around the tree farm tract; that we actually only have one adjacent resident that lives right up against the property.

Now, people can obviously see in and it does definitely affect the aesthetics and their experience in their neighborhood when they're looking into the tree farm tract, so we acknowledge that.

I did want to just explain that, you know, we have the Duranes Lateral Ditch to the west and the Campbell Ditch to the north, and -- and then after the Campbell Ditch is Cherokee Road and the houses there. And then the houses on the south side are abutting the actual tree farm. And I think most of the people on that southern end actually enjoy most of the view into the these on that -- on that side. So we did just provide that map to show that.

On C, the finding was to address dirt, dust, debris, odors and noise concerns, and also installation of a silt perimeter fencing to help control debris. All of these, again, these issues, will be identified and addressed in the site plan. And we have stated as much in the resource management plan in the tree nursery section.

For D, address public concerns before deciding on materials for the bird blind. We have identified in this finding, the response to it, that, again, we have somebody on contract who will be helping us to design the bird blinds. And it will include extensive public comment, just like with the tree nursery extract. Both of these planning efforts will include online public meetings. Due to COVID, we would like to, of course, do it in person, but most likely, they will be online. We will be, you know, informing the residents and the public that these meetings are happening, taking, compiling public comments to prepare the final schematic design plans. We'll then be presenting those final schematics to the public again. And then -- and then we'll be -- we'll have preparation of final construction documents for the bird blinds. And so that will be our process as outlined with our contractor.

For the Finding E, trash and other waste material shall be forbidden from the tree farm nursery. We have identified that there's been a tremendous effort made in this effort -- or made to accomplish this already, that over 800 tons of material have been moved out, and that includes the 162 truckloads of material out of the area. There still is green waste in -- in the tree farm tract. And, you know, through the planning process, we will be further looking at how to manage for the green waste and making sure that there are appropriate setbacks, and most likely, we will be moving all of that material out altogether, with the exception of what is needed to actually support the operation of the tree farm and the larger Candelaria Nature Preserve transition to wildlife habitat. And we are already trying to address issues of the visual disturbance of noise, of dust and all those kinds of things.

If you would like to hear more about this, we do have director Simon with us from parks and recreation, and he can delve further into that issue.

For Finding F, ensure proper setbacks, we will indeed be looking at what appropriate setbacks are during the planning phase, again, for the site plan. And we'll be making sure to follow all regulations.

For G, it says address parking concerns at the tree nursery. Again, this response is similar to the ones that we had in finding B that says that, you know, this will be taken care of or addressed during the site plan.

Response H to the finding of refuse and green waste was also addressed in Finding E.

And I talks about herbicide. We did -- I did express at the last meeting that we will be developing an integrated pest management plan, a detailed plan. Per the resource management plan, it states that that will be our approach for managing for invasive and noxious weeds. And in the finding, itself, in the response, we go into detail to explain what that means and even show our outline for the -- the document we're currently working on of what the integrated pest management detailed plan will include.

I'd like to bring your attention to a couple of bullet points I think that hopefully will provide some, you know -- will address of the concerns from the neighbors.

First off, we do state that, you know, we will be doing our best to look at all different management efforts in controlling and managing for weeds, and we'll be following all federal and state guidelines. If we do have to use herbicide, we'll be informing the community. We will be developing guidelines for collaboration with the public and stakeholders to increase public awareness and understanding of the invasive species, and our integrated pest management approach. And we'll also be developing protocols for informing the public, especially neighboring residents, about all methods used to manage weeds, including the use of herbicide if that is required.

We will not be going to herbicide as our first way of dealing with the weeds. It will be, you know, an alternative that will be used as -- you know, after all other things are exhausted.

And Finding J was the assessment of the plan relative to the care and capacity. We explained in this section that through the public planning process, we've presented two different alternatives: One which was increase public access and recreation, and one which was limited.

It was determined by the technical advisory group that we would go with the limited alternative.

I'm sorry. Let me just -- sorry about that.

So it was decided that we would pursue the limited alternative, which will be well under any carrying capacity of the -- of the farm and of Candelaria Nature Preserve. So it was not necessary to do a full, exhaustive study regarding the carrying capacity, since it's going to fall so -- fall way under. And, in fact, we have a very detailed section of protocols that talk about the number of people that are allowed, how many per week. And so we really do go into a lot of detail and, I think, cover that very well.

K, the finding of to define roles and responsibilities of the facilitator, again, we do have somebody on contract. It's

Morrow, Reardon, Wilkinson Miller, and they will be taking on the role of the facilitator and also developing the site plan through public input.

And I do believe that was all of the findings. Let's double-check.

Yes, so I just -- I hope that you will see that we really did try to address all of your concerns, that we are really listening to the public. We understand there are outstanding issues and that's why we're going to continue planning processes with them on those specific issues, including the integrated pest management plan, as well as the tree nursery tract, more importantly.

And at this point, we hope that, you know, we've satisfied all of your concerns and that you will approve this plan to move on to city council with your recommendation that they will approve it.

After that, just to let you know, we still do need to present this to the National Park Service. We have been in communication with them and we know that, you know, they are -- you know, that we're being able to meet all of their requirements in the plan. But we do look forward to that stage so that we can fully move forward with implementing this really visionary plan that is a pretty amazing task to undertake, converting farmland into native habitat, providing a dynamic mosaic patchwork of diverse habitat to be able to support the maximum amount of wildlife in this piece of open space property that we possibly can.

So that's the -- the vision. It includes, you know, providing lots of education opportunities through citizen science, through wildlife viewing. It's going to be an amazing great outdoor laboratory of sorts for people to really engage in in the natural wonders of -- of the Middle Rio Grande valley, and seeing this transition and comparing what we're doing here to other similar properties, like the Valle Del Oro National Refuge and with the conservation area.

So with that, I will stand for questions. And, again, I do just want to mention that Director Simon is here with us to be able to specifically answer some questions.

CHAIRMAN MACEACHEN: Commissioners, do you have any questions for the presenter?

So I have a question for Mr. Myers.

Mr. Myers, since this is a continuance, what do we do about public comments? I mean, do we get public comments again, or do we just have public comments on what was presented tonight, or how does that all work?

MR. MYERS: Chairman MacEachen, I think it's at the discretion of the commission, at the -- your discretion. But I think you've already done public comment. Okay?

So technically, you could proceed. But I think you should allow -- I think you should allow the public if they want to speak on the items that were addressed specifically that have been added since the last hearing. So that means just the new stuff, they can comment on the new stuff.

CHAIRMAN MACEACHEN: That was my read on it and I was hoping you would say that, because I certainly don't want them to feel disenfranchised. I don't want to relive last month's meeting.

So having said that, I notice there's five people with their hands up. If this is new material, certainly call on you and you'll have two minutes.

Mr. Salas, who is first.

MS. SALAS: Marta and Alan Galicki.

CHAIRMAN MACEACHEN: So if you will unmute. There you go.

MS. GALICKI: Hello.

CHAIRMAN MACEACHEN: State your name and your address, please.

MS. GALICKI: My name is Marta Galicki. My address is 3403 Rio Grande Boulevard, Northwest. But I actually live on the north side of the tree farm, along Cherokee Road, the access to our property, and we face onto Cherokee Road.

(Witness sworn.)

CHAIRMAN MACEACHEN: Please continue. You have two minutes.

MS. GALICKI: When we bought our property in 2016, we had no idea that the tree farm across the street would be developed as parking. But we're very excited and supportive the Candelaria Nature Preserve.

Recently, we've been led to believe -- and we've been happy with the changes instituted since the last meeting from open space. And we understood that open space was going to be working with us going forward with the development of the tree farm.

But one thing that came up in the interim, since the last meeting, was that they have ripped down vegetation and vines that obscured the chain-link fence and have installed the unsightly silt fence.

And maybe they knew they were going to do that, but the neighbors didn't know they were going to do that. So I was just wondering, since we weren't consulted, is it going to be permanent? It's really quite ugly. It looks like a construction site.

And also, we're really happy about the clearing away of a lot of the debris since the last meeting. But it still seems a bit vague about green waste and whether they're going to still keep the noisy front-end loader that -- as a permanent use of this property. And, you know, how much of green waste is really going to be there? It seems still a little vague to me.

But in conclusion, I want to thank the planning commission, open space, but remind them that the character of the neighborhood will be drastically changed by the tree farm development if a 30-space parking lot, with five bus space, are included, plus the possibility of a public rest room. If this is done without careful consideration, plus collaboration with the neighbors, the result will be extremely negative for the local community.

Thank you.

CHAIRMAN MACEACHEN: Thank you.

So, Mr. Simon, do you want to respond to that, or do you want to wait till all the comments and talk about that later?

Or, Mr. Chavez. I saw your hand move.

MR. SIMON: Thank you, Mr. Chairman. It's really up to you. I -- I mean, I could give a really quick response to Mr. -- Ms. Galicki's comment there on the vines.

You know, we were just trying to be faithful to the EPC's request of us. As Colleen reviewed with you, there was a very specific suggestion or direction that we address the silt fence to prevent dust -- to try to limit dust leaving the property and provide some visual screening. That was a conversation that the EPC had at the December 10th hearing. So, you know, we tried to move ahead on that.

We have preserved the vines so that our intention is to regrow them. And over time I think our -- our goal always is to use natural materials for screening. So we have the ability to nurture vine plants there now, and all is not lost.

MS. GALICKI: So the silt fence --

CHAIRMAN MACEACHEN: No, Ms. --

MS. GALICKI: -- will not be permanent -- sorry.

CHAIRMAN MACEACHEN: Okay. You're going to have to wait to be called on. There's a whole bunch of us. Not as much as earlier, but there's still a whole bunch of us.

MS. GALICKI: Sorry.

CHAIRMAN MACEACHEN: Please ask your question, but then we're going to have to move on.

MS. GALICKI: I just would like clarification whether the silt fence is permanent or temporary.

MR. SIMON: Well, I think as we've said all along, the detailed planning, site planning for the tree nursery tract will really help us determine together what kind of screening we'd like there and how to achieve it. Really, we just -- you know, and so I think we'll -- we'll resolve that question together.

There's a lot of ways we can provide visual screening that are quite natural and I think would be softer. And we just wanted to make sure we're responding quickly to the EPC's request of us.

But I do not necessarily think it would be permanent if we agree with can come up with a different solution.

CHAIRMAN MACEACHEN: No, I think you guys have done a marvelous job. I mean, I'm so encouraged by what I've heard tonight.

Mr. Salas, who is our next speaker?

MS. SALAS: Peggy Norton.

CHAIRMAN MACEACHEN: Ms. Norton, are you -- okay. I've sworn you in already today, right?

MS. NORTON: Yes, you have. Can you see my picture? Because I don't see my picture.

CHAIRMAN MACEACHEN: I see you.

MS. NORTON: Okay. Okay.

CHAIRMAN MACEACHEN: You have two minutes, ma'am.

MS. NORTON: Okay. Let's see. Something got lost last time and maybe this time. I would just like to say that as a TAG member and a North Valley Coalition person, person who lives in the North Valley, this is a real exciting plan. And it's new technology, it's new development, there's concept of rewilding. We're losing so many habitats and species, both from human intervention, climate change, et cetera. And this is an opportunity to have a little piece of this in the middle of our city.

I'm glad to hear that the long range -- not even long range plan but current plan is to eliminate all the stuff at the tree farm, because that has been the intent. I still have concerns about -- I -- I guess I just want to see a recommendation of having a transition team.

There's been staff -- I noted this in my last letter I submitted last time. And my very first sentence last time was to please support this plan. My problem is with the implementation and how to carry through with our goals and our dreams. There's staff turnover. There has been lack of collaboration with our capital outlay. The herbicide, pesticide use I think needs some more input.

And so that's my recommendation, is that you approve the plan and establish a transition team.

CHAIRMAN MACEACHEN: Well, I sure appreciate your participating.

Mr. Salas, who do we have next?

MS. SALAS: Yes, sir. The next speaker is Cori's iPad.

MR. EWING: That's me. My name is Steve Ewing. I live at 3401 Rio Grande, Northwest, just to the north of the tree farm.

(Witness sworn.)

CHAIRMAN MACEACHEN: Please proceed.

MR. EWING: Mr. Chair, Mr. Vice Chair, Members of the Committee, your endurance is incredible. You do a great job in here, regardless of how you rule. I really have to compliment you on how hard you guys work, how thorough you are and how thoughtful you are.

As far as the plan, the silt barrier won't work. It needs to come down. It causes harm and destruction. All the vines on the front of the fence, as you've heard and received my letter, were ripped down; I it will take years to grow them back. It would also hide inappropriate behavior.

As far as carrying capacity, I think that a firm recommendation needs to be made that the access is only limited to accompanied tours. That's the only way you get out of the carrying capacity requirement.

Number 3, the trash and the piles have not all been removed. Apparently, 882 tons of material have been removed, 162 truckloads. At least that much or more needs to come down. It's still being used as a transfer station, because they say that they still want to use it for green waste and landscape materials. Those need to be removed.

C, E, H and J all need to be made, I would suggest to you, permanent recommendations, just more affirm.

As far as is buffering and landscaping, they recommend 15 feet interior to the farm and 15 feet exterior to the farm. The Open Space Facility Plan 5-7(E)(4) states that when feasible and possible, you're supposed to use 500 feet of buffer on both sides. We certainly have a lot more than that. We have a lot more than 15 feet. We also need trees, bushes, shrubs, vines, either a solid wall or a coyote fence as a buffer for that.

As far as the herbicide you, the city snuck in there pesticides. If the farmer, who has to leave is prohibited from using pesticides, certainly the city should be prohibited from using pesticides.

We would truly also appreciate some communication, because we think a lot of these things could be solved with communication. We never are notified, we never receive any calls.

I think Peggy Norton's idea of a transition team is an excellent idea. We would be all for that. And, again, we appreciate your hard work. Thank you.

CHAIRMAN MACEACHEN: Thank you. Thank you, Mr. Ewing.

Do you want to address that, Mr. Simon, as far as pesticides versus herbicides?

UNIDENTIFIED MALE: Do you want to (inaudible)?

UNIDENTIFIED FEMALE: Yeah, I still want to say my stuff, so (inaudible).

MR. SIMON: Yes, Mr. Chairman, thank you. And I'll ask my associate director, Mark Chavez, to chime in right here behind me.

You know, integrated management plan just generally refers to any use of how we would deal with chemicals on the site. So it's quite normal to be using those two terms, herbicide and pesticide, you know, in the same sentence, in the same plan.

We would want to bring an extremely thoughtful, careful and minimalist approach to the use of chemicals, period, on the site. So that's -- that's why I believe it's -- it's the honest and transparent thing to do, to talk about a integrated pest management plan in that sense.

Mark, would you like to add anything to that.

MR. CHAVEZ: I think he captured everything pretty well. I'd just like to point out, that, you know, an herbicide is a type of pesticide. But we take that very seriously, and we have reduced tremendously the amount of herbicide that we use not only just in open space, but particularly in parks, which I think is something that we celebrate and we look at and take that very seriously.

CHAIRMAN MACEACHEN: Thank you, both.

Mr. Salas, who is our next speaker?

MS. SALAS: Sir, I believe Cori's iPad raised their hand again.

CHAIRMAN MACEACHEN: So are you guys going to speak independently

and --

MS. EWING: No -- oh, yeah, yeah. I'm...

CHAIRMAN MACEACHEN: Okay. He went over his time, so I'm going to ask you to be very brief, please.

MS. EWING: Okay. Cori Ewing, 3401 Rio Grande Boulevard, Northwest.

(Witness sworn.)

CHAIRMAN MACEACHEN: Thank you.

MS. EWING: Yes. I have some concerns. They're -- all the things that are written in both the plan and the responses about parking access, storage, growout station, but then there's a paragraph, and then it'll go potential facilities, outdoor furnishing, storage, rest rooms.

My concern, where I'm going here, is I -- this little niggling, is -- is this a predetermined site plan and they're just going -- they -- I don't know. The -- the plan -- and I -- probably part of it is I don't understand the whole process. It probably has to be vetted through the larger community.

Open space response said that landscape material, they wanted it in the center of the place, of the tree farm. That kind of leaves -- that kind of -- the trees are on the other side, the -- if the landscape stuff has to be in there, that puts, you know, like one other spot for parking and whatever.

The other thing, in September on the ditch, midway, in the back, maybe it was coincidence, but a bunch of big trees were taken down. And I don't know if that was where they were planning on putting a gate. But who knows.

The budget detail, also, if it's a predetermined thing, I don't know. The budget detail has parking, fences, gates, blinds, outdoor furnishing, shade, bathroom, storage and gathering place. The -- the cleanup, you guys already talked about that. The green waste is coming back in. As Michael Jenson put in his letter, he said they're probably still bringing it in, and they are.

The -- the one thing I do need open space to know, and somebody else will probably hit on it, that it -- it was mentioned there's only one house on the south. There are four houses there. And had somebody taken the time to stand there in the front, they would have noticed there are four houses on the south. There are three owners and one is a guesthouse -- the fourth one in the back is a guesthouse, casita. Just a point of clarification.

CHAIRMAN MACEACHEN: Okay. We appreciate it. We're -- we got some others waiting to speak.

MS. EWING: Yeah. So I -- I've got some others, but I'll let other people talk.

CHAIRMAN MACEACHEN: Thank you.

Mr. Salas, who's next?

MS. EWING: Thank you.

CHAIRMAN MACEACHEN: You bet.

MS. SALAS: Yes, sir. The next speaker is from an iPhone. There's no name.

MS. CARRILLO: Hi. This is Liz Carrillo. Can you hear me?

CHAIRMAN MACEACHEN: We hear you fine.

MS. CARRILLO: Okay. This is Liz Carrillo. I live at 3225-1/2 Rio Grande, and also represent 3225 and 3227.

CHAIRMAN MACEACHEN: Okay. Let's -- you're still an individual, that will be two minutes.

(Witness sworn.)

CHAIRMAN MACEACHEN: Thank you. Please proceed.

MS. CARRILLO: Actually, first of all, I did want to say thank you to the city workers for cleaning up a lot of what's in that tree farm.

The homes that are being represented here with me speaking are, as Cori Ewing actually just stated, we are directly adjacent on the south to the tree farm. So there are three primary dwellings and a casita. There are actually four different homes on that south side directly. We are the only ones that are directly adjacent to the tree farm. So I just wanted to note that and make sure that everyone does know that. And I am representing all of us here on this lane.

As far as -- I guess this question is directed to Colleen. With anything proceeding until a site plan is actually developed with the neighborhood participation, do we have any idea when the time frame will be and how we'll -- we will be contacted in order to participate?

MS. LANGAN-MCROBERTS: Yes.

MS. CHAVEZ: I believe -- oh, I --

MS. LANGAN-MCROBERTS: May I respond to that, if you want me to?

CHAIRMAN MACEACHEN: Please do.

MS. CARRILLO: Oh, okay. Oh, I just -- let me just add one more thing.

And something that was noted by somebody else is that communication is key. We did not know about the silt screen that was going up. And actually, we were the ones that ran out, because we're the ones that actually were totally affected on that. So communication is really important and if we're going back to where nothing should proceed before that site plan, I don't think that's happening right just yet.

Thank you.

CHAIRMAN MACEACHEN: Please, if you'd answer her question, please.

MS. LANGAN-MCROBERTS: Yes, thank you, Chair, Members of the Commission.

So I do want to mention that yes, there are other residents on that south side. So not to negate that, but there's an easement

through one of the -- the farthest property owner to the west, and they have a road that runs through buffering between the actual tree farm and those residents. And so you can see that on the map that had been provided in our response and how the homes run there. So -- but they -- they, you know, can see right in there and it definitely does affect them, you know, that -- that adjacent property. So not to negate that, by any means.

So in regard to the public planning process, we will be conducting the online meeting, as I had mentioned. And we will be notifying -- we will be publicizing those meetings and notifying adjacent residents within a hundred feet radius of the neighborhood associations in the area. We'll also post that on the Candelaria Nature Preserve website, where we've been keeping all of the information for this project and sending out e-mails.

So we will be our best to, you know, communicate these meetings and getting public input through all of those typical channels that the city uses and then go beyond that as well through e-mail correspondence.

MS. EWING: We didn't get anything. We never get anything.

CHAIRMAN MACEACHEN: Thank you so much. That was a great answer.

Mr. Salas, who do we have next?

MR. SALAS: The next speaker is Brian Hansen.

CHAIRMAN MACEACHEN: Mr. Hansen, please state your name and address for the record.

MR. HANSON: I'm Brian Hanson. I live at 9016 Freedom Way Northeast, Albuquerque, New Mexico.

(Witness sworn.)

CHAIRMAN MACEACHEN: Please proceed.

MR. HANSON: Okay. I'm Brian Hanson, I'm the chairman of the technical advisory group that met for several years to write a plan that would result in a wildlife preserve, and that's the plan that we're talking about now.

I will constrain my comments to just the items that came up during the last EPC meeting, so I'll be very brief.

One of the concerns was about public input. During our 49 TAG meetings, beginning in May 2017, we also started the meeting with time for the public to speak, so we had a spot there, and oftentimes, they would. So we did get the public involved in what we were doing.

However, we focused upon what needed to be done and unfortunately, the last item was the tree farm area. So that's what you've been hearing a lot about. We addressed this issue by stating in the plan that further coordination would occur. This did not have the details like other issues, so I can see why the neighbors were concerned.

Our intent was to have the area thoroughly vetted with the neighbors. I see that open space will have a consultant address this issue to take care of that concern.

Another concern in -- from the last meeting was herbicide use. The plan states that integrated pest management will be used. I

want to assure you that this process will work. The U.S. Fish and Wildlife Service uses this method for management of all 562 refuges in the nation. So it works.

Finally, I would like to say that this plan will result in a great wildlife habitat. In New Mexico, riparian and wetland habitats have been reduced from 1 million acres to 482,000 acres, a reduction of 52 percent. This preserve will give back some of those acres to wildlife, the original goal of this land purchase by the City of Albuquerque.

Thank you.

CHAIRMAN MACEACHEN: Thank you. I appreciate those comments.

Mr. Salas, who do we have next?

MS. SALAS: The next speaker is Eleanor Walther.

CHAIRMAN MACEACHEN: I don't see him [sic]

MS. SALAS: Ma'am, did you still want to speak?

CHAIRMAN MACEACHEN: Oh, Eleanor. I thought it said Alan or. I'm sorry. Please speak.

MS. WALTHER: I'm just going to follow up with some of my (inaudible). That was strange.

Anyway, I e-mailed Ms. Naji over the weekend and asked her where I might find the text amendment to Item 5 for this EPC meeting today. And her response was the -- oh shoot -- the attachment listed for the January 21st hearing at this location is the revised RMP.

So I didn't have the benefit of seeing the letter. Ms. McRoberts wrote that response. That would have been helpful for me. So I'm basing this off of going through the RMP again.

And on Page 40 -- and this is to do with herbicide use. On Page 45, it said weed treatment methods must be approved by the OSD, with herbicide use only as a last resort.

And so I really -- or we really think that that community needs to be involved in that. And we support the transition team having some input on that. And a last resort is -- you know, what is a last resort?

They also reference conservation tillage, but they said there are few experts. But there are experts.

And on the integrated pest management plan, of course there are no details on that, so, you know, I would hope there would be some community input and information to the community on that.

And on Page 93, 94, it talked about the tree nursery tract and possible parking. And then on Page 99, it says predominantly, the -- this is the tree farm, a multi-function space to support the CMP. And it also mentions on the tree farm that proposals will be presented.

And so my concern is that proposals are presented, but the community had no input into those proposals. And they could give us A, B and C, and none of those are really satisfactory to us.

CHAIRMAN MACEACHEN: Thank you. I appreciate those comments.

Mr. Salas, who do we have next?

MS. SALAS: The next speaker is going to be Jonathan Siegel.

CHAIRMAN MACEACHEN: Jonathan Siegel, you've already been sworn in. You're up --

MR. SIEGEL: That is correct.

CHAIRMAN MACEACHEN: You're up, sir.

MR. SIEGEL: Good evening. I'm an architect and an affected neighbor with respect to the open space. And I will have you know that I visit the perimeter countless times per week and have spent many hours walking and talking with staff, testifying at the TAG committee meetings, and being involved as this RMP was developed.

And also, I think it's important to let you know I believe I am the affected person who submitted a three-page letter of which only one page was forwarded to the commission. So I don't know what to do about that. The hour is late. It seems unfair to you that I would read the entire letter. But I would certainly ask staff and ask the EPC to order that that be included in the record that is sent on to council for their final action, if -- if -- I take time out of my own time to ask that that be rectified. Staff can probably affirm that better than I.

I wanted to tell you that I support the RMP broadly. But I want to express my strong opposition to any public access initiated or facilitated from Rio Grande Boulevard either via the tree farm, or more directly to the Woodward house via Arbor Road. I am speaking here to Items B, as in boy, G, as in girl, I as in indigo, on the NOD.

I understand that the updated plans under consideration are intended to give the public better access to the resources and that this includes all kinds of people, from school children to naturalist, and naturally encompasses disabled people and every category of user, including, of course, staff and rangers.

Nevertheless, the only way to accommodate these people is not, emphatically not, off Arbor Road or via the tree farm. Easily accomplished is continued and strengthened access via the nature center and its already existing, improved parking areas. Joint access agreements are a relatively simple task; I've asked.

It may interest you to know that if you were to drive to the nature center and park on the street, you might well park in front of my house. It is a public street, and I, for one, welcome the visitors and endorse their access to the river, related bike paths into the open space under consideration. Our little district is understood to be a gateway to these recreational and educational opportunities.

In asking for access only via the nature center, I'm therefore the opposite of an NIMBY. I'm saying that we accept the rather minor increases in traffic as a logical extension of our good fortune to live near such a compelling regional asset.

I'm happy to stand for any questions you may have on these matters. Thank you.

CHAIRMAN MACEACHEN: Thank you, Mr. Siegel.

Commissioners, anybody have any questions?

Commissioner Shaffer.

VICE CHAIR SHAFFER: Thank you, Chair.

And thank you, Mr. Siegel, for your -- for your unfortunately having to read that when it should have been included. And I'll have to ask about that separately.

And thank you for letting me park in front of your house. I do frequently. I didn't know it was yours. And I'm always riding my bike down from that point, so thank you for not having me towed or for beating my car.

You know, I -- it's a question more for -- for, I guess, of what Mr. Siegel is talking about, for Mr. Simon or Mr. Chavez. Probably more Mr. Simon, or actually, Mrs. McRoberts, what he brings up about the access point there and getting a joint agreement. And was that considered? Is that a point of -- what's the overall plan and what's the overall impact at the other end of the property versus what Mr. Siegel states?

MR. SIMON: Mr. Chairman, Commissioner Shaffer, you know, as the chairman of the TAG said, there were 49 meetings, public meetings to develop this plan. A lot of discussion about access and how best to accommodate it, while meeting the requirements of the federal law and preserving the resource.

And this is the recommendation from a three-year public input process. And I'll let Colleen elaborate a little bit more on some of the process that led to this element in the plan. And also point out that our colleagues and partners at the Rio Grande Nature Center were very involved in that, so they had a lot to say about that issue. And if I'm not mistaken, the superintendent of Rio Grande Nature Center is also on this call.

So I will allow Colleen to fill in some of the cracks there, if she wants to.

MS. LANGAN-MCROBERTS: Thank you, Director Simon, Chair and Commission.

I do want to let you all know that we did, indeed, think about all the different access points and possibilities for both, how to access the area from the perimeter through the bird blinds, where can be their -- where is the potential for parking.

The Rio Grande Nature Center does provide access. There is a wildlife blind within the parking area there. And that is identified within the plan.

However, the -- I just want to thank Heather McCurdy and our friends over at the Rio Grande Nature Center State Park. Because they were fully involved in this three-year process, attending every single meeting. And they did respond to this issue that came up almost every single meeting about "Why can't people just park at the Rio Grande Nature Center?"

And so Heather McCurdy is here, her hand is raised and I think she can do the best job of talking about that. But that was thoroughly discussed and it was identified that that was not an ideal location. It is not close to accessing the north tract.

And, again, we're also wanting to look at this property serving the greater community of Albuquerque. We are responsible through

the LWCF requirements to provide public access and outdoor recreation for all of our residents. So we do want to be especially considerate of the neighbors, but we do have a larger responsibility.

And I think that you know, the tree nursery tract is gated. It can be easily controlled as far as when it can be opened and when it can be closed. It's next to a bus stop. It's next to a major road. And it allows that activity of potentially parking there and accessing the property from that location rather than be bringing people directly into the -- the Candelaria north tract, which had also been discussed and looked at and was determined by the TAG that that would not be acceptable because we needed to support wildlife habitat primarily.

So that is why visual access through the blinds on the perimeter of the property were chosen as the best course forward, as well as access for parking for the general public at the tree nursery tract.

Again, the determination of the number of spaces and how that will layout and all of those things will be looked at during the site plan.

And I'll stand for additional questions, if you have any.

VICE CHAIR SHAFFER: And, Chair, this was my question, so I will say that we don't need to hear from Ms. McCurdy on that, because what I've heard is that this was vetted and it was vetted extensively over the course of time. So my question was answered, and I don't believe there needs to be any further discussion from my standpoint. So thank you.

CHAIRMAN MACEACHEN: Okay. Well, she has raised her hand as a public speaker, so I think she still gets to speak.

VICE CHAIR SHAFFER: She does and in her time. I'm just saying she --

CHAIRMAN MACEACHEN: Oh, yeah.

VICE CHAIR SHAFFER: Mrs. McRoberts had asked that she chime in on my question. I am saying that that is not necessary. Thank you.

CHAIRMAN MACEACHEN: So before we go, Mr. Siegel, you have a question?

MR. SIEGEL: I just wanted to clarify a comment that Commissioner Shaffer made. Thank you, Mr. Chair.

I did not read the letter that was missing from your files. I read a very brief prepared statement. My letter is much more lengthy and goes to great lengths to describe the problems having to do with parking and access, handicapped access, toilet facilities, lighting, trash and the rest. And that's what's missing.

So you'll at some point, perhaps, see that or it will just go into the record and council will be able to see it. But I wanted to clarify that point. And it was --

CHAIRMAN MACEACHEN: And I apologize.

MR. SIEGEL: And I -- it just strikes me as a better use of those resources to leave the further regions without further clutter of

these accessory problems of lighting, refuse, toilet, all that go with the parking. And meanwhile, we've got all that concentrated already. And I'm bringing that down on my shoulders. I'm the affected neighbor right there. So thank you for asking me one more time.

CHAIRMAN MACEACHEN: Thank you. We appreciate that.

Mr. Salas.

MS. SALAS: Yes. Just the -- the final speaker, Heather McCurdy.

CHAIRMAN MACEACHEN: Ms. McCurdy, are you with us?

MS. MCCURDY: Yes. Thank you very much. Can you hear me?

CHAIRMAN MACEACHEN: Yes. State your name and address for the record, please.

MS. MCCURDY: My name is Heather McCurdy. My address is 4701 Constitution Avenue, Northeast, Albuquerque.

(Witness sworn.)

CHAIRMAN MACEACHEN: Please proceed.

MS. MCCURDY: I just first want to thank everybody. I know it's been a very long day for all of us. And I appreciate those that are still here.

I am representing not only myself, but the Rio Grande Nature Center State Park, as well as New Mexico State parks.

I just want to say, you know, the -- the resource management plan has been three years in the making. There was so much input, input from neighbors, input from other areas that were doing the same thing: Whitfield and Bernardo. And we did a lot of field trips.

And so I am in full support of the resource management plan. I am more than happy to answer questions when it comes to -- to parking. If people still have questions, they can e-mail me specifically. It has been addressed many, many times over the past three years, but I am -- obviously welcome -- welcome those questions and I will answer those questions.

And I just want to say thank you so much for your time. And, again, I -- I am in full support of this resource management plan, as well as New Mexico State parks. So thank you very much.

CHAIRMAN MACEACHEN: Thank you. I appreciate that.

Are there any more public speakers?

MS. SALAS: No, sir.

CHAIRMAN MACEACHEN: Thank you. So with that, we'll go to the staff's closing statement.

MS. NAJI: Thank you, Mr. Chair, Commissioners. I do want to assure that I will include Mr. Siegel's entire letter in the packet that goes further. I can forward that to all of you, as well. But it will be in the packet that is forwarded on to council.

I have found that the open space division has worked very hard with us to answer your concerns and my concerns, and that a recommendation of approval should be sent on to council.

CHAIRMAN MACEACHEN: Thank you.

MS. NAJI: Thank you.

CHAIRMAN MACEACHEN: I'm sorry. Did I cut you off?

MS. NAJI: No. I just said thank you, as well.

CHAIRMAN MACEACHEN: Okay. A lot of voices today.

Applicant's closing statement? Is that appropriate? Would that be you, Ms. McRoberts?

MS. LANGAN-MCROBERTS: Yes. Unless Director Simon would like to -- okay.

So I -- I just want us to keep our eyes on the big picture here, which is that we are -- we put together a pretty remarkable vision for this property, which is to transition it, again, to this wildlife habitat. And I think it's going to be a remarkable place, both for research, for supporting wildlife for education in the future, for all of our residents, as it was intended when it was purchased with the LWCF funds.

And, you know, the -- it's been a challenging three years. I want to really just commend the people who have been involved in the technical advisory group and with the open space advisory board for all of their dedication. I came into the last year of this process, when the planning was happening, and so, you know, they have put in a lot more time and effort. And I just really applaud them and where we're going to be going with this property and its potential.

So as you're considering this for approving it to move on to city council with your recommendation, I hope that you'll keep that in mind and, you know, again, recognize that we know there are still some outstanding issues. That's why we're going to continue to work with the community to plan those -- out those specific areas of -- and deal with those concerns through the site plan and through the IPM, the integrated pest management.

So thank you for your time. I've been here since the morning, too, with you all, and I know it's been an incredibly long meeting. And you guys are pretty amazing for sticking it out. And so I just appreciate all that you have done to review this plan, to really consider the public's concerns, and to give us an opportunity to address those through the responses in our findings. I hope we've satisfied your questions and -- and I think thank you, again, for just your efforts here tonight.

So with that, I will stand down.

CHAIRMAN MACEACHEN: Thank you very much.

Commissioners, do you have any comments or questions?

COMMISSIONER HOLLINGER: Commissioner Hollinger.

CHAIRMAN MACEACHEN: Commissioner Hollinger

COMMISSIONER HOLLINGER: Thank you, Chair.

I'd like to take a moment to recognize Mr. Simmons [sic], Mr. Chavez, Ms. McRoberts for your responsiveness to the EPC concerns, as well as the public. A lot of effort has been made, and I didn't want that to go unrecognized. So I just thought I'd take a moment to say thank you for that and hope that we can move forward and make that recommendation of approval.

CHAIRMAN MACEACHEN: Anyone else?

Oh, Commissioner Shaffer.

VICE CHAIR SHAFFER: Just to say again, following Commissioner Hollinger's commentary, that yes, there was a reason that as much commentary came up the last time and why we asked to have this reheard on this date, and I think that the -- the intent was met from the questions that were asked from us the last time, so I appreciate the hard work and efforts that Dr. Simmons [sic] and everybody in his group have done. And I'm ready to make a motion of approval, if ever one else is so inclined.

MR. ARANDA: Mr. Chair, for the record, it's Director Simon. I apologize.

VICE CHAIR SHAFFER: What did I say?

MR. ARANDA: Simmons. I was like, who is Simmons?

VICE CHAIR SHAFFER: Simon, I apologize. I'm like, "What did I say?"

MR. ARANDA: It's Director Simon.

CHAIRMAN MACEACHEN: You would have got that right six hours ago.

VICE CHAIR SHAFFER: Yeah.

CHAIRMAN MACEACHEN: Go ahead and make your motion, please.

VICE CHAIR SHAFFER: Okay. In the matter of Project Number 2020-004639, case RZ-2020-00036, I make a motion of approval based operate the staff report before us and Findings 1 through 15.

CHAIRMAN MACEACHEN: Would someone like to second that?

COMMISSIONER CRUZ: I'll second.

CHAIRMAN MACEACHEN: And who was that? Mr. Cruz -- Commissioner Cruz.

COMMISSIONER CRUZ: Yes.

CHAIRMAN MACEACHEN: Sorry about that, Commissioner.

So we have a motion and a second. Is there any further discussion or should I call the vote?

COMMISSIONER HOLLINGER: Commissioner Hollinger.

CHAIRMAN MACEACHEN: Commissioner Hollinger

COMMISSIONER HOLLINGER: Commissioner Shaffer, do we also need toe include Conditions 1 and 2?

VICE CHAIR SHAFFER: I didn't -- apologize. I scrolled down and did not see those. It went to the next sheet.

COMMISSIONER HOLLINGER: It's been a long day. I'm pretty sure those were in there.

VICE CHAIR SHAFFER: Let me make sure I read them right.

Mine goes 1 to 15, and it stops on Page 21.

MS. NAJI: Yes, there were no conditions of approval for the supplemental report.

VICE CHAIR SHAFFER: Yeah, this is the -- the supplemental report covers everything from our last meeting and then goes into -- to this meeting. So 1 through 15 covers the concerns from the last one.

COMMISSIONER HOLLINGER: Got it. Okay. Thanks for the clarification. Just wanted to make sure we're getting it right.

VICE CHAIR SHAFFER: Yeah, I appreciate that, because that would have been an easy miss. So 1 through 15.

CHAIRMAN MACEACHEN: We have a motion and a second. Any further discussion.

Okay. Let's call the vote.

Commissioner Shaffer.

VICE CHAIR SHAFFER: Commissioner Shaffer, aye.

CHAIRMAN MACEACHEN: Commissioner Cruz.

COMMISSIONER CRUZ: Commissioner Cruz, aye.

CHAIRMAN MACEACHEN: Commissioner Meadows.

COMMISSIONER MEADOWS: Commissioner Meadows, eye.

CHAIRMAN MACEACHEN: Commissioner Hollinger

COMMISSIONER HOLLINGER: Commissioner Hollinger, aye.

CHAIRMAN MACEACHEN: Mr. Eyster and Mr. Stetson are gone.

Commissioner MacEachen is an aye. So it carries unanimously. Thank you guys.

(5-0 vote. Motion approved.)

(Conclusion of partial transcript of proceedings.)

RE: CITY OF ALBUQUERQUE EPC MEETING MINUTES OF JANUARY 21, 2021, AGENDA ITEM 5

TRANSCRIPTIONIST'S AFFIRMATION

I HEREBY STATE AND AFFIRM that the foregoing is a correct transcript of an audio recording provided to me and that the transcription contains only the material audible to me from the recording was transcribed by me to the best of my ability.

IT IS ALSO STATED AND AFFIRMED that I am neither employed by nor related to any of the parties involved in this matter other than being compensated to transcribe said recording and that I have no personal interest in the final disposition of this matter.

IT IS ALSO STATED AND AFFIRMED that my electronic signature hereto does not constitute a certification of this transcript but simply an acknowledgement that I am the person who transcribed said recording.

DATED this 31st day of March 2021.

/S/
_____
Kelli A. Gallegos

ENVIRONMENTAL PLANNING COMMISSION
AGENDA

Thursday, January 21, 2021
8:40 a.m.

Due to COVID-19 this meeting is a Public Zoom Video Conference
Members of the public may attend via the web at this address: https://cabq.zoom.us/j/96997162697
or by calling the following number: 1 301 715 8592 and entering Meeting ID: 969 9716 2697

MEMBERS
Dan Serrano, Chair
David Shaffer, Vice Chair

Joseph Cruz — **Gary L. Eyster P.E. (Ret.)**
Richard Meadows — **Robert Stetson**
Jonathan R. Hollinger — **Tim MacEachen**

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NOTE: A LUNCH BREAK AND/OR DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are also reviewed at the beginning of the hearing. Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff – 5 minutes; Applicant – 10 minutes; Public speakers – 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested. Applicants and members of the public with legal standing have a right to cross-examine other persons speaking per Rule B.13 of the EPC Rules of Conduct.**

All written materials – including petitions, legal analysis and other documents – should ordinarily be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing. Cross-examination of speakers is possible per EPC Rules of Conduct.

NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.

Call to Order:

A. Pledge of Allegiance
B. Roll Call of Planning Commissioners
C. Suspension of the Rules per C.8 of the EPC Rules of Conduct
D. Zoom Overview
E. Announcement of Changes and/or Additions to the Agenda
F. Approval of Amended Agenda
G. Election of officers
H. Swearing in of City Staff

1. **Project# 2018-001843**
   RZ-2020-00048 – Text Amendments to Integrated Development Ordinance (IDO)—Small Areas

The City of Albuquerque Planning Department requests the above action to amend the text of the Integrated Development Ordinance (IDO). This second annual update includes changes requested by neighbors, developers, staff, and Council Services to the standards applicable to the following, 14 small areas:

Downtown Neighborhood Area - CPO 3
East Downtown – CPO 4
Los Duranes – CPO 6
Nob Hill/Highland – CPO 8
Rio Grande Blvd – CPO 11
Sawmill/Wells Park – CPO 12
Volcano Mesa – CPO 13
East Downtown - HPO 1
Coors Blvd – VPO 1
Northwest Mesa – VPO 2
Downtown Area – 14-16-5-5(B)(2)(a)(1)
Downtown Center – 14-16-5-12(E)(4)(d)
Uptown Area – 14-16-5-5(I)(2), and the
Mixed-Use Form Based (MX-FB) Zone District – 14-16-2-4(E)(3)(d).

Staff Planners: Catalina Lehner and Carrie Barkhurst

More information is available online at:
https://abc-zone.com/ido-annual-update-small-area-text-amendments

A map of the affected Small Areas can be viewed at:
https://tinyurl.com/SmallArea2020

2. **Project #2018-001843**
   RZ-2020-00046 –Text Amendments to the Integrated Development Ordinance (IDO) – City-wide)

The City of Albuquerque Planning Department requests the above action to amend the text of the Integrated Development Ordinance (IDO). This second annual update includes approximately 100 changes requested by neighbors, developers, staff, and Council Services. City-wide.

Staff Planners: Catalina Lehner and Carrie Barkhurst

More information is available online at:
https://abc-zone.com/ido-annual-update-2020

3. **Project #2020-004780**
   RZ-2020-00050– Zoning Map Amendment (Zone Change)

Consensus Planning, agent for EA Properties LLC, requests a Zoning Map Amendment from R-1A to R-T for Lots 21 & 22, Block 7, Albright & Moore Addition, located at 1314 Los Tomases Drive NW, between Summer Avenue NW and Kinley Avenue NW, approximately 0.17 acre (J-14)
Staff Planner: Silvia Bolivar

4. **Project #2018-001734**
VA-2020-000375- EPC Variance

Frank and Clarissa Gonzales request the above action for all or a portion of Lot 1, Block 11, Volcano Cliffs Subdivision, Unit 18, located at 7828 Aguila St. NW, between Petirrojo Rd. NW and Aguila St. NW, approximately 0.38 acre (D-10-Z)
Staff Planner: Sergio Lozoya

5. **Project #2020-004639 RZ-2020-00036– Amendment to Facility Plan**

The City of Albuquerque Parks and Recreation Department requests the above action for 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, Trs 16B2B1, 16B2A & 16B1 MRGCD Map 34, Tr X1 Summary Plat City Of Albuquerques Repl Tr X Alvarado, located on Candelaria Rd. NW, between Paseo del Bosque Trail NW and Rio Grande Blvd. NW, approximately 167 acres (G-12-Z) (F-12-Z)
Staff Planner: Leslie Naji

6. OTHER MATTERS:

a. Approval of December 10, 2020 Action Summary Minutes
b. EPC Rules of Conduct: The Environmental Planning Commission (EPC) will consider, discuss, and take action on updates to the EPC Rules of Conduct of Business by the Environmental Planning Commission. **(CONTINUED FROM DECEMBER 12, 2020)**

7. ADJOURNMENT

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

December 10, 2020

City of Albuquerque
Parks and Recreation, Open Space
3615 Los Picaros Rd. SE
Albuquerque, NM

Project #2020-004639
RZ-2020-00036– Amendment to Facility Plan

LEGAL DESCRIPTION:
The City of Albuquerque Parks and Recreation Department requests the above action for 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, Trs 16B2B1, 16B2A & 16B1 MRGCD Map 34, Tr X1 Summary Plat City Of Albuquerques Repl Tr X Alvarado, located on Candelaria Rd. NW, between Paseo del Bosque Trail NW and Rio Grande Blvd. NW, approximately 167 acres (G-12-Z) (F-12-Z) Staff Planner: Leslie Naji

On December 10, 2020, the Environmental Planning Commission (EPC) voted to Continue Project #2020-004639/RZ-2020-00036– Amendment to Facility Plan, for one month to the January 21, 2021, EPC Hearing, based on the following Findings.

1. The request is a for a review and recommendation to City Council of the Candelaria Nature Preserve Resource Management Plan (CNPRMP) 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 management 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, 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.

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.

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

16. The EPC wants to Continue this case for 42 days, until the next EPC hearing on January 21, 2021. A Continuance is warranted to allow time for the applicant to revise the proposed Resource Management Plan to clarify issues of procedure within the plan. These include:

A. Habitat and Access Concept panels are located in the Plan Appendix; however, they should be relocated into main document where matrices are located.

B. The EPC finds that expansion is necessary expand on what design issues will be included in the tree farm planning effort (parking, buffering, blind viewing, etc.) and how the public will be engaged in that process.

C. Address dirt, dust, debris, odors and noise concerns: the installment of silt perimeter fencing to help control debris, as well as any other required measures to mitigate.

D. Address the public's concerns before deciding on a material for the bird blind viewing walls.

E. Trash and other waste materials shall be forbidden from the tree nursery.

F. Ensure proper setbacks are maintained within the tree nursery from surrounding communities.

G. Address parking concerns at the tree nursery.

H. The commission questions the appropriateness of uses like refuse transfer, green waste transfer, and landscape material transfer at the tree farm site which is in direct contact with three residential neighborhoods. Furthermore, noise, dust and odors are a concern. It would be appropriate for Parks department to indicate in the plan that these are not to be done at this site. There are other sites in the city that are more appropriate for this kind of use.

I. The applicant must convince the EPC that the Plan's policy regarding herbicide use is robust and careful.

J. The assessment of the plan relative to carrying capacity is acceptable because access to sites are to be limited to accompanied tours.

K. The City Parks and Recreation Department will define roles and responsibilities of the facilitator in regard to interactions with the public and the Plan.

L. Permeable materials shall be used for parking area at tree nursery to ensure flooding and ponding does not continue to be an issue.

APPEAL: It is not possible to appeal EPC Recommendations to the City Council. Pursuant to the Integrated Development Ordinance (IDO) 14-16-6-4(U)(2), Administration and Enforcement- Finality of Decisions, a recommendation is not a final decision and cannot be appealed. Rather, a formal protest of the EPC's recommendation can be filed within the 15 day period following the recommendation, which ends at the close of business on December 28, 2020. You will receive notification if any person files a protest. For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the IDO.

Sincerely,

for Brennon Williams
Planning Director

BW/LN

cc: 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
EPC file
avarela@cabq.gov

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.


Hearing Date:
December 10, 2020
Project Number:
PR-2020-004639
Case Numbers:
RZ-2020-00036
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ARBOR RD
LUKE CIR
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HEADINGLY AV
VERANDA RD
CANDELARIA RD
DECKER AV
CASTANEDA RD
CROWVISTA RD
CALLE DEL BOSQUE
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CALLE DE ALAMO
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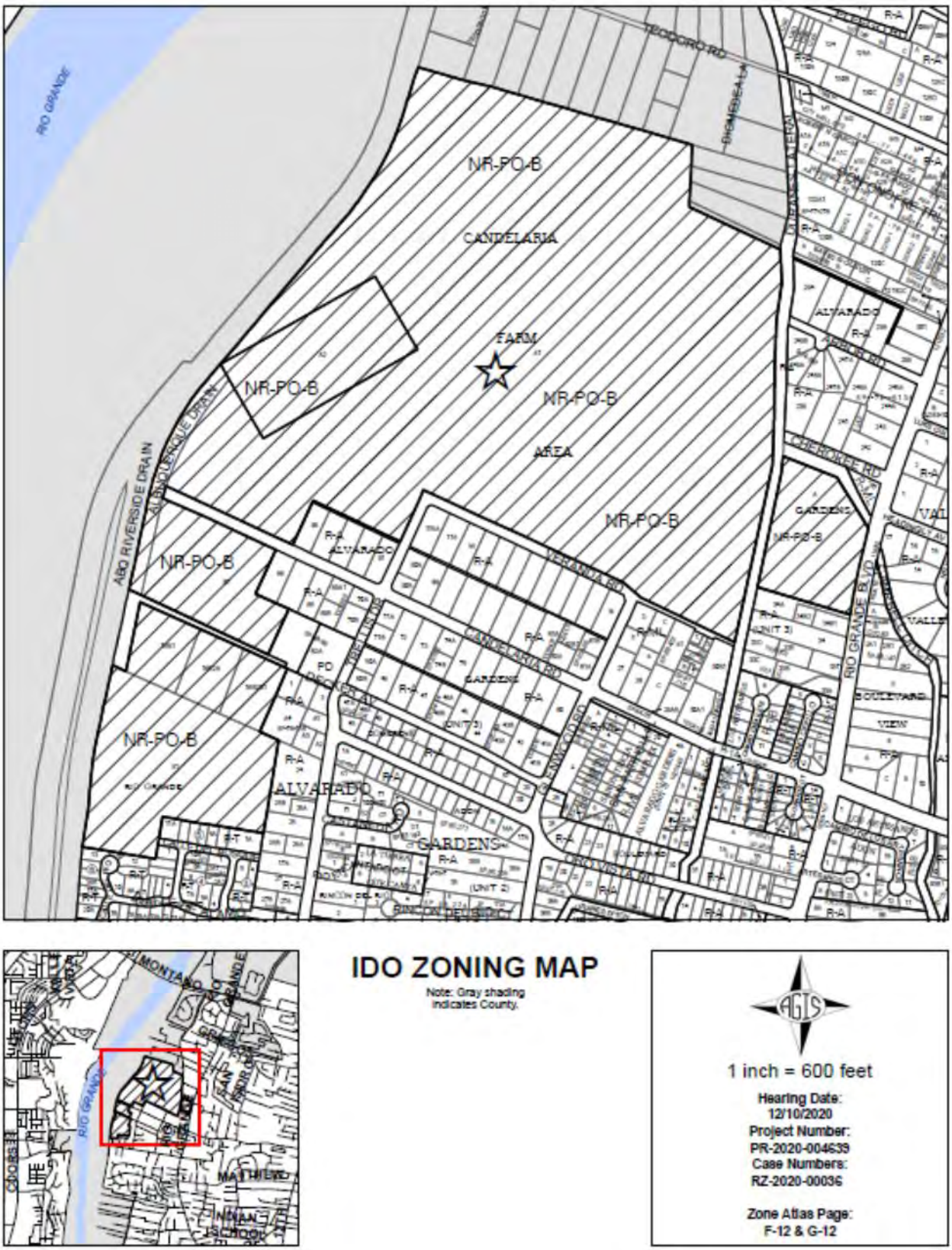

IDO ZONING MAP

Note: Gray shading indicates County.

1 inch = 600 feet

Hearing Date:
12/10/2020
Project Number:
PR-2020-004639
Case Numbers:
RZ-2020-00036

Zone Atlas Page:
F-12 & G-12

LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations

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

1 inch = 600 feet

Hearing Date:
12/10/2020
Project Number:
PR-2020-004639
Case Numbers:
RZ-2020-00036

Zone Atlas Page:
F-12 & G-12

HISTORY MAP

Note: Gray shading indicates County

1 inch = 600 feet

Hearing Date:
12/10/2020
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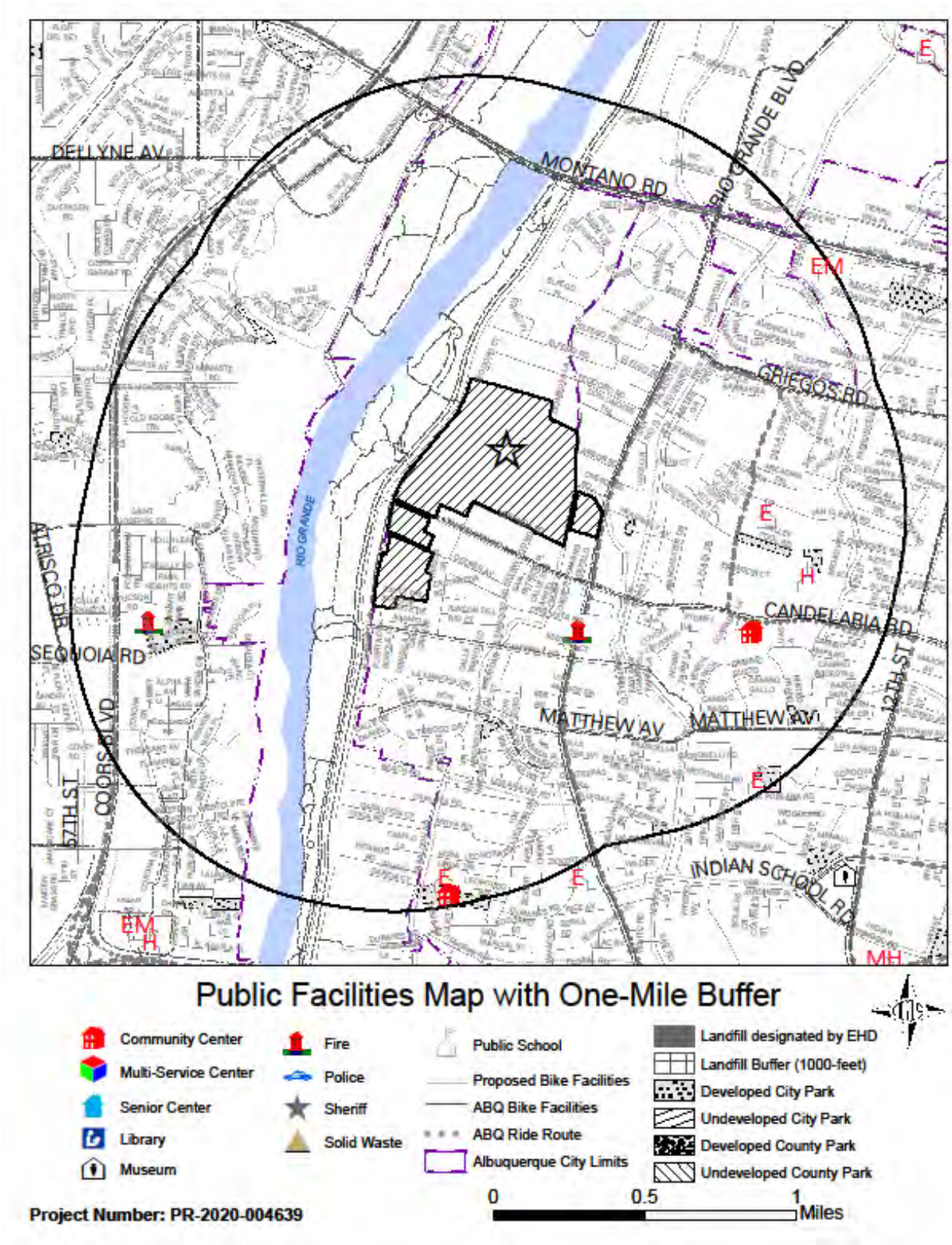
DELLYNE AV
MONTANO RD
RIO GRANDE BLVD
GRIEGOS RD
CANDELARIA RD
MATTHEW AV
INDIAN SCHOOL RD
SEQUOIA RD
ATRISCO DR
COORS BLVD
57TH ST
RIO GRANDE
Public Facilities Map with One-Mile Buffer
Community Center
Multi-Service Center
Senior Center
Library
Museum
Fire
Police
Sheriff
Solid Waste
Public School
Proposed 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

GOAL 4.1 - Character: 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.

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 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.

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.*

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.

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.

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.

GOAL 11.1 Traditional, Rural and Agricultural Heritage. 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.

POLICY 11.1.3 - 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.

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

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ATTEST:

City Clerk

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

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

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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

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:

M Parsons 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.***

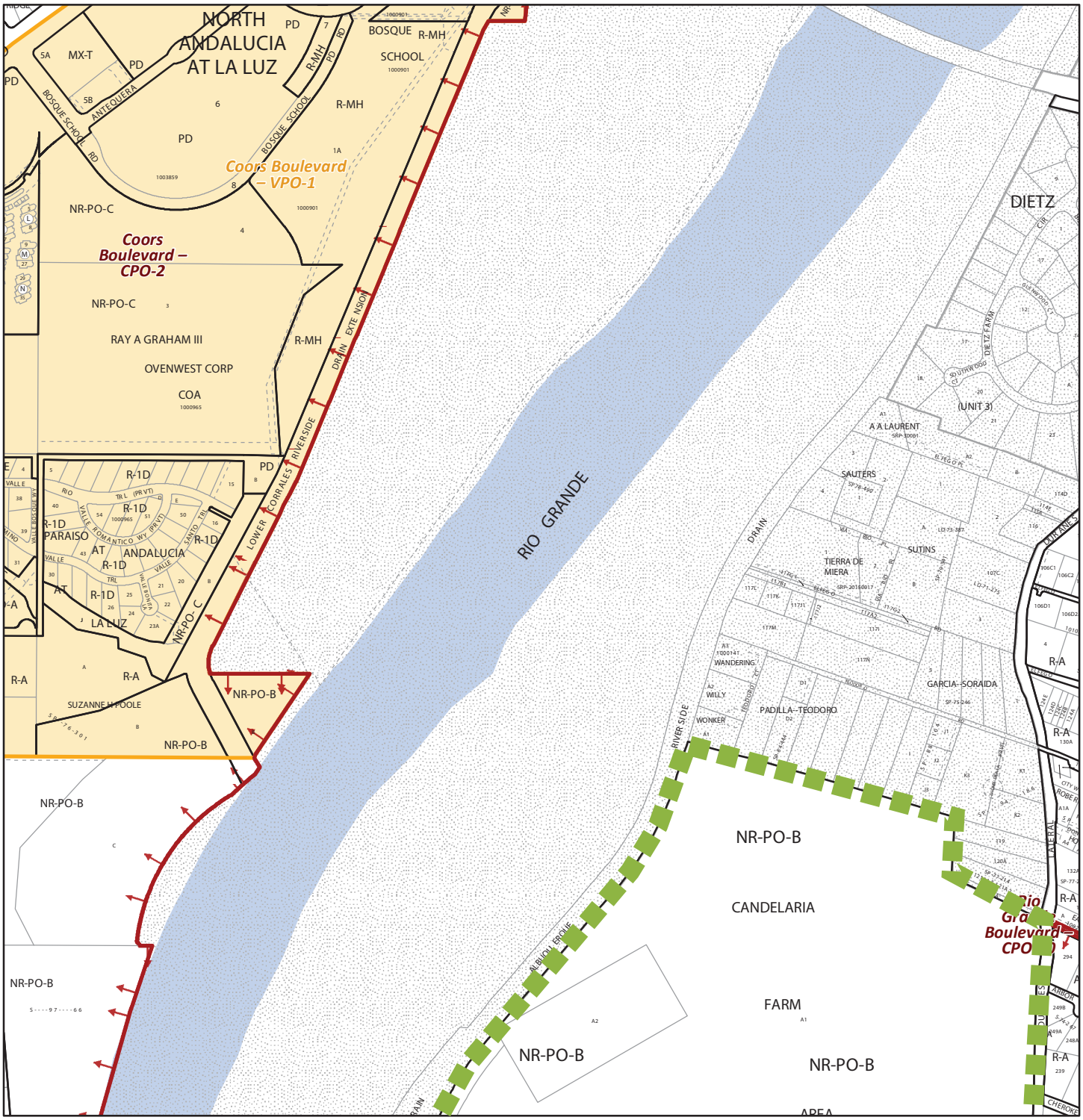
TRAFFIC ENGINEER DATE

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



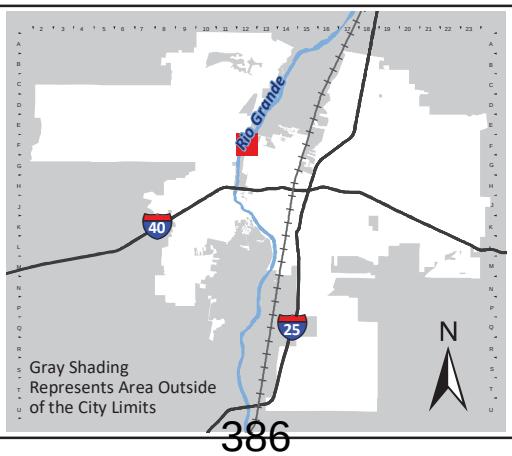
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

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

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

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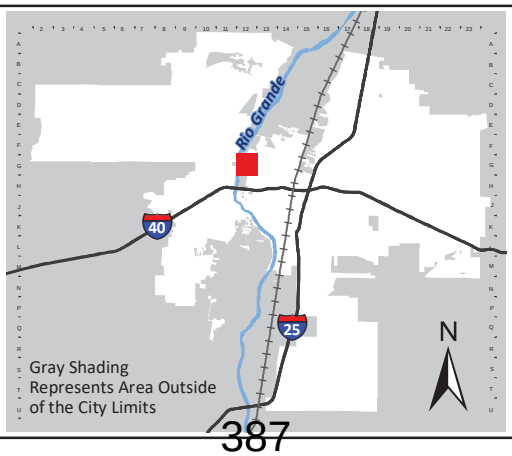

Zone Atlas Page:

G-12-Z

- Easement
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- 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

IDO Zone Atlas
May 2018

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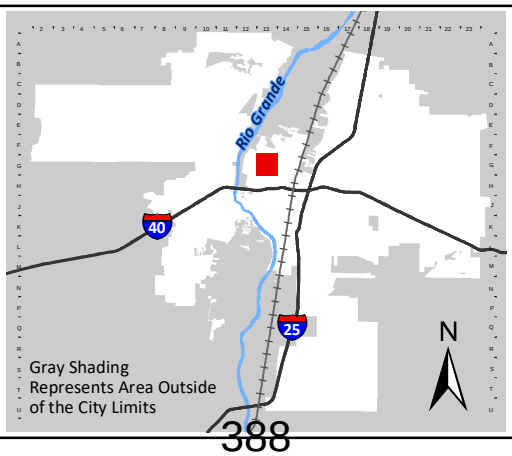

Zone Atlas Page:

G-13-Z

- Easement
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- Areas Outside of City Limits
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- Historic Protection Overlay (HPO) Zone
- 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

Underscored Material - New
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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

Underscored Material - New
[Bracketed Material] - Deletion

ATTEST:

City Clerk

Table of Contents

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

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

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
o 505.768.5363
c 619.573.5324
e csomerfeldt@cabq.gov
cabq.gov/parksand recreation

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

1: 10,767

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 CO	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 HEF	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.(	101206023331520125	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 FI	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 PRIVA1	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 SUMMAI	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 CRES	R	1.052

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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 TRAC1	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 FI	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 FI	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 FI	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 NOR1	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 FI	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 PI	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

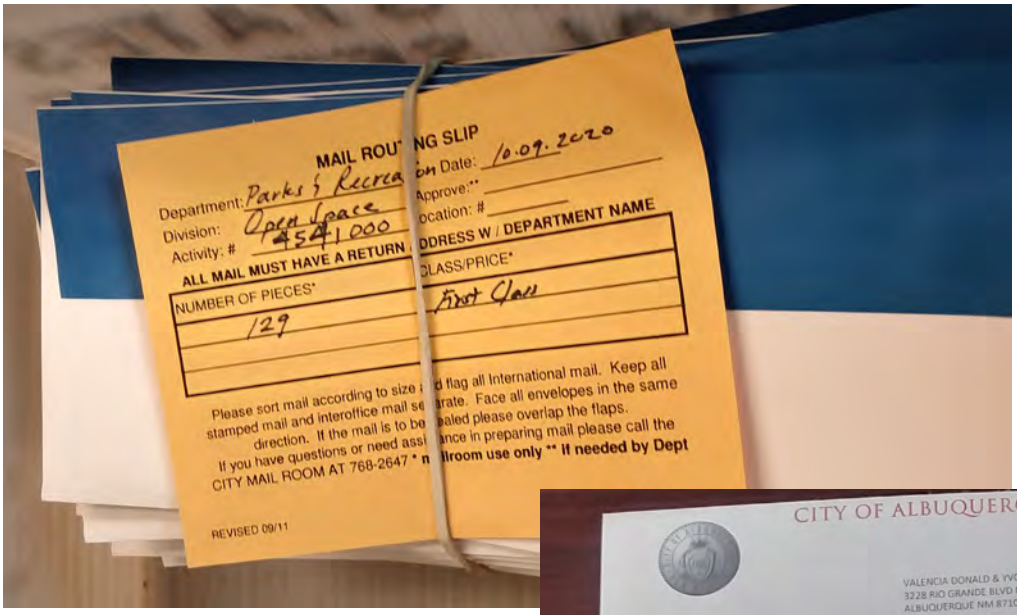
RMPs are not typically subject to the IDO's review and decision processes; however, the Major Public Open Space Facility Plan, adopted in 1999, determined the approval process for a new Open Space Resource Management Plan (RMP) to be an EPC public hearing review with a recommendation to City Council 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 ROU NG SLIP
Department: Parks & Recrea
Division: Open Space
Activity: # 454000
Date: 10.09.2020
Approve:**
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Please sort mail according to size
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direction. If the mail is to be
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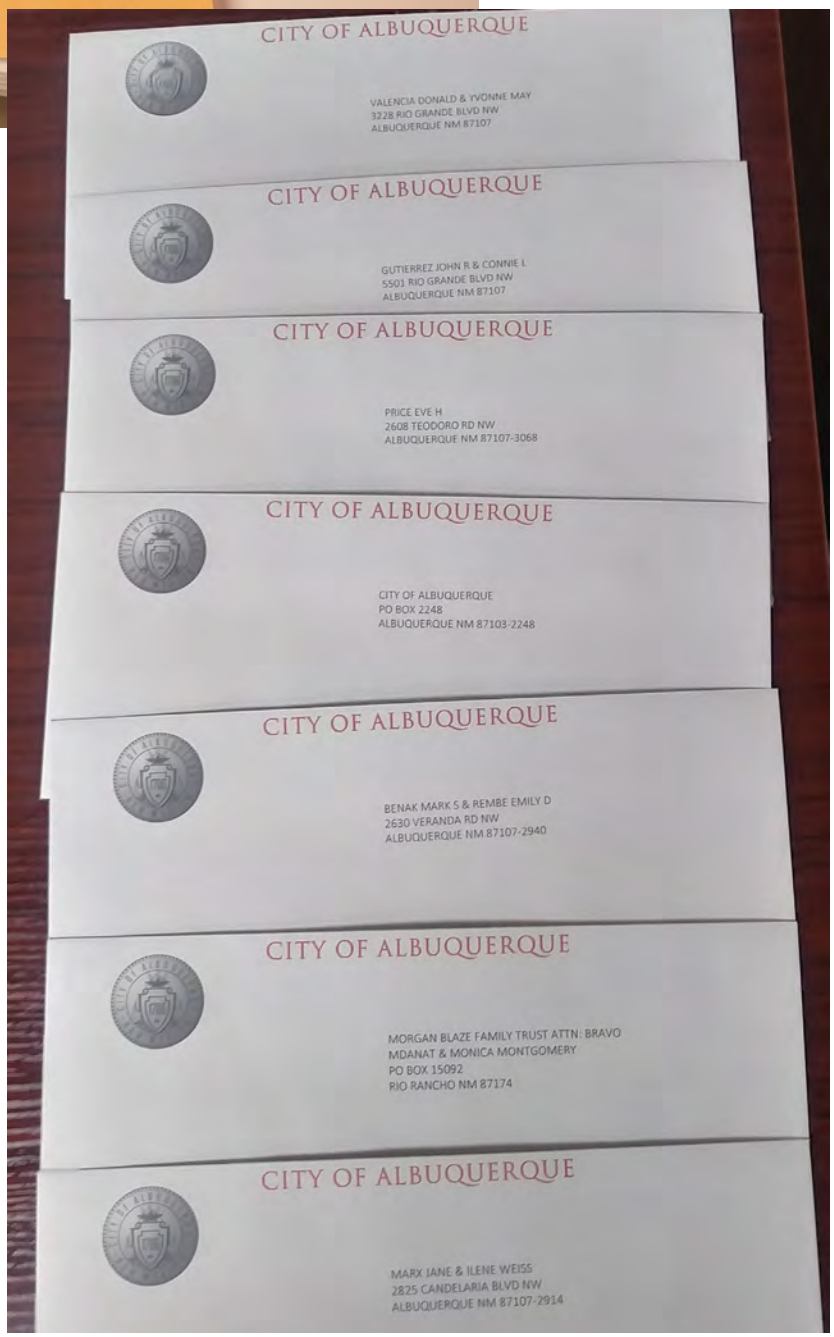
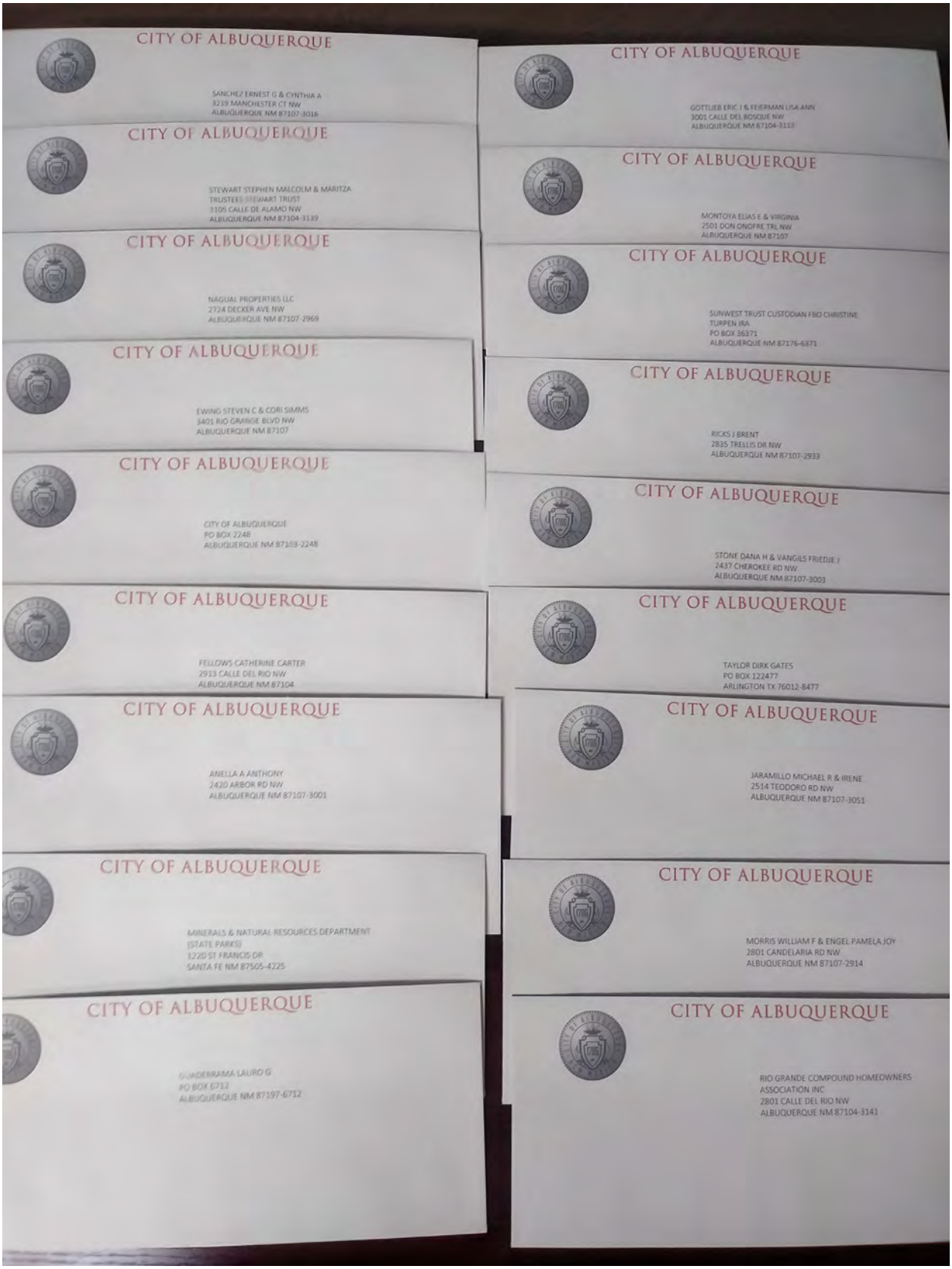

CITY OF ALBUQUERQUE
VALENCIA DONALD & YVONNE MAY
3228 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
GUTIERREZ JOHN R & CONNIE L
5501 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
PRICE EVE H
2608 TEODORO RD NW
ALBUQUERQUE NM 87107-3068
CITY OF ALBUQUERQUE
CITY OF ALBUQUERQUE
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
PARTLOW KAREN M & KARIN L PERRY
3533 RIO GRANDE BLVD NW A
ALBUQUERQUE NM 87107-3072
CITY OF ALBUQUERQUE
DENECKE ROSELLE
3113 DALLAS ST NE
ALBUQUERQUE NM 87110-2233
CITY OF ALBUQUERQUE
BAUMGARTNER BRUCE E & YOLANDA M
2638 VERANDA NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
NATIONS KAY
2512 ELFEGO RD NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248
CITY OF ALBUQUERQUE
TRUJILLO VIRGINIA M
2624 VERANDA NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
GALICKI ALAN MICHAEL & MCBRIDE MARTA CO-TRUSTEES GALICKI RVT
2029 SWIFT BLVD NW
HOUSTON TX 77030-1213
CITY OF ALBUQUERQUE
GREENWALT ROBERT L & LOUISE M
2949 TRELLIS NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
ANDERSON JANIE
3109 CALLE DE ALAMO NW
ALBUQUERQUE NM 87104-3139
CITY OF ALBUQUERQUE
SEIS KENT JAMES & DONA MARIE TRUSTEES SEIS RVT
2828 CANDELARIA RD NW
ALBUQUERQUE NM 87104
CITY OF ALBUQUERQUE
KEATING SHARON N
PO BOX 1943
CORRALES NM 87048
CITY OF ALBUQUERQUE
RODGER DAVID WILLIAM
2510 VERANDA ST SE
ALBUQUERQUE NM 87107-2939
CITY OF ALBUQUERQUE
LEYBA MICHAEL L & ANNETTE
2732 VERANDA RD NW
ALBUQUERQUE NM 87107-2941
CITY OF ALBUQUERQUE
RABY MARK H
3018 CALLE DEL BOSQUE NW
ALBUQUERQUE NM 87107-3120
CITY OF ALBUQUERQUE
ARAGON ANTONETTE F
3226 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107-3032
CITY OF ALBUQUERQUE
ROMERO TRANCITO E & DOROTHY L
3340 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107
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
CARRILLO GILBERT D & ELIZABETH B
3225 1/2 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
AAGAARD JAIME & STOKER CAMERON A
2829 CANDELARIA RD NW
ALBUQUERQUE NM 87107-2914
CITY OF ALBUQUERQUE
DRAP ALBERT J JR & DONNA M SIGL
PO BOX 3669
FORT SMITH AR 72913-3669
CITY OF ALBUQUERQUE
RUDDY CHRISTIAN A TRUSTEE RUDDY RVT
2905 CALLE DEL RIO NW
ALBUQUERQUE NM 87104-3143
CITY OF ALBUQUERQUE
TIERRA ESPERANZA COMPANY C/O MICHAEL G
ROSENBERG
17665 HIGHWAY 82
CARBONDALE CO 81623-9516
CITY OF ALBUQUERQUE
BROWN DANA
2908 CALLE DEL BOSQUE NW
ALBUQUERQUE NM 87104-3133
CITY OF ALBUQUERQUE
CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248
CITY OF ALBUQUERQUE
GRAHAM DAVID SCOTT & JEAN A
2900 CALLE DEL RIO NW
ALBUQUERQUE NM 87104-3142
CITY OF ALBUQUERQUE
BANDONI LARRY A & LINDA S
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ALBUQUERQUE NM 87104
CITY OF ALBUQUERQUE
WILLIAMS SHERRY L
3108 CALLE DEL BOSQUE NW
ALBUQUERQUE NM 87104-3121
CITY OF ALBUQUERQUE
JARAMILLO MICHAEL & IRENE JARAMILLO
2512 TEODORO RD NW UNIT B
ALBUQUERQUE NM 87107-3161
CITY OF ALBUQUERQUE
FITZ-GERALD ERIN E
3007 CALLE DEL BOSQUE NW
ALBUQUERQUE NM 87104-3113
CITY OF ALBUQUERQUE
POYOUROW ROBERT TR POYOUROW RVT &
BORGES STEPHANY P TR BORGES RVT
2812 CANDELARIA RD NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248
CITY OF ALBUQUERQUE
CUMMINGS JAN A
2724 VERANDA RD NW
ALBUQUERQUE NM 87107-2941
CITY OF ALBUQUERQUE
LUNA ROY R & EMMA O
3610 TRELLIS DR NW
ALBUQUERQUE NM 87107-2953
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
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 87104-3139
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 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
SPECTOR JANET D & O MALLEY KATHLEEN
2704 VERANDA RD NW
ALBUQUERQUE NM 87107-2941
CITY OF ALBUQUERQUE
ALL FAITHS RECEIVING HOME INC
1709 MOON ST NE
ALBUQUERQUE NM 87112-3973
CITY OF ALBUQUERQUE
WAYNE G CHEW & ELAINE W CHEW RVT
PO BOX X
ALBUQUERQUE NM 87125-1536
CITY OF ALBUQUERQUE
CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248
CITY OF ALBUQUERQUE
SMITH WILLIAM F & MASSARSKY TARA M
3215 MANCHESTER CT NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
RICKS J BRENT
2835 TRELLIS NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
MARTINEZ ROBERTO J & ROSITA O
3120 CAMINO CABALLETTE NW
ALBUQUERQUE NM 87107-2902
CITY OF ALBUQUERQUE
HALL MIRIAM P
2718 VERANDA RD NW
ALBUQUERQUE NM 87107-2941
CITY OF ALBUQUERQUE
FREDRICKSON CRAIG L & REGINA R
2742 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
BYERS WHEATON H JR & ALEXANDER LAURETTE
TRUSTEES BYERS-ALEXANDER RVT
2851 TRELLIS DR NW
ALBUQUERQUE NM 87107-2933
CITY OF ALBUQUERQUE
HUNT WARREN L & DIANA D TRUSTEES HUNT RVT
2810 CANDELARIA RD NW
ALBUQUERQUE NM 87107-2915
CITY OF ALBUQUERQUE
CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248
CITY OF ALBUQUERQUE
ERICHSEN GERTRUD TRUSTEE ERICHSEN RVLT
3618 TRELLIS DR NW
ALBUQUERQUE NM 87107-2953
CITY OF ALBUQUERQUE
VALENCIA PAUL HENRY
7008 HARTFORD PL NW
ALBUQUERQUE NM 87114
CITY OF ALBUQUERQUE
SILVER CHARLES M & MILLER BRIAN N TRUSTEES
SILVER & MILLER RVT
160 PASEO DE CORRALES
CORRALES NM 87048-9573
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
SKRAK PAUL J & ELLEN T
2923 TRELLIS ST NW
ALBUQUERQUE NM 87107-2935
CITY OF ALBUQUERQUE
CAVANAUGH MARY ANN
2909 CALLE DEL RIO NW
ALBUQUERQUE NM 87104-3143
CITY OF ALBUQUERQUE
MICHELS ANNE M
2514 VERANDA RD NW
ALBUQUERQUE NM 87107-2939
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
HOMANN KIERA
2929 TRELLIS RD NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
ROBERTS NATALIE S
2917 CALLE GRANDE NW
ALBUQUERQUE NM 87104-3147
CITY OF ALBUQUERQUE
KILPATRICK JULIE ELIZABETH & CECIL LINDA KAY
2724 DECKER AVE NW
ALBUQUERQUE NM 87107-2969
CITY OF ALBUQUERQUE
SCHAUER JANE E
2522 VERANDA ST NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
RILEY FRANCES S TRUSTEE RILEY RVT
2909 CALLE DE PALOMA NW
ALBUQUERQUE NM 87104-3145
CITY OF ALBUQUERQUE
GALEWSKY JOSEPH & STERNER JESSICA
3712 SILVER AVE SE
ALBUQUERQUE NM 87108
CITY OF ALBUQUERQUE
GINERIS BETH L & ROMANIK RONALD L
2912 CALLE GRANDE NW
ALBUQUERQUE NM 87104-3146
CITY OF ALBUQUERQUE
MOORE FELICITY M
2520 VERANDA RD NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
LUNA ROY R & EMMA O
3610 TRELLIS DR NW
ALBUQUERQUE NM 87107-2953
CITY OF ALBUQUERQUE
LEWIS-PARADOX TRUST & LEWIS JOAN PATRICIA
2600 VERANDA RD NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
QUINTANA DARLENE
3535 RIO GRANDE BLVD NW D
ALBUQUERQUE NM 87107-3072
CITY OF ALBUQUERQUE
ALLEN JEANETTE E TRUSTEE ALLEN RVT
3017 CALLE DEL BOSQUE NW
ALBUQUERQUE NM 87104-3113
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
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
ULIBARRI JOANN B
1855 GRIEGOS RD NW
ALBUQUERQUE NM 87107-2834
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 87107-0000
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 H TRUSTEES
MULLANE RVT
2901 TRELLIS DR NW
ALBUQUERQUE NM 87107-2935


CITY OF ALBUQUERQUE
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2633 TEODORO RD NW
ALBUQUERQUE NM 87107-3046
CITY OF ALBUQUERQUE
SANTIAGO ANDRES
3216 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107
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184 CORONA ST
SAN FRANCISCO CA 94127-2808
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OUR LAND LLC
2724 DECKER AVE NW
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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
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ROSENBERG & ASSOC
17665 HIGHWAY 82
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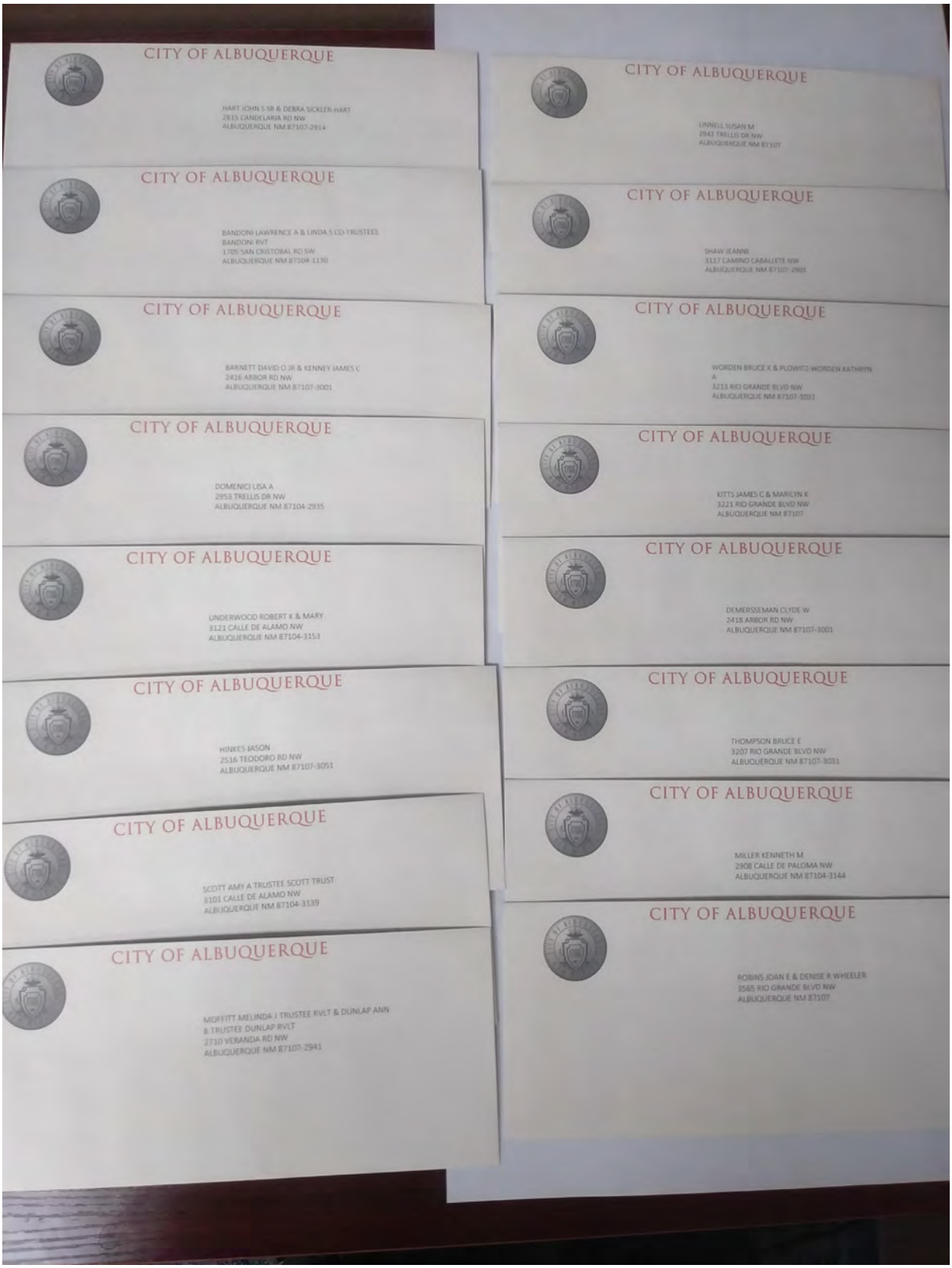
CITY OF ALBUQUERQUE
HART JOHN S SR & DEBRA SICKLER-HART
2815 CANDELARIA RD NW
ALBUQUERQUE NM 87107-2914
CITY OF ALBUQUERQUE
UNNELL SUSAN M
2941 TRELLIS DR NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
BANDONI LAWRENCE A & LINDA S CO-TRUSTEES
BANDONI RVT
1705 SAN CRISTOBAL RD SW
ALBUQUERQUE NM 87104-1130
CITY OF ALBUQUERQUE
SHAW JEANNE
3117 CAMINO CABALLETE NW
ALBUQUERQUE NM 87107-2901
CITY OF ALBUQUERQUE
BARNETT DAVID O JR & KENNEY JAMES C
2416 ARBOR RD NW
ALBUQUERQUE NM 87107-3001
CITY OF ALBUQUERQUE
WORDEN BRUCE K & PLOWITZ-WORDEN KATHRYN A
3213 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107-3031
CITY OF ALBUQUERQUE
DOMENICI LISA A
2953 TRELLIS DR NW
ALBUQUERQUE NM 87104-2935
CITY OF ALBUQUERQUE
KITTS JAMES C & MARILYN K
3221 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107
CITY OF ALBUQUERQUE
UNDERWOOD ROBERT K & MARY
3121 CALLE DE ALAMO NW
ALBUQUERQUE NM 87104-3153
CITY OF ALBUQUERQUE
DEMERSSEMAN CLYDE W
2418 ARBOR RD NW
ALBUQUERQUE NM 87107-3001
CITY OF ALBUQUERQUE
HINKES JASON
2516 TEODORO RD NW
ALBUQUERQUE NM 87107-3051
CITY OF ALBUQUERQUE
THOMPSON BRUCE E
3207 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107-3031
CITY OF ALBUQUERQUE
SCOTT AMY A TRUSTEE SCOTT TRUST
3101 CALLE DE ALAMO NW
ALBUQUERQUE NM 87104-3139
CITY OF ALBUQUERQUE
MILLER KENNETH M
2908 CALLE DE PALOMA NW
ALBUQUERQUE NM 87104-3144
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
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 document approved by OSAB 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 transportation documentation 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 farming cease 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 fund 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 application submittal 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

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

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?

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

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.

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:	11/30/18
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.

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 (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.

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

1-800-STAPLES STAPLES www.staples.com

Veranda Meeting Jan. 10, 2019

Name	Address	Email + phone
GINA FREDRICKSON	2742 VERANDA RD NW	
KEN ROMIG	DPD	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	[redacted] dianadale@yahoo.com
DAN LEWIS	2600 VERANDA RD NW	drlewis@extendedhc.com
Bruce Baughter	2638 Verada NW	bbaz@comcast.net
Yolanda Hosmann	2629 Candelaria NW	yhomann63@hotmail.com
Ataro 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 Schuerger	2610 Veranda NW	505-250-5840 jills0466@comcast.net
Trudy Merriman	2617 Decker NW	president@alvarado neighborhood.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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Veranda Meeting Jan. 10, 2019

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Jill Schneider	2610 Veranda NW	505-250-5840 jills0466@comcast.net
Trudy Merriman	2617 Decker NW	president@alvarado neighborhood.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 as possible, keeping climate change + 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 & 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, + impacts of restoration

- Thank you for all your hard work on this! -

Candelaria Nature Preserve

Discovery Hike Questionnaire

we are making plans and need your input!!

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 examination jumping mouse?

pollinators: herbs/flowers

multi-Rotational plantings w/ N fixers

grains: geese/cranes

- Outdoor recreation that is suitable for wildlife habitat?
- Funding and phasing for management transitions?

Romaines = tight line (fence)?
or wood rail

Alfalfa = cutting

Wet. Hab.

no CWDs. planned (SWALES!) ex. Sandy habitat

CANDELARIA NATURE PRESERVE

we are making plans and need your input!!

Discovery Hike Questionnaire

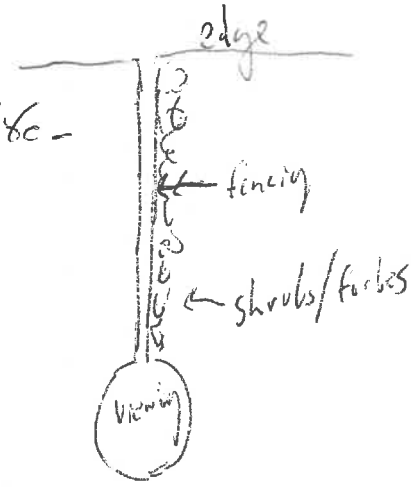
General Questions:

What is the importance of the Candelaria Nature Preserve?

Open space and wildlife 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

Discovery Hike Questionnaire

we are making plans and need your input!!

General Questions:

What is the importance of the Candelaria Nature Preserve?

protect wildlife, preserve open space property
+ " plant + " " diversity

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 farms / NO
- Native and invasive species management? yes
- Water management and water rights? minimal - no more cropping - herbicides

possibly yes

- Climate resilience? yes
- Habitat that improves biological diversity? ← Yes most important
  including mammals

- 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 - Cordelia Native 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.

483

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
	Jason Hinkes	2516 Teodoro Rd NW	A
	Carole Ward	2605 Teodoro Rd NW	A
	Sue Small	to_Suesmall@hotmail.com	A
	Betsy Varlet	374 Los Ranchos NW	A
	Jo Fairbanks	FRGNC	A
	Anthony Ancilla	2420 Arbor Rd NW	A

City of Albuquerque Parks & Recreation Department
OPEN SPACE DIVISION

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

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SIGNATURE	NAME-- Print name for self and minor child, if applicable	Address / email address (optional)	Youth/Adult
	Bruce Baumgarten	263 Verano NW 87107	A
	Susan Kutnik and Dan Kutnik	2711 Candelaria NW	2
Solomon	Solomon Sledge	2930 trellis drive	Youth
	Talia Sledge	2930 trellis drive	Adult
	Bruce Worden	3213 Rio Grande BLVD NW	Adult
	David Belford	3523 11th St. NW	4
	Sum mer	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

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

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[signature]	Bill Mason	URCH@swcp.com	A
Carol Siemens	Carol Siemens	2004 circulo del Monte	A
Suzanne Graham	[signature]	3510 La Cia Cir NW	A
Cara McCullough	[signature]	2420 Avon Rd NW	A
Ted Hodoba	Ted Hodoba	224 Hwy 47, Belen, NM	A

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Renee Robillard	Renee Robillard	rjrelf@hotmail.com	Adult
Carolyn Siegel	CAROLYN R. SIEGEL	CRSiegel@SWCP.com	Adult
Kathy Plowitz-Worden	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	duke@comcast.net	A
	Talia Sledge 2930 Trellis Dr. NW		A
	Jonathen Siegel		A
	Kelly Sullivan	duke@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

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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 OSC

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 - Cordelia Native Preserve

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	Jason Hinkes	2516 Teodoro Rd NW	A
	Carole Ward	2605 Teodoro Rd NW	A
	Sue Small	to_Suesmall@hotmail.com	A
	Betsy Varlet	374 Los Ranchos NW	A
	Jo Fairbanks	FRGNC	A
	Anthony Ancilla	2420 Arbor Rd NW	A

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Carolyn Siegel	CAROLYN R. SIEGEL	CRSiegel@SWCP.com	Adult
Kathy Plowitz-Worden	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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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 OSC

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)*

Who else should we interview or involve in the planning process

- Teachers/meditation community leaders the folks in charge of Cochiti Damn *(sic).*

What are your thoughts on: recreation suitable for wildlife habitat? Funding and phasing of improvements?

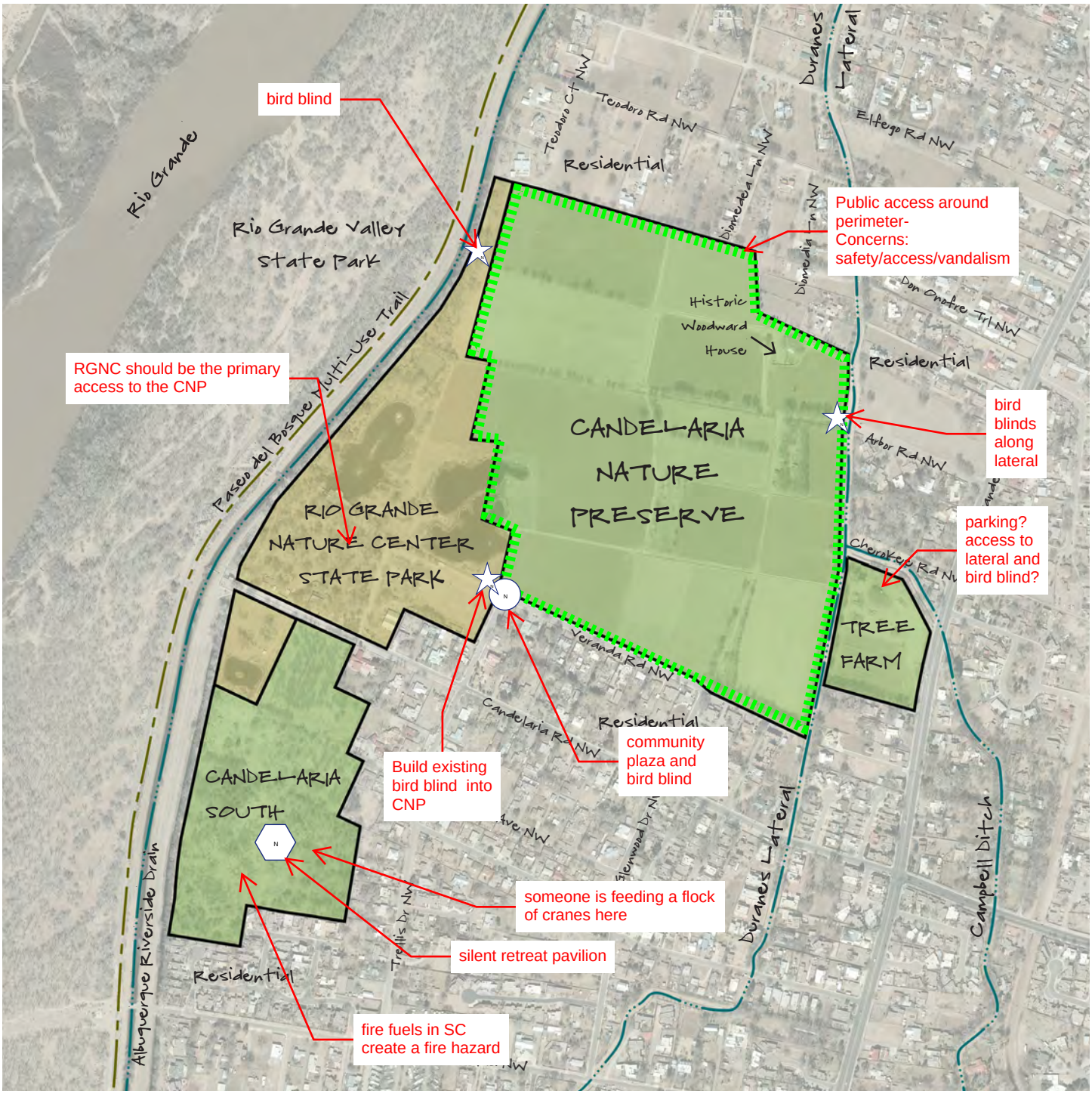
- Silent retreats
- Provide a meditation pavilion for retreat groups in Candelaria South parcel.

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

General Farming notes (written on large sheet of paper by participants)

- 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.

General Farming notes from conversations at the farming table as recorded by Drew Seavey

- 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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Miama Miller & Louise			
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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

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 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.

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.

3. SPECIFIC COMMENTS ON CANDELARIA NATURE PRESERVE RESOURCE MANAGEMENT PLAN

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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

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 may 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.

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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 <mehlman@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:

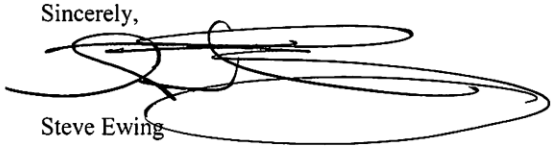
1. Undated letter from John Gutierrez.
2. 8/20/19 Email from Friedje vanGils.
3. 9/2/19 Letter from Cori Simms Ewing.
4. 9/22/19 Letter from Cori Simms Ewing.
5. 9/26/19 Email from Gerald Romero.
6. 9/27/19 Letter from Steve Ewing.

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
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Albuquerque, NM 87103

Michael Jenson, Former Lead
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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.

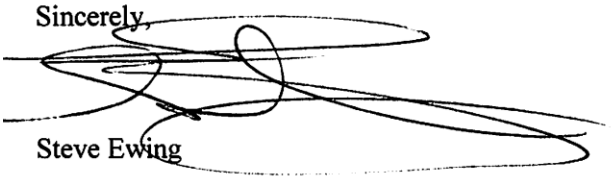
The "mock up" of the Tree Farm was to be deleted. (See 9/30/19 minutes). Yet, at the very next meeting the "mock ups" were voted on. The inconsistencies with this approach raise trust issues with the neighbors.

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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Open Space Advisory Board
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Mayor Tim Keller
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Councilor Isaac Benton
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Michael Jenson, Former Lead
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Christina Sandoval
Parks and Recreation Principal Planner
1801 4th St., NW
Albuquerque, NM 87102-1425

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.

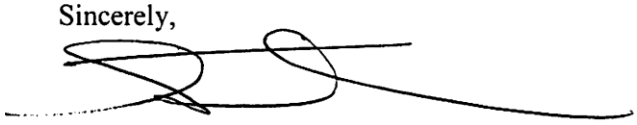
Ignoring and intentionally omitting public comments is not inclusive, is not transparent and does not bode well for creating a long-standing neighborhood commitment for stewardship of the project.

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
City of Albuquerque
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Albuquerque, NM 87103

Councilor Isaac Benton
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Michael Jenson, Former Lead
Candelaria Nature Preserve
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David Simon, Director
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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:

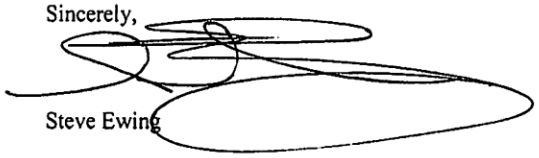
1. The need for a parking lot at the Tree Farm has not been established.
2. Statements that TAG members were "not ready" to discuss the points raised in my September 27, 2019 letter and that there was too much to discuss.
3. Why couldn't visitors just walk out of the Nature Center, not the Tree Farm, 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?

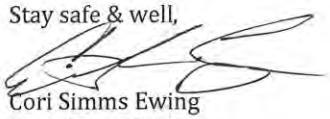
Yes, we are lucky to live where we do in the North Valley. Yes, we do value Open Space, even more than ever now with the Covid Pandemic. The City has been incredibly dismissive when we asked questions about safety, about the trash, about Cherokee Road becoming a second parking lot, when we questioned 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

Colleen Langan-McRoberts
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City of Albuquerque
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Councilor Isaac Benton
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Michael Jenson, Former Lead
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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 not 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. **Tree Farm trash, dump pile, waste transfer piles** 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

OPEN SPACE

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
Albuquerque, NM 87102

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.

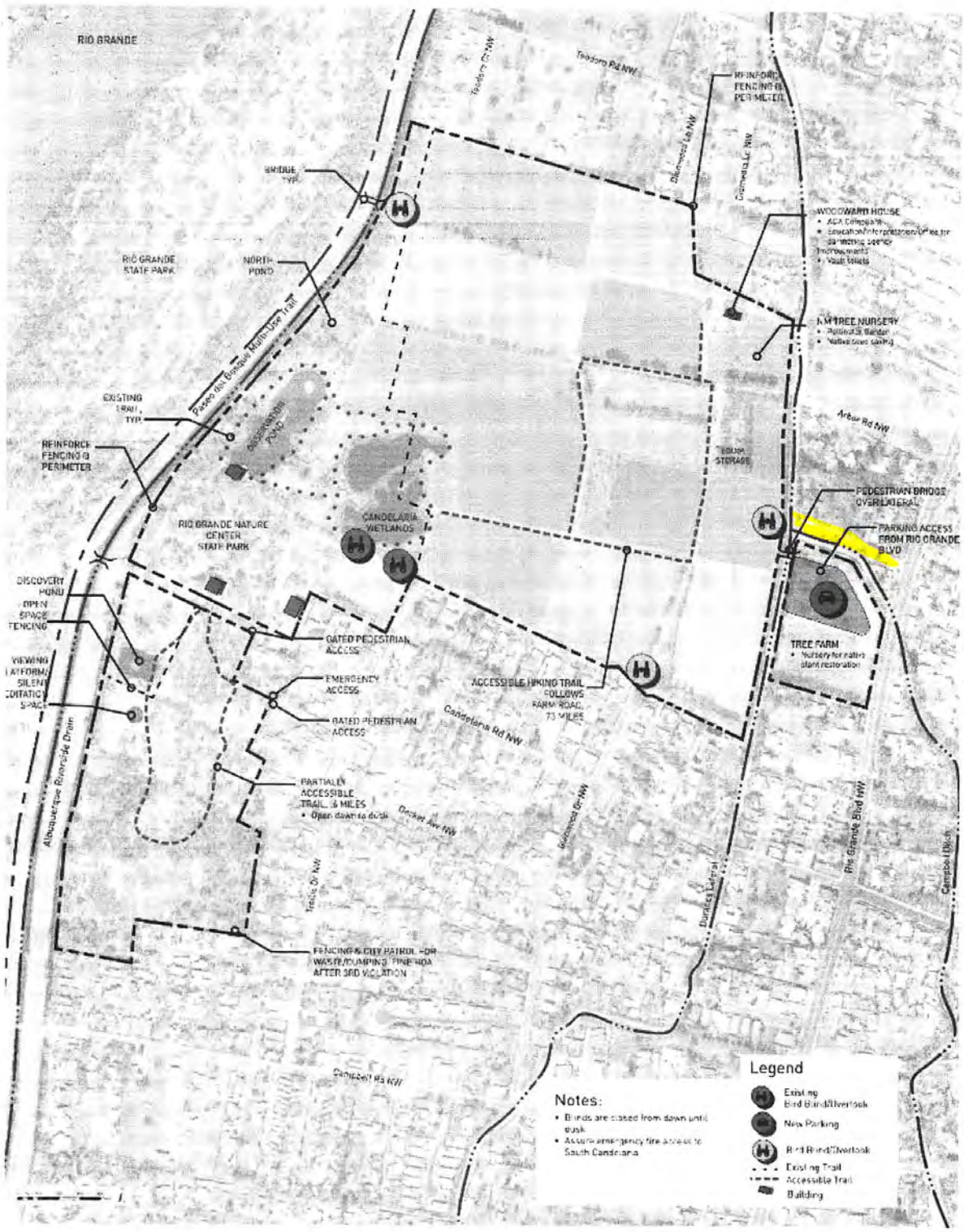
7. **Pedestrian Access Gate (24 hour unlocked)** - For those who have lived in the area for a while, this brings big concerns for lots of night activity. Current draft plans show a gate positioned at the northwest corner of the Tree Farm. Pedestrians then would exit where two ditches intersect. This 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


RIO GRANDE
Teodoro Dr NW
Diamond Ln NW
REINFORCE FENCING & PERIMETER
BRIDGE TYP.
WOODWARD HOUSE
RIO GRANDE STATE PARK
NORTH POND
Paseo del Bosque Multi-Use Trail
EXISTING TRAIL, TYP.
REINFORCE FENCING & PERIMETER
SOUTH POND
Arbor Rd NW
EQUIP STORAGE
PEDESTRIAN BRIDGE OVER LATERAL
PARKING ACCESS FROM RIO GRANDE BLVD
RIO GRANDE NATURE CENTER STATE PARK
CANDELARIA WETLANDS
DISCOVERY POND
OPEN SPACE FENCING
TREE FARM
GATED PEDESTRIAN ACCESS
EMERGENCY ACCESS
ACCESSIBLE HIKING TRAIL FOLLOWS FARM ROAD, .73 MILES
GATED PEDESTRIAN ACCESS
Candelaria Rd NW
PARTIALLY ACCESSIBLE TRAIL, .6 MILES
Open dawn to dusk
Albuquerque Riverside Drain
Decker Ave NW
Redondo Dr NW
Trails Dr NW
Rio Grande Blvd NW
Durales Lateral
Campbell Ditch
FENCING & CITY PATROL FOR WASTE/DUMPING. FINE HOA AFTER 3RD VIOLATION
Candelaria Rd NW
Notes:
Legend
New Parking
Existing Trail
Accessible Trail
Building

67

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

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
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?

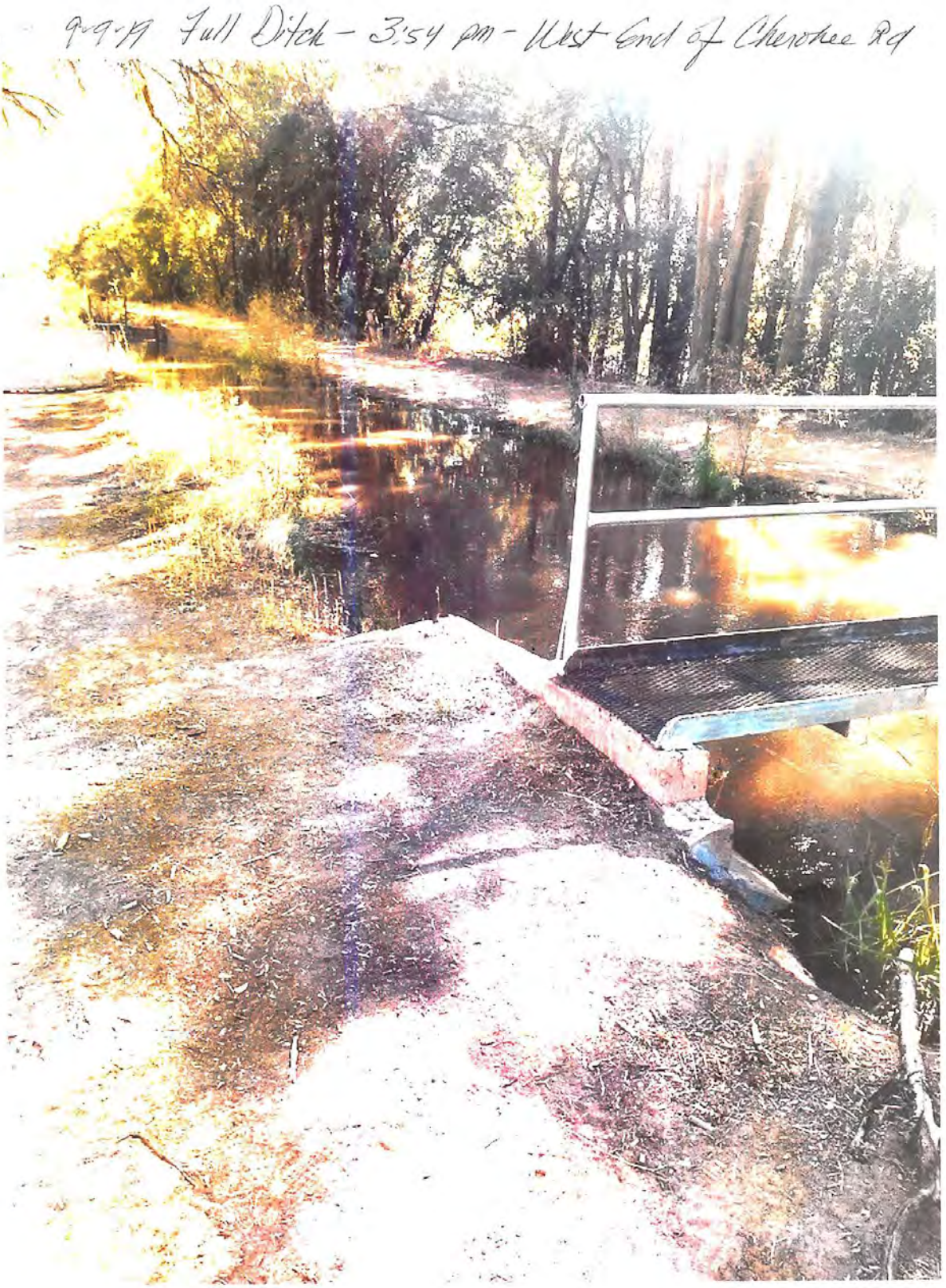
Neighbors are also very concerned that a parking lot, bus parking, bathrooms, greenhouses, education classes, and storage definitely *change the area to a commercial feel*. Homeowners just off Rio Grande are very concerned that homes right on the boulevard would try to convert to commercial businesses. 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,

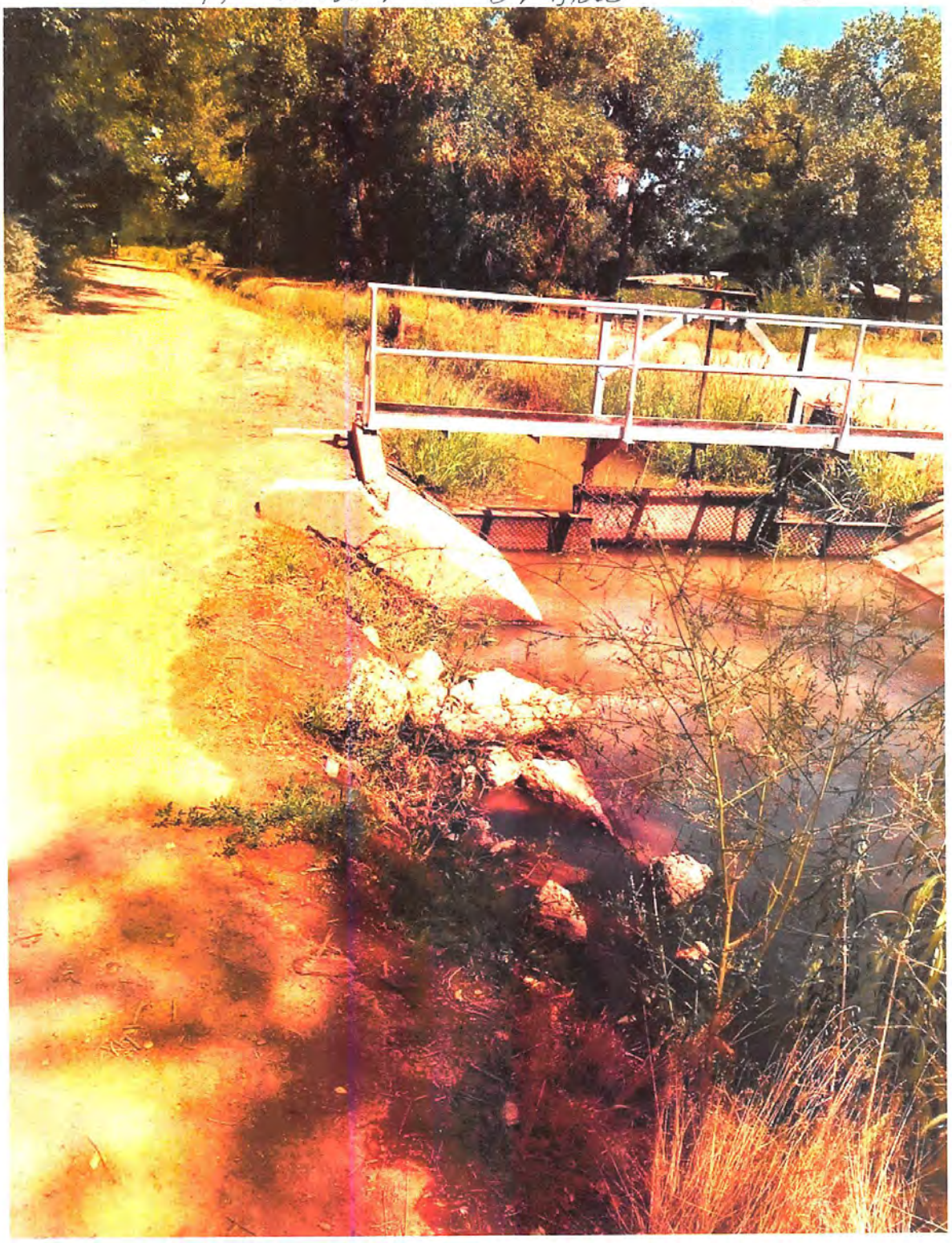
Cori Simms Ewing

Enclosed: 3 photos:

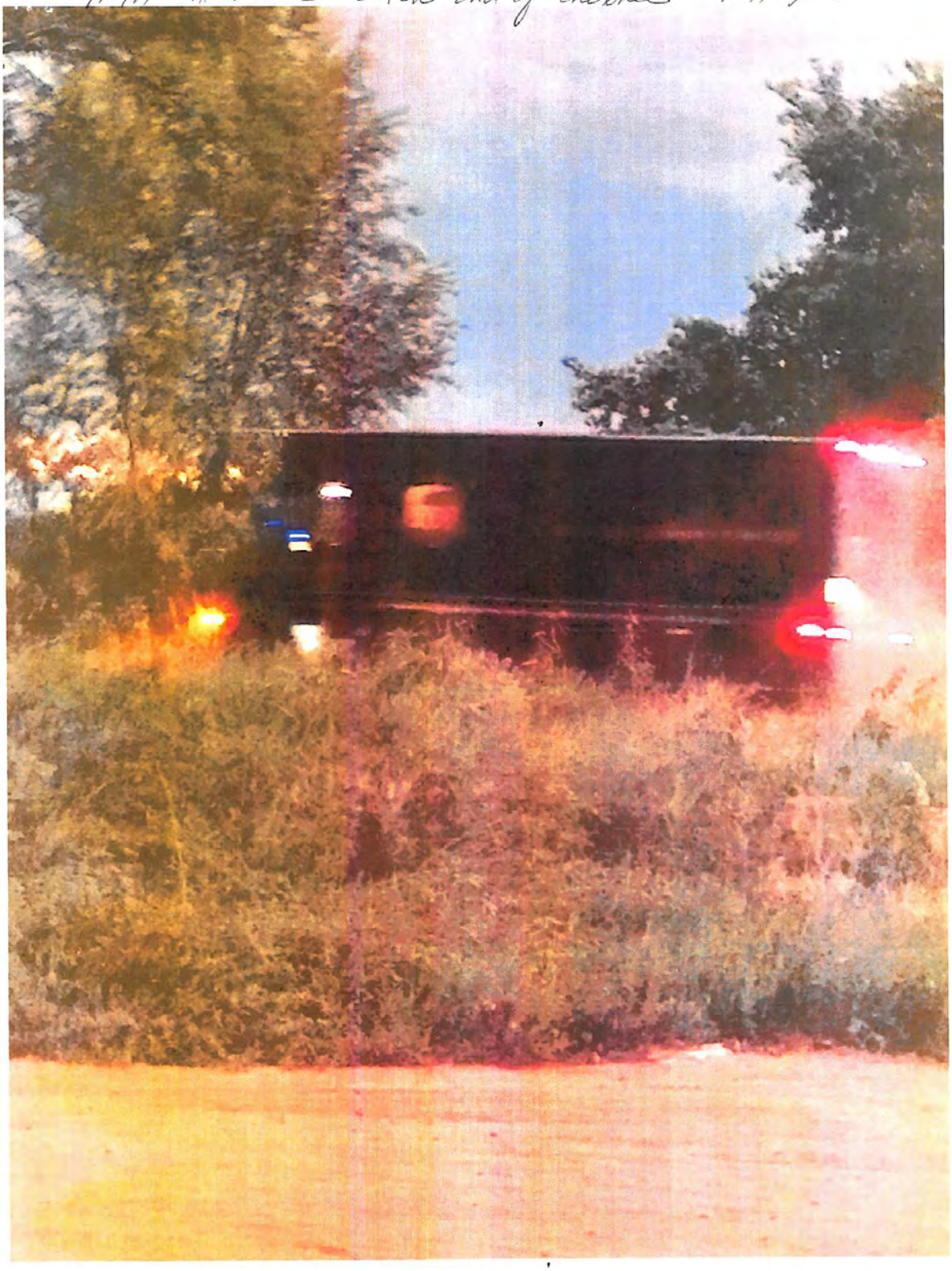
1. 9/9/19 - 3:54 pm Ditch at the west end of Cherokee Rd. – Open Space was irrigating. Ditch staring to overflow
2. 9/10/19 - 12:35 pm – Water marks overflow from previous night – edge compromise
3. 9/10/19 - 7:41 pm - UPS Truck driving down the ditch at the end of Cherokee Rd.


9-9-19 Full Ditch - 3:54 pm - West End of Cherokee Rd

9-10-19 – 12:35 pm – Overflow Water marks



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


Tree Farm 11/11/2020


Tree Farm 11/3/2020


Tree Farm 11/11/2020

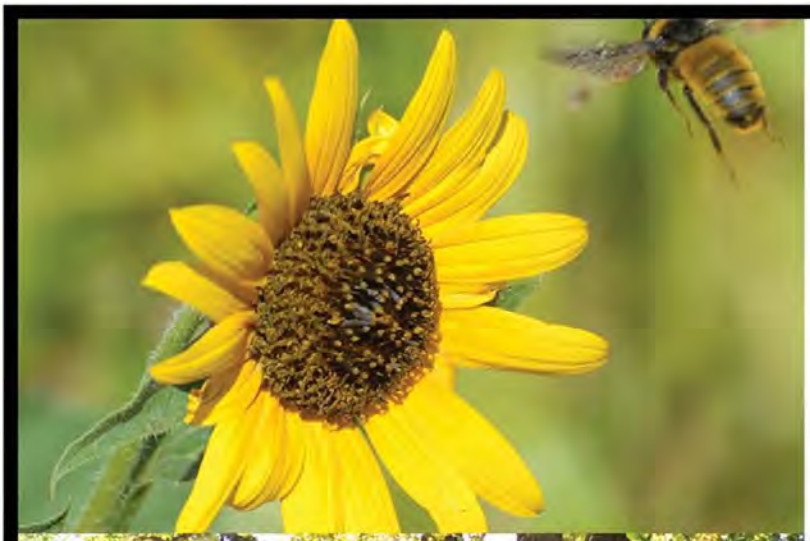

Tree Farm 11/4/2020


Tree Farm 11/11/2020


Tree Farm 11/9/2020


Tree Farm 11/11/2020


Tree Farm 11/4/20



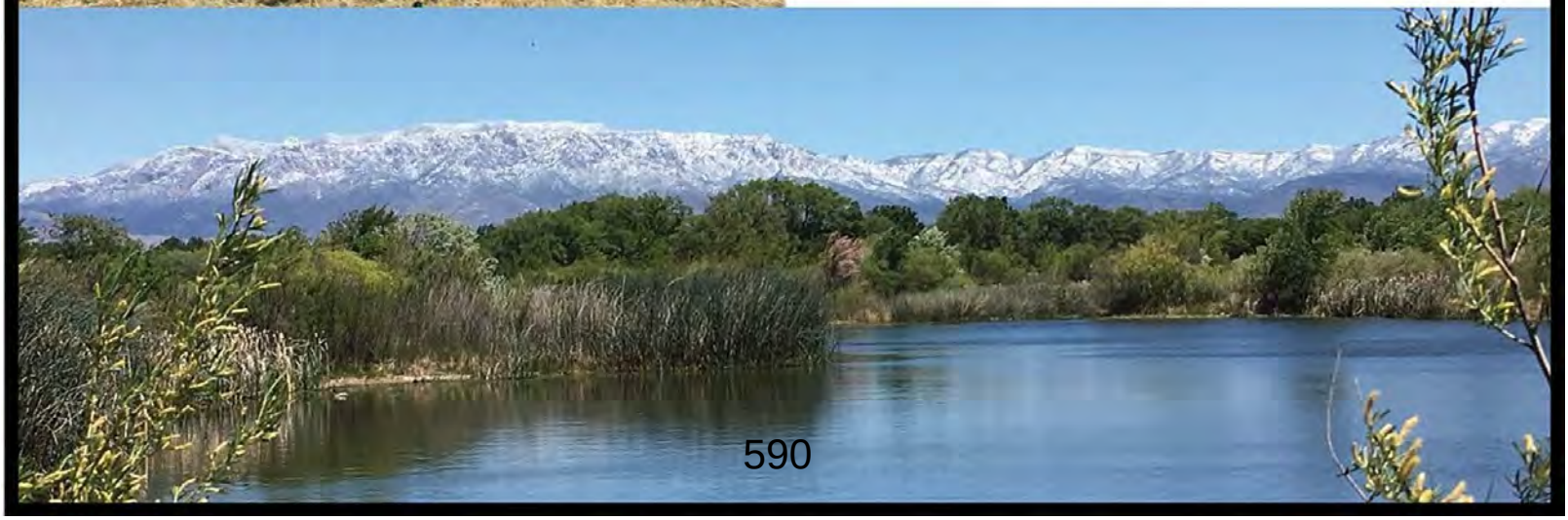
CANDELARIA NATURE PRESERVE RESOURCE MANAGEMENT PLAN

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
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David Mehlman, Self; The Nature Conservancy
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Jim Roberts, J&T Farms
Linda Shank, member, Open Space Alliance
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David J. Simon, Director, Parks and Recreation Department

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Brad Winter, Council District 4
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Pat Davis, Council District 6
Diane G. Gibson, Council District 7
Trudy E. Jones, Council District 8
Don Harris, Council District 9

Open Space Advisory Board

Twyla McComb, Chair
Scott Forrester
Rene Horvath
Alan Reed
Michael Scisco
Tasia Young

Former Members:
Chris Green, Chair
Don Couchman
Michael Jensen

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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FIGURES

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.

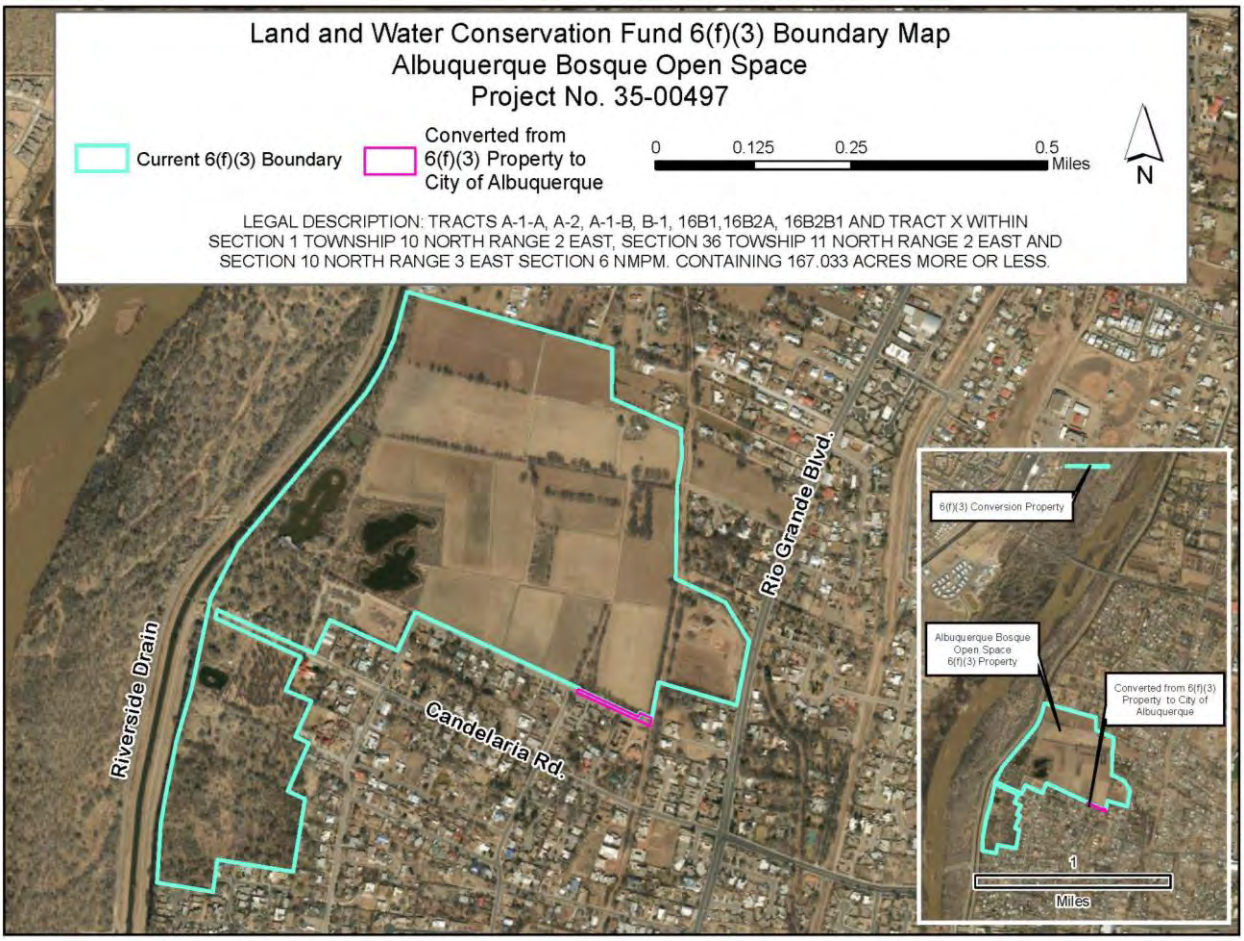

Figure 1. Land and Water Conservation Fund boundary map for Candelaria Nature Preserve.

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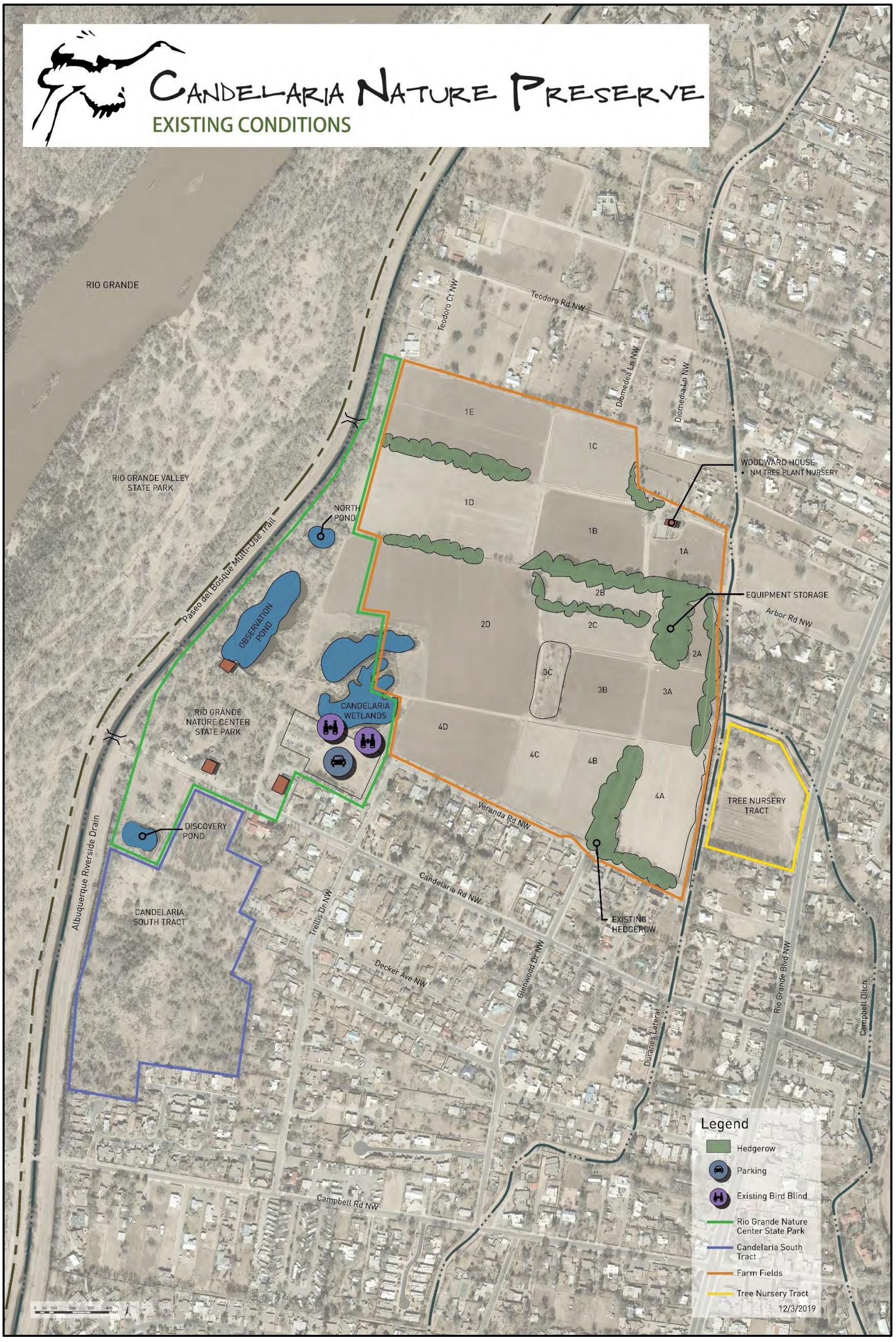

Figure 2. Aerial view of the Candelaria Nature Preserve and Rio Grande Nature Center State Park.

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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).

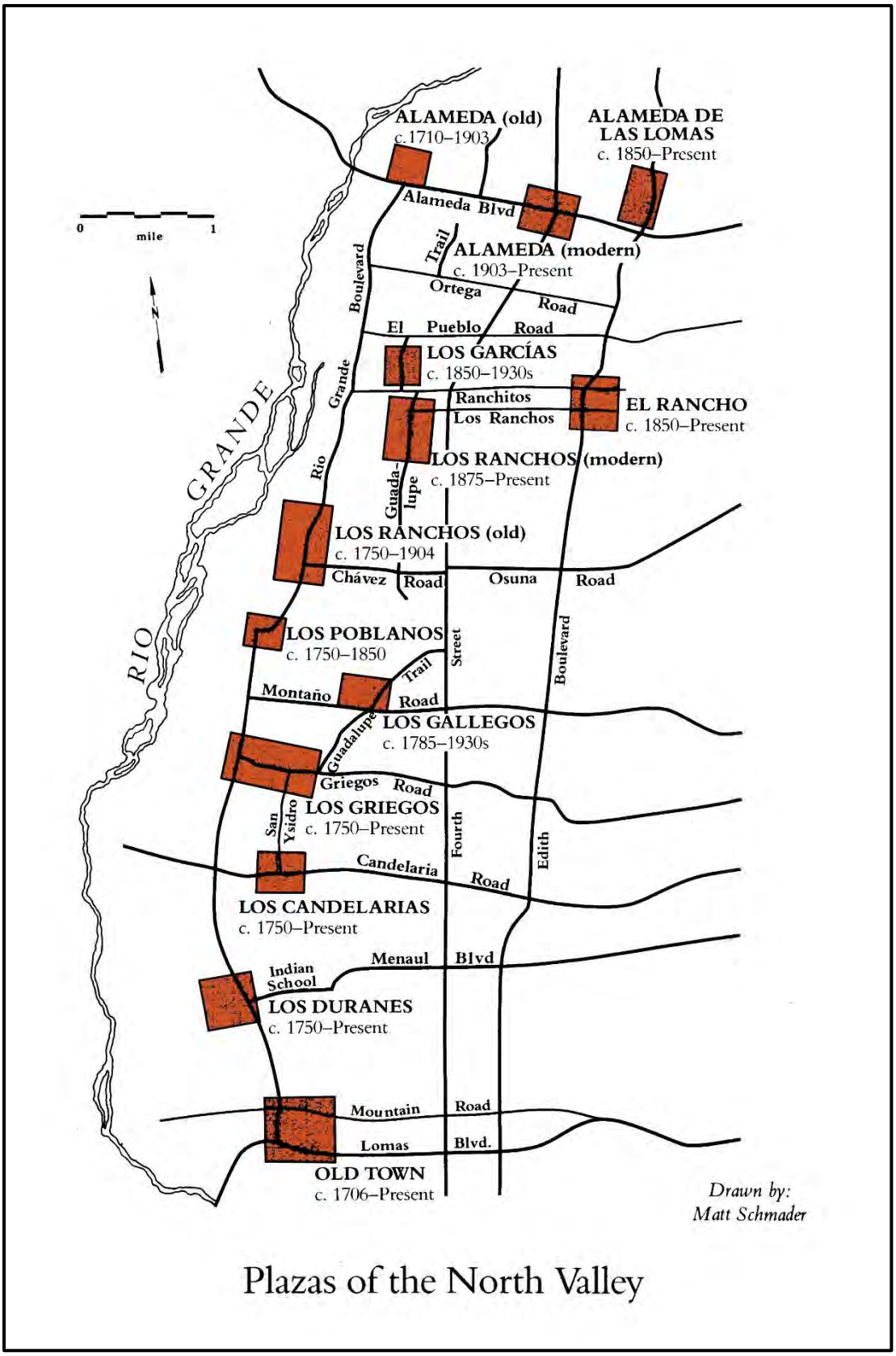

Figure 3. Historical plazas of the North Valley.

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.

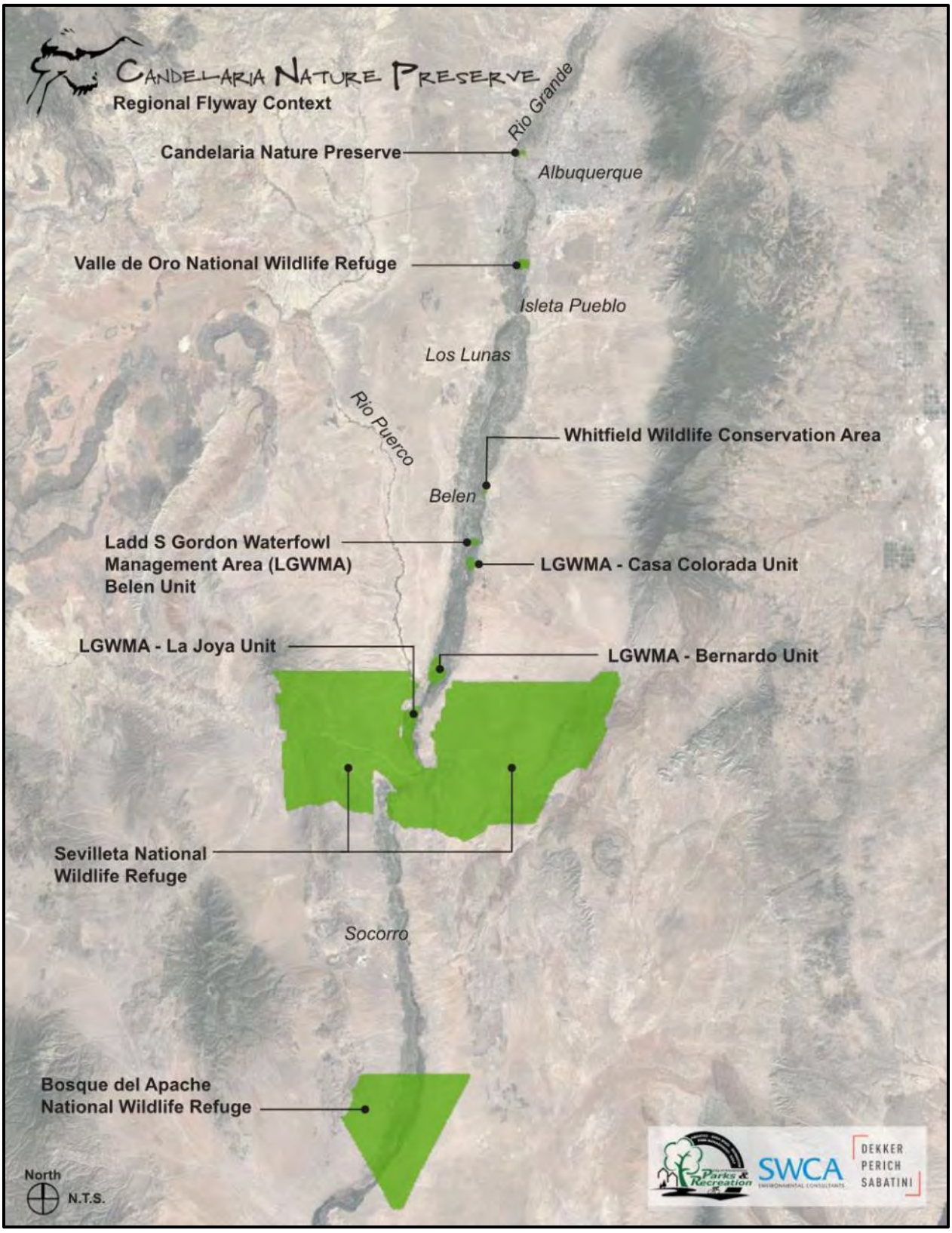

Figure 4. Wildlife refuges and preserves of the Middle Rio Grande Valley.

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.

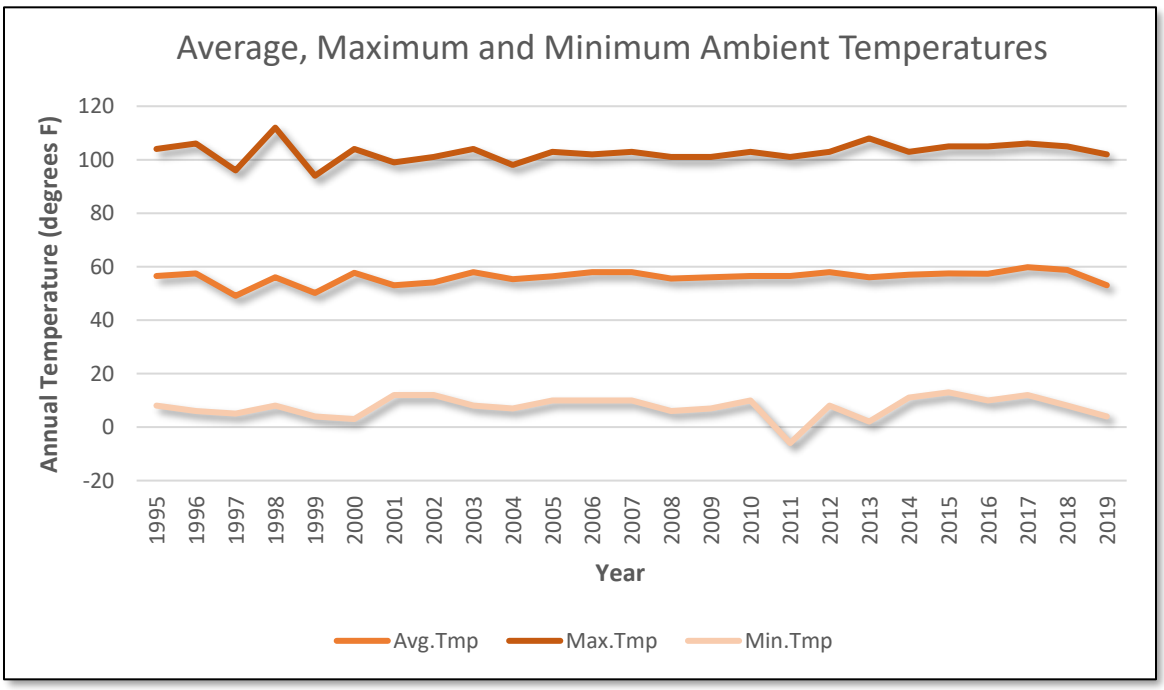

Figure 5. Average monthly, daily high, and daily low temperatures recorded at the RGNCSP, 1995–2019.

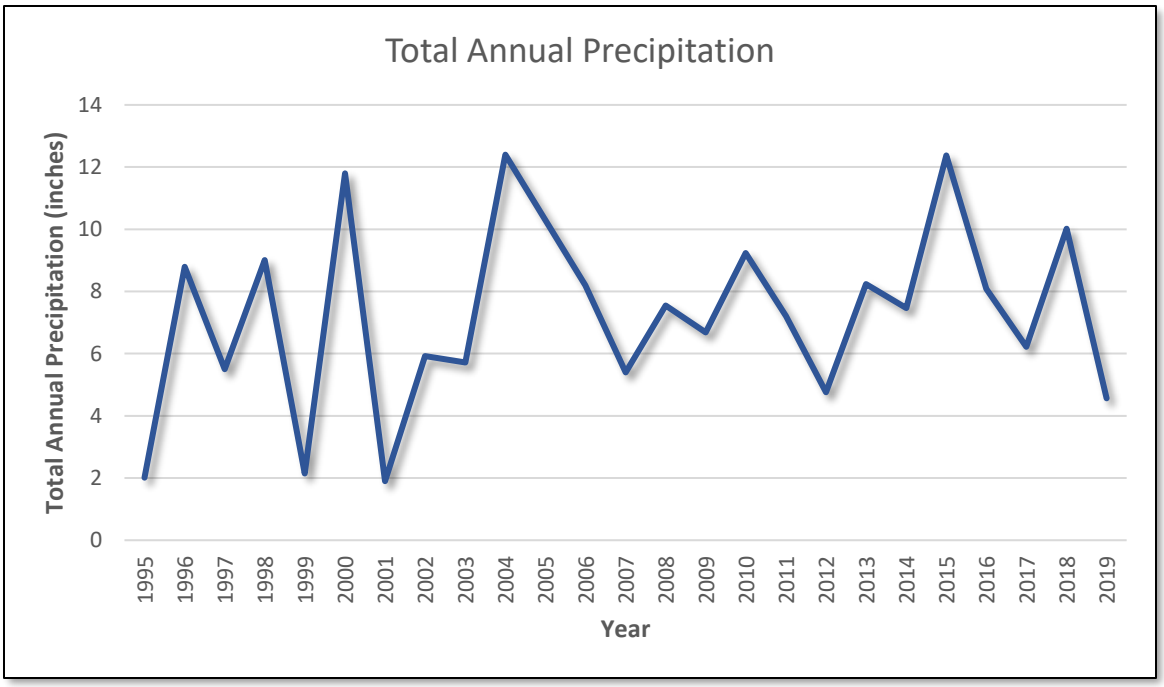

Figure 6. Average total monthly precipitation recorded at the RGNCSP, 1995–2019.

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).

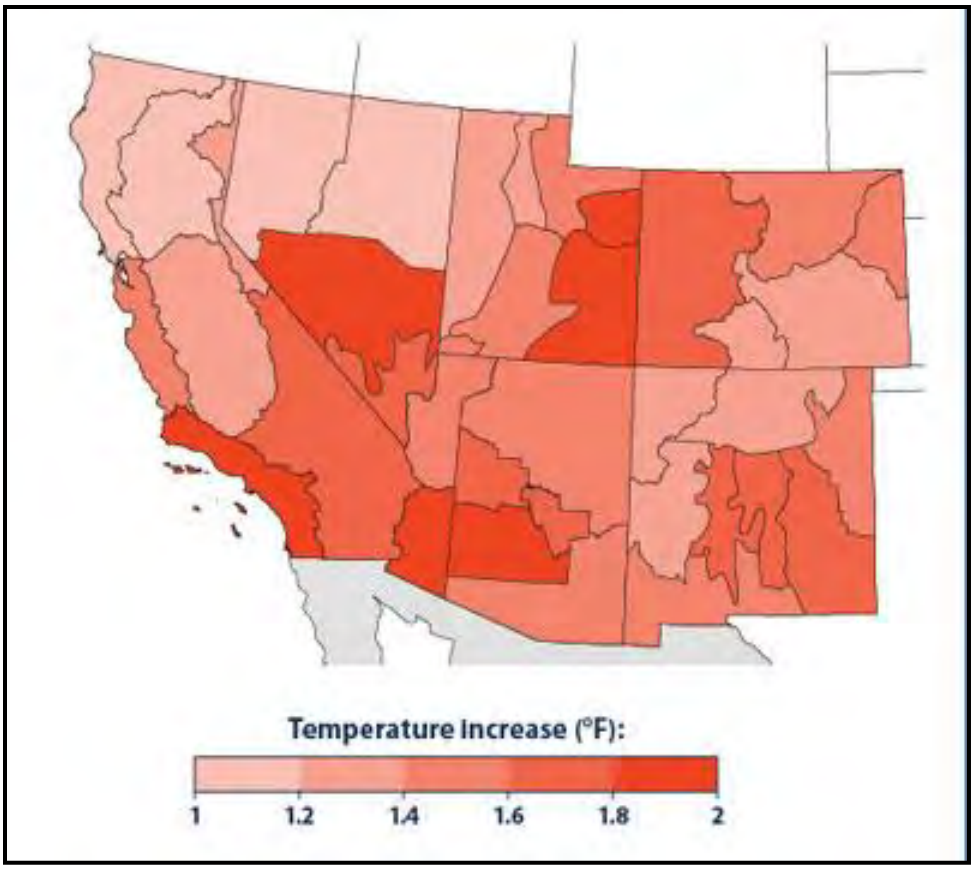

Figure 7. Average temperatures across the entire Southwest have increased in recent years, with some areas increasing by up to 2°F. This map shows the average temperature from 2000–2013 relative to the long-term average from 1895–2013. Source: EPA (2015).

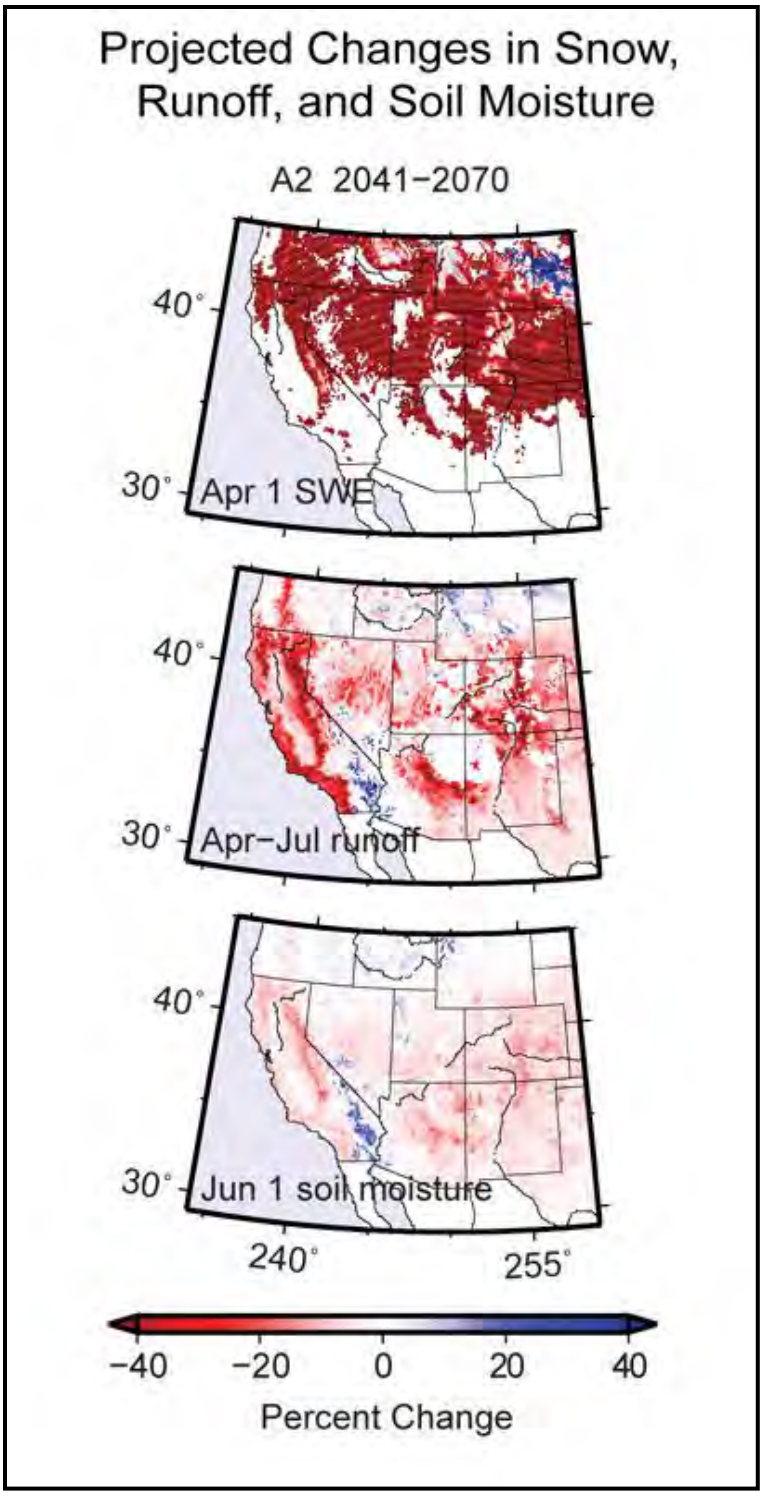

Figure 8. Declines in snowpack, runoff, and soil moisture are projected to occur if greenhouse gas emissions remain high. The maps show the change in conditions between the historic (1971–2000) and the expected mid-century (2041–2070). Note: SWE = snow water equivalent. Sources: Melillo et al. (2014); 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.

Figure 9. Soils map produced by the NRCS (2019).

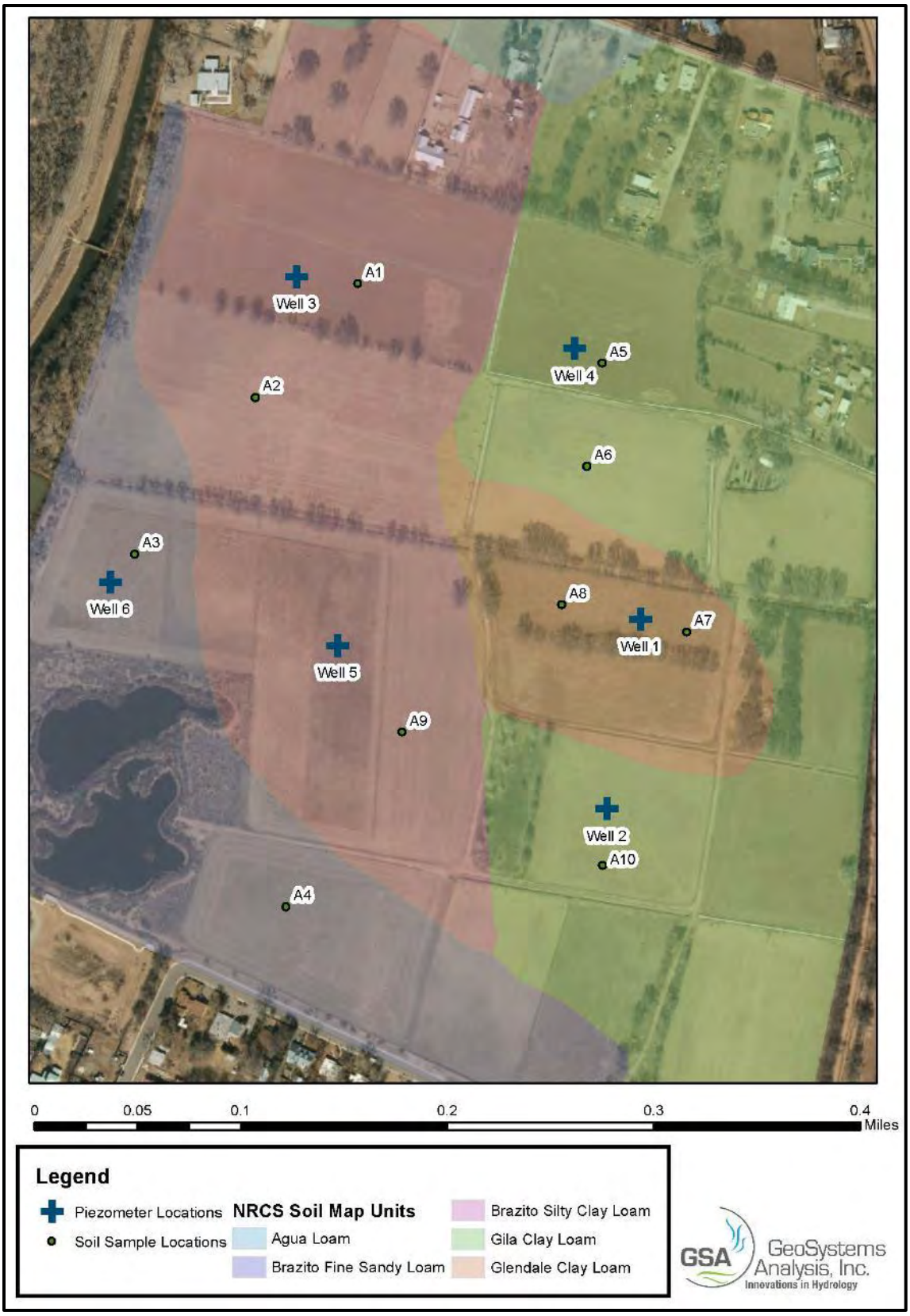

Figure 10. Soils map, including locations of soil samples and groundwater monitoring wells installed in 2018 (GeoSystems Analysis, Inc. 2018).

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.

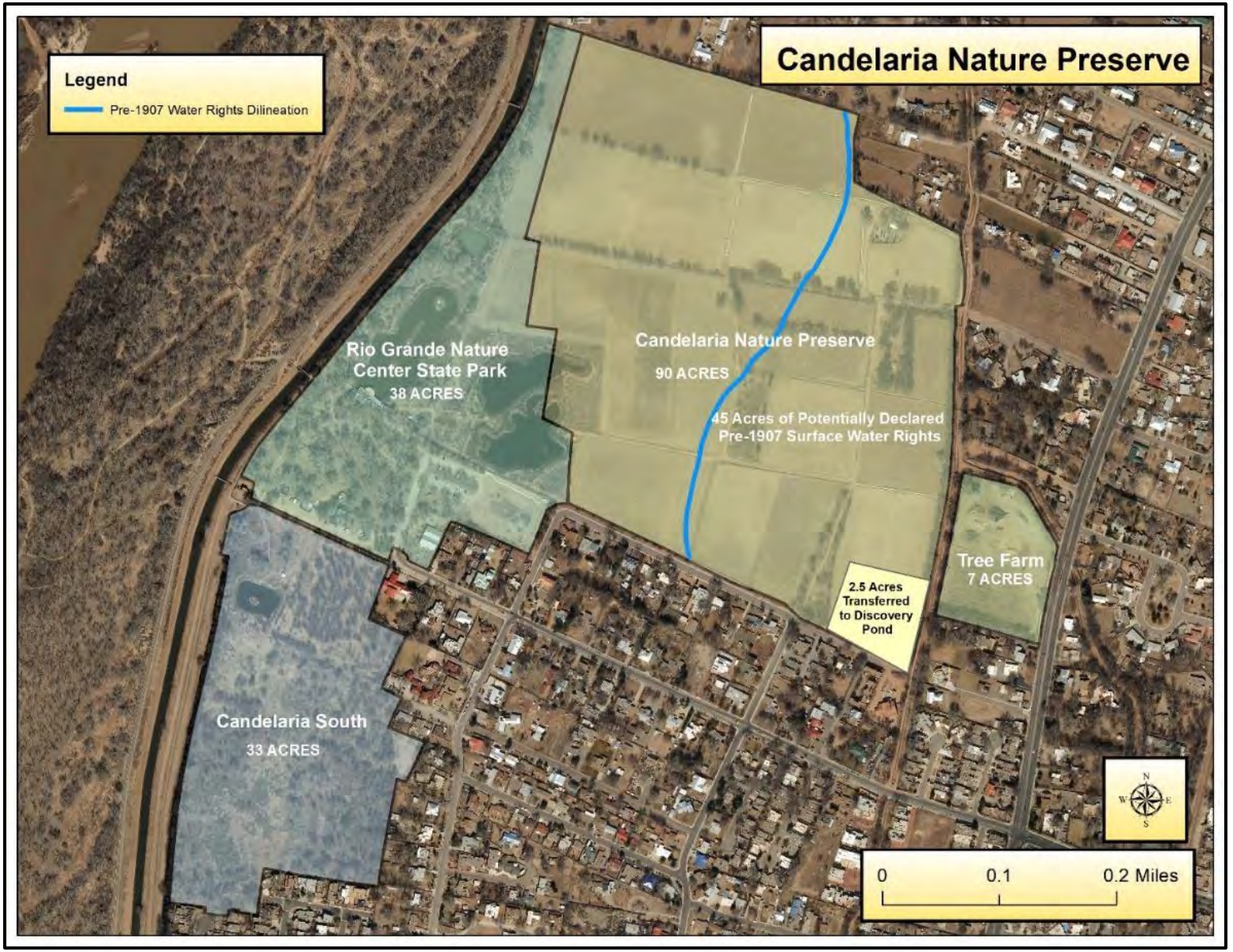

Figure 11. Water rights at the Candelaria Nature Preserve. Data from the New Mexico Office of the State Engineer.

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.

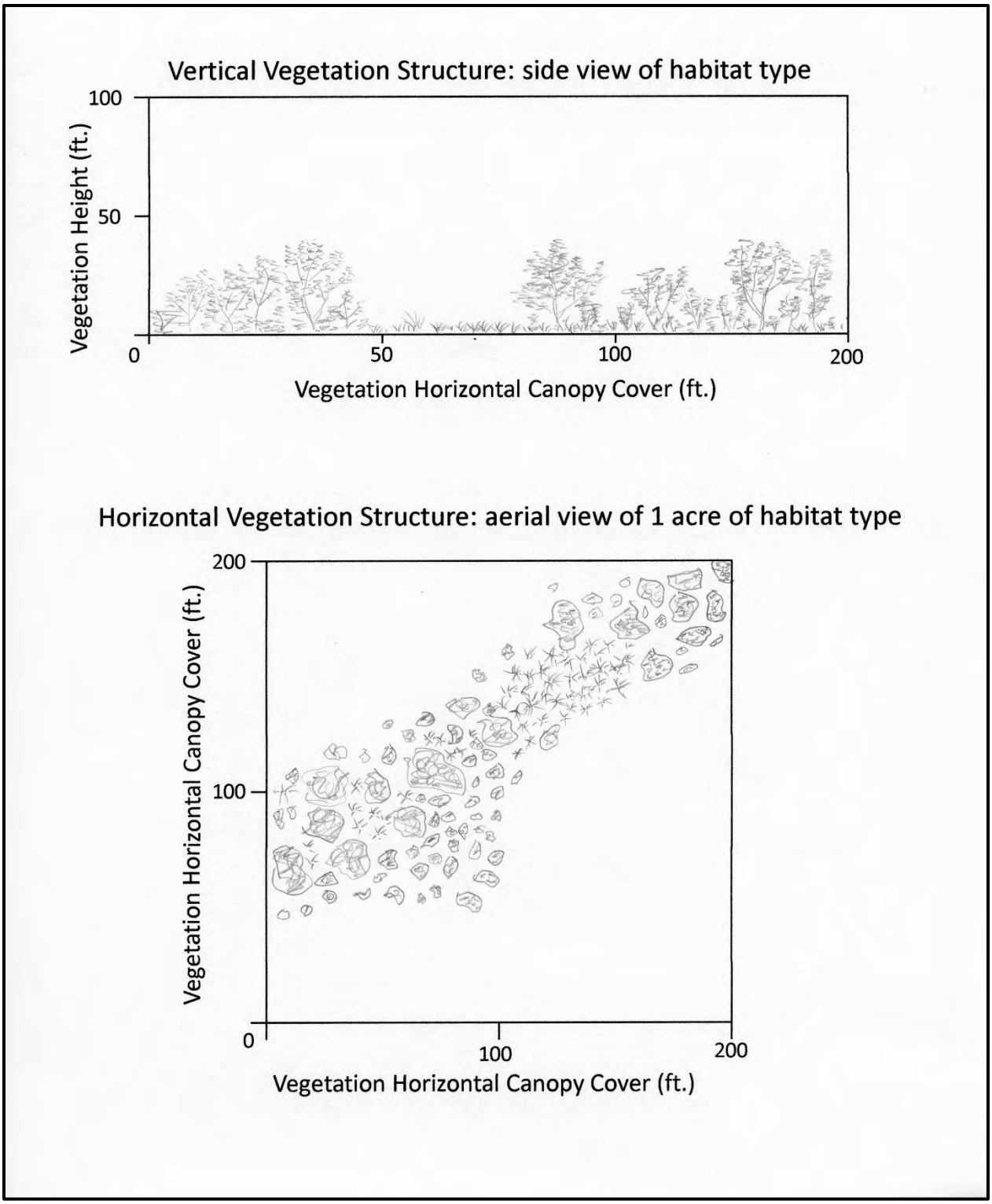

Figure 12. Vertical and horizontal canopy cover views of the Hedgerow Habitats.

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.

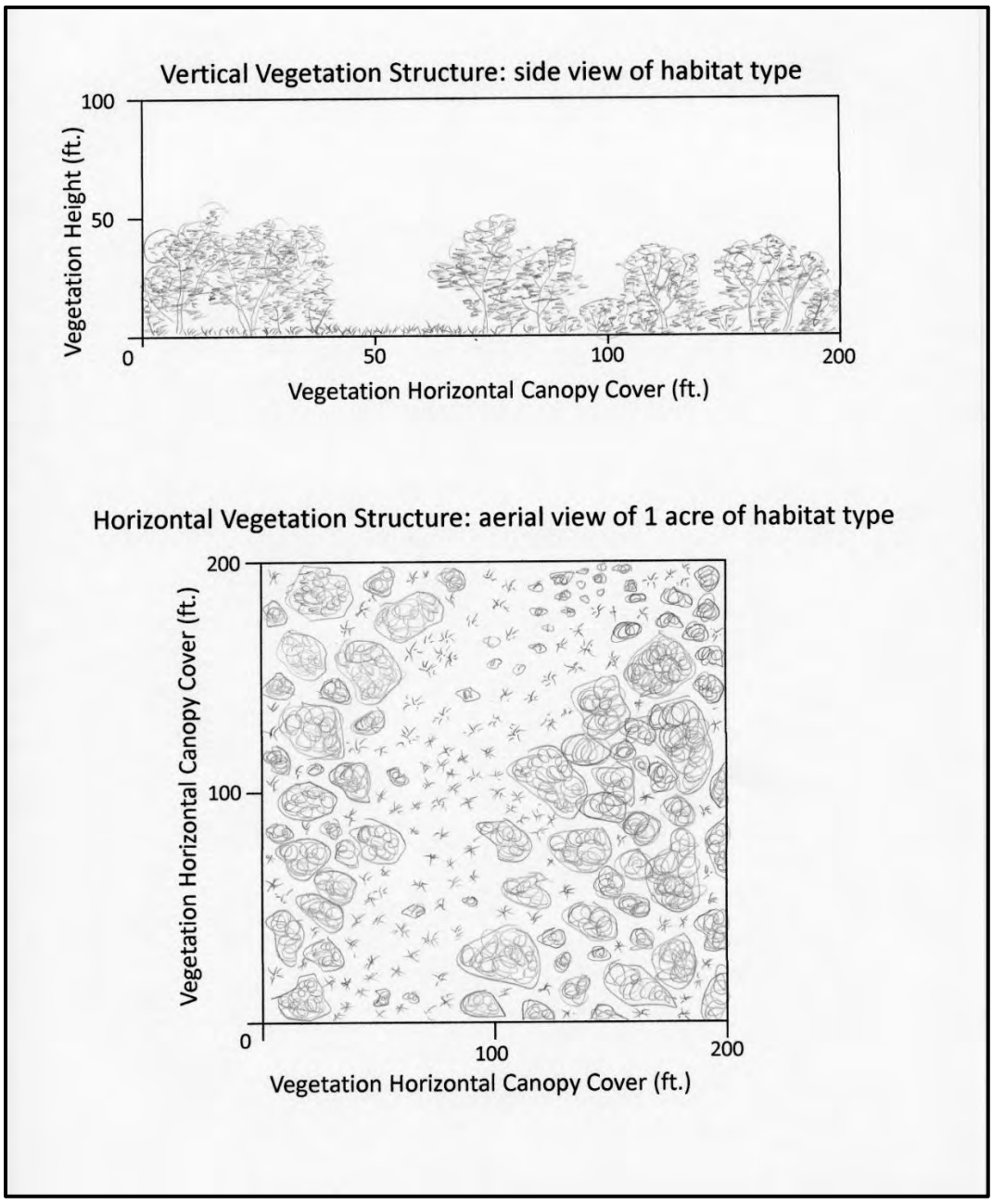

Figure 13. Vertical and horizontal canopy cover views of the Bosque Habitat.

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.

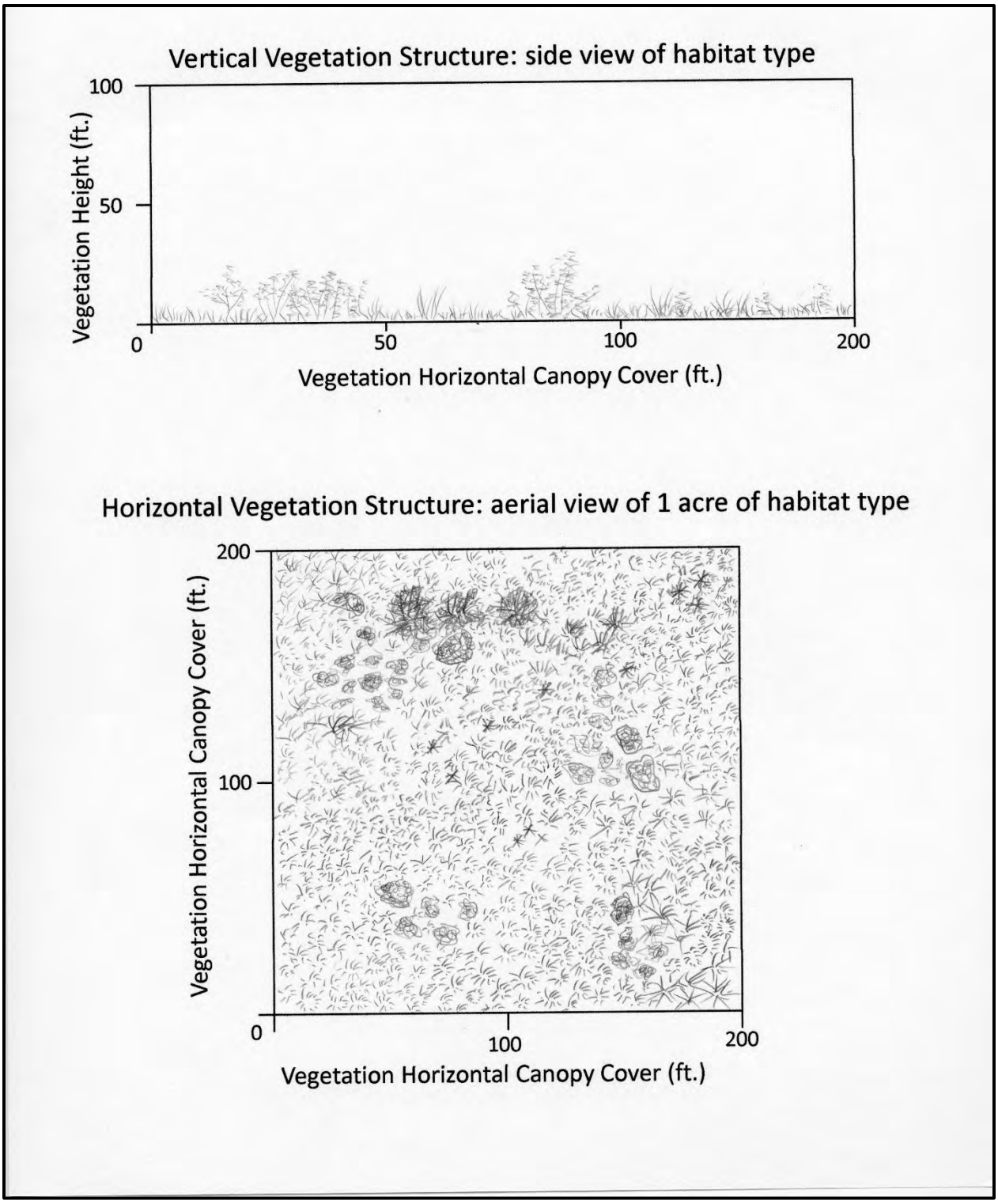

Figure 14. Vertical and horizontal canopy cover views of the Damp Soil Wetland.

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.

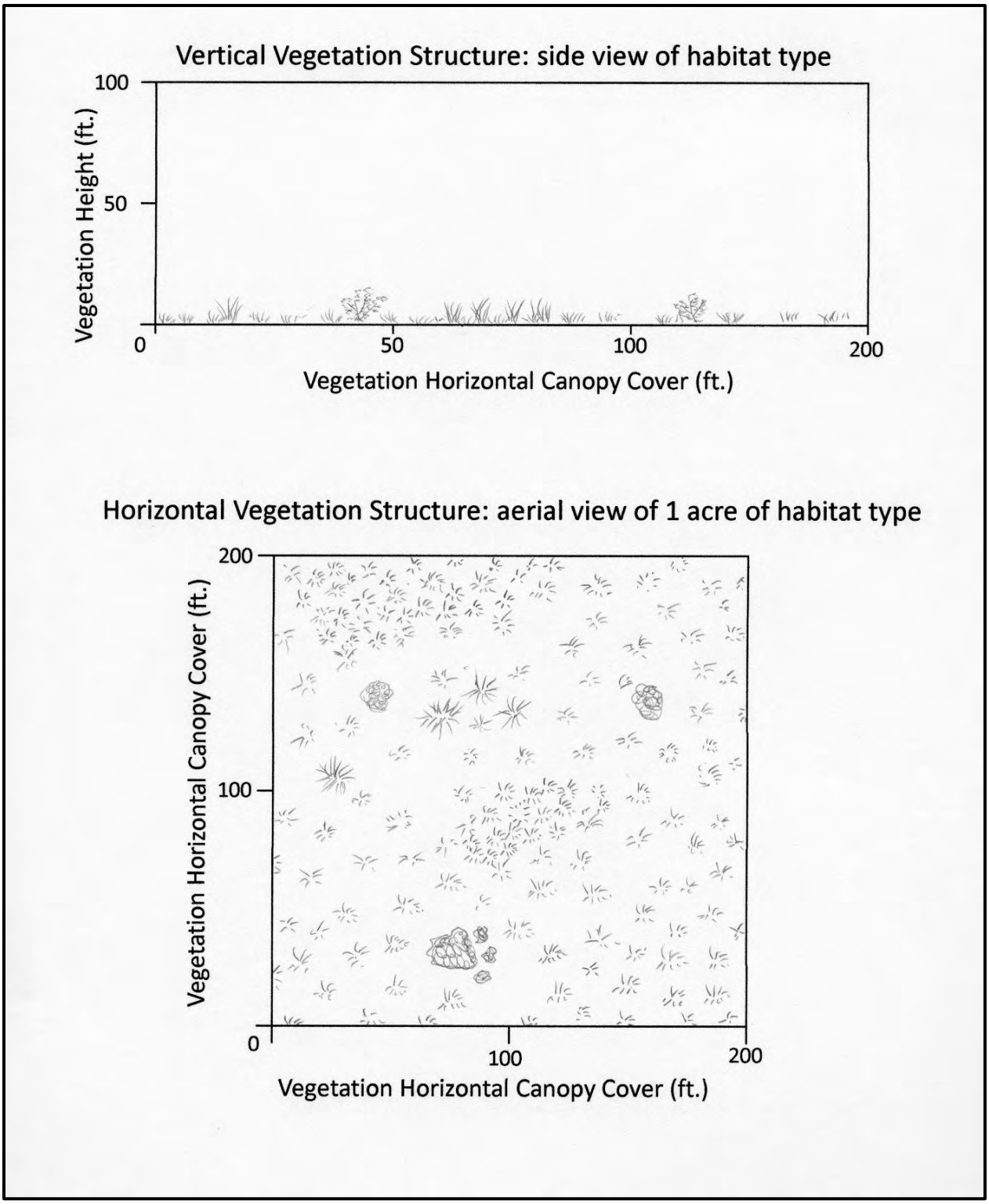

Figure 15. Vertical and horizontal canopy cover views of the Damp Soil Wetland.

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.

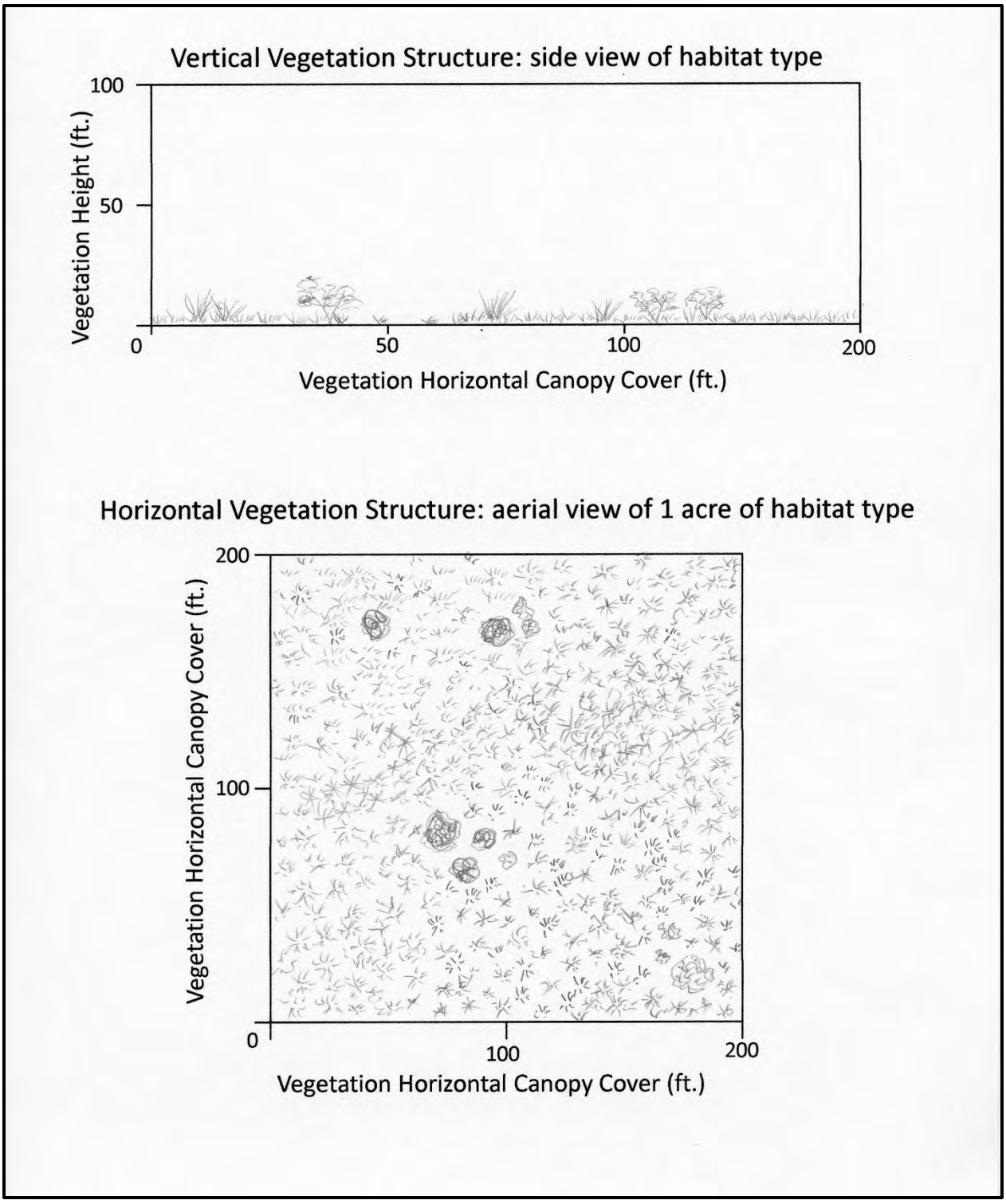

Figure 16. Vertical and horizontal canopy cover views of the Damp Soil Grassland.

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.

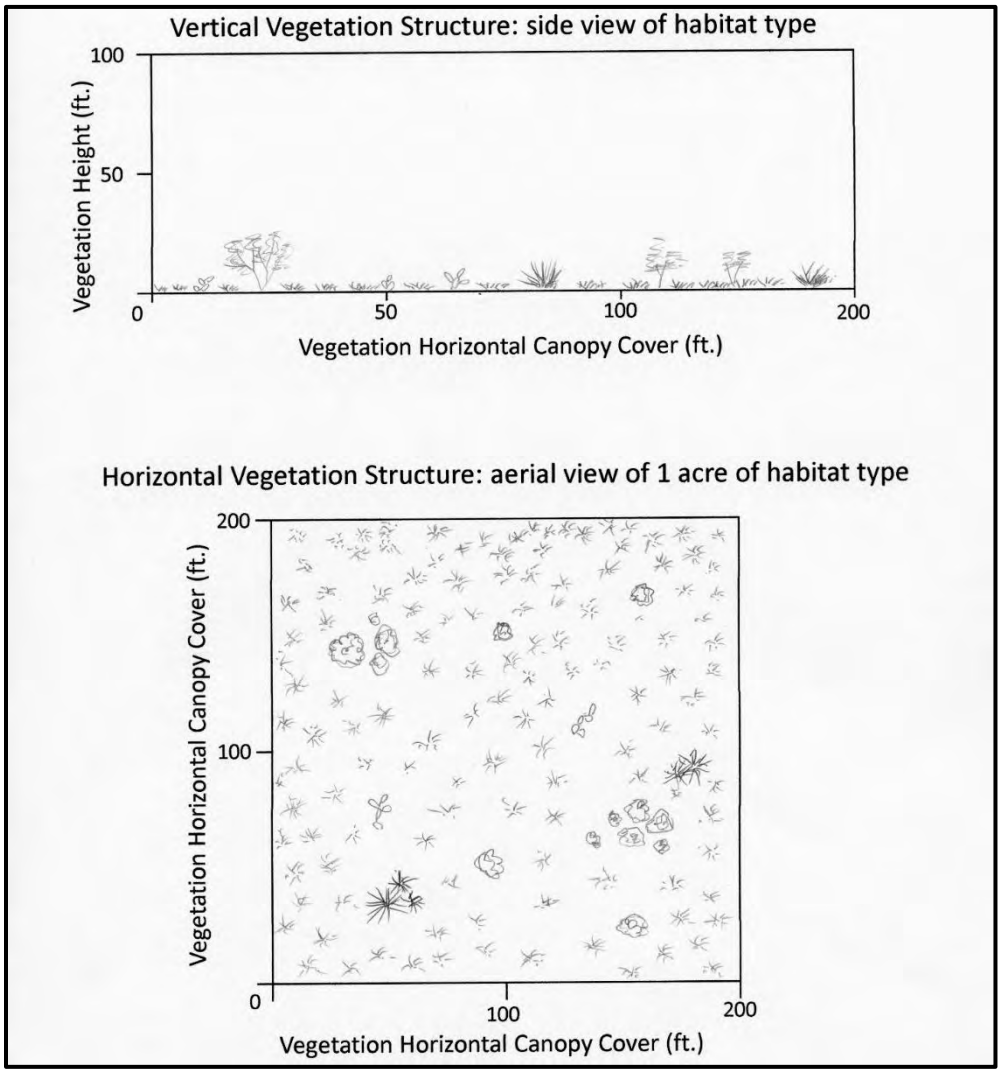

Figure 17. Vertical and horizontal canopy cover views of the Dry Soil Grassland.

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.

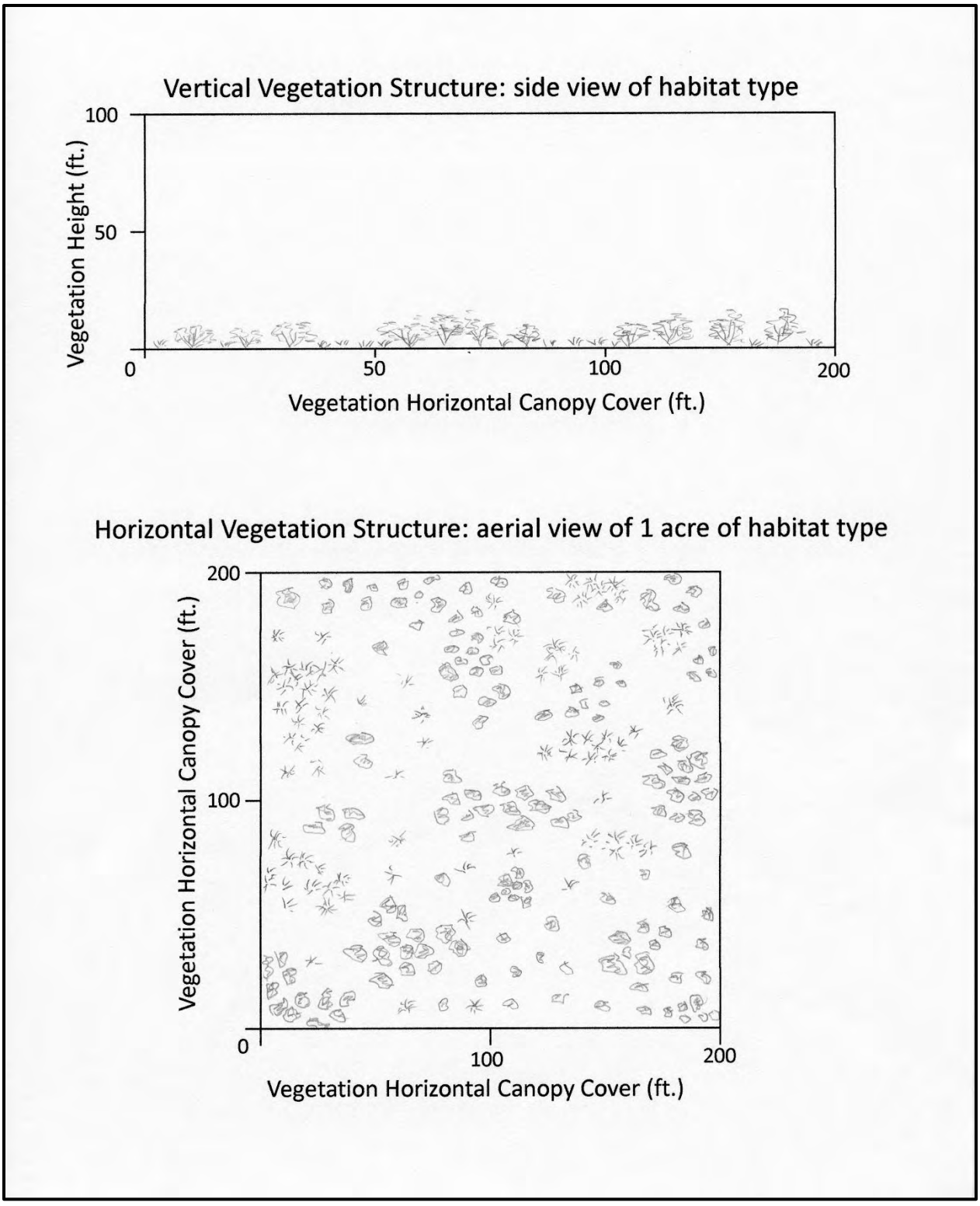

Figure 18. Vertical and horizontal canopy cover views of the Salt Shrubland.

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.

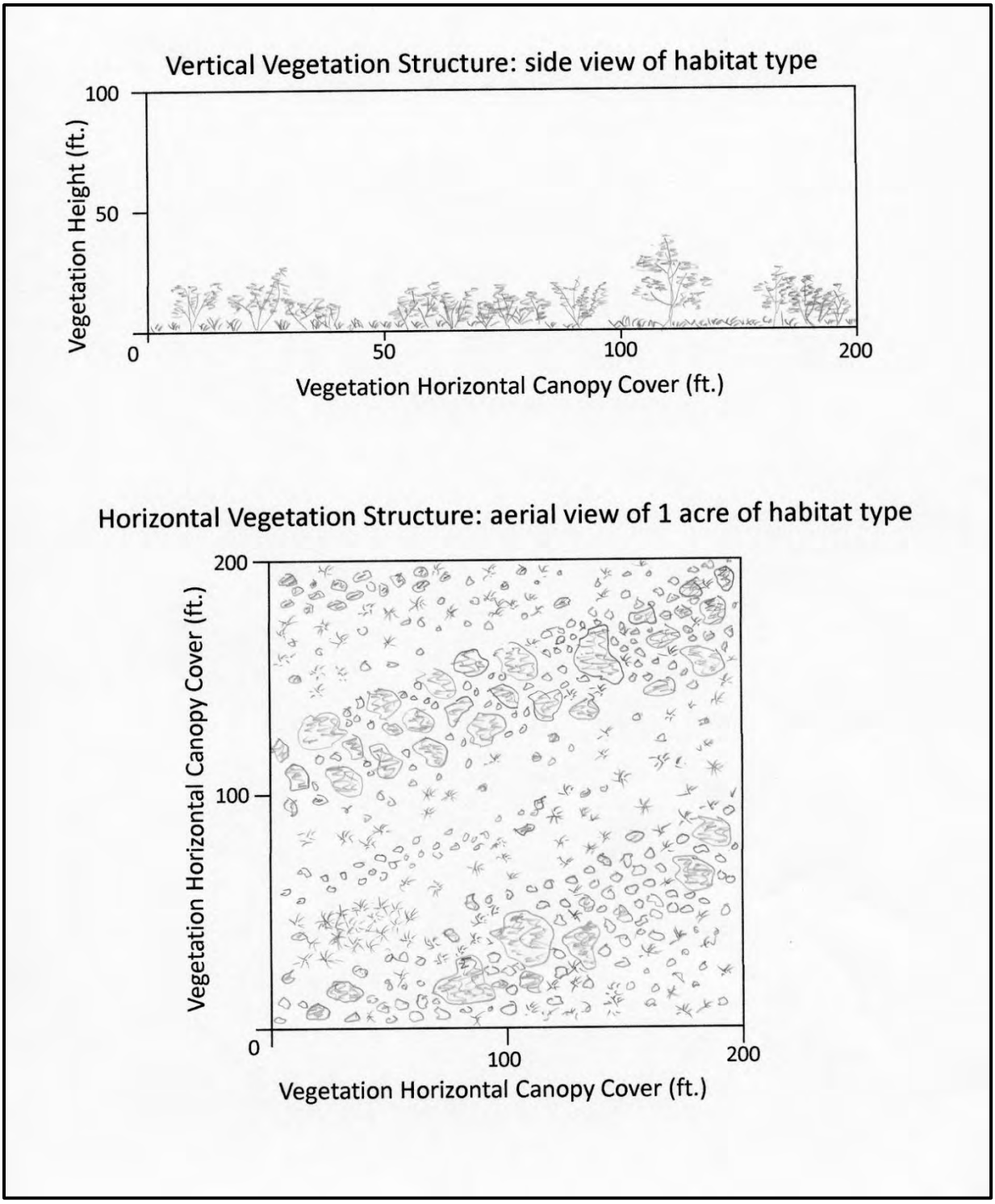

Figure 19. Vertical and horizontal canopy cover views of the Arroyo Margin Shrubland.

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.

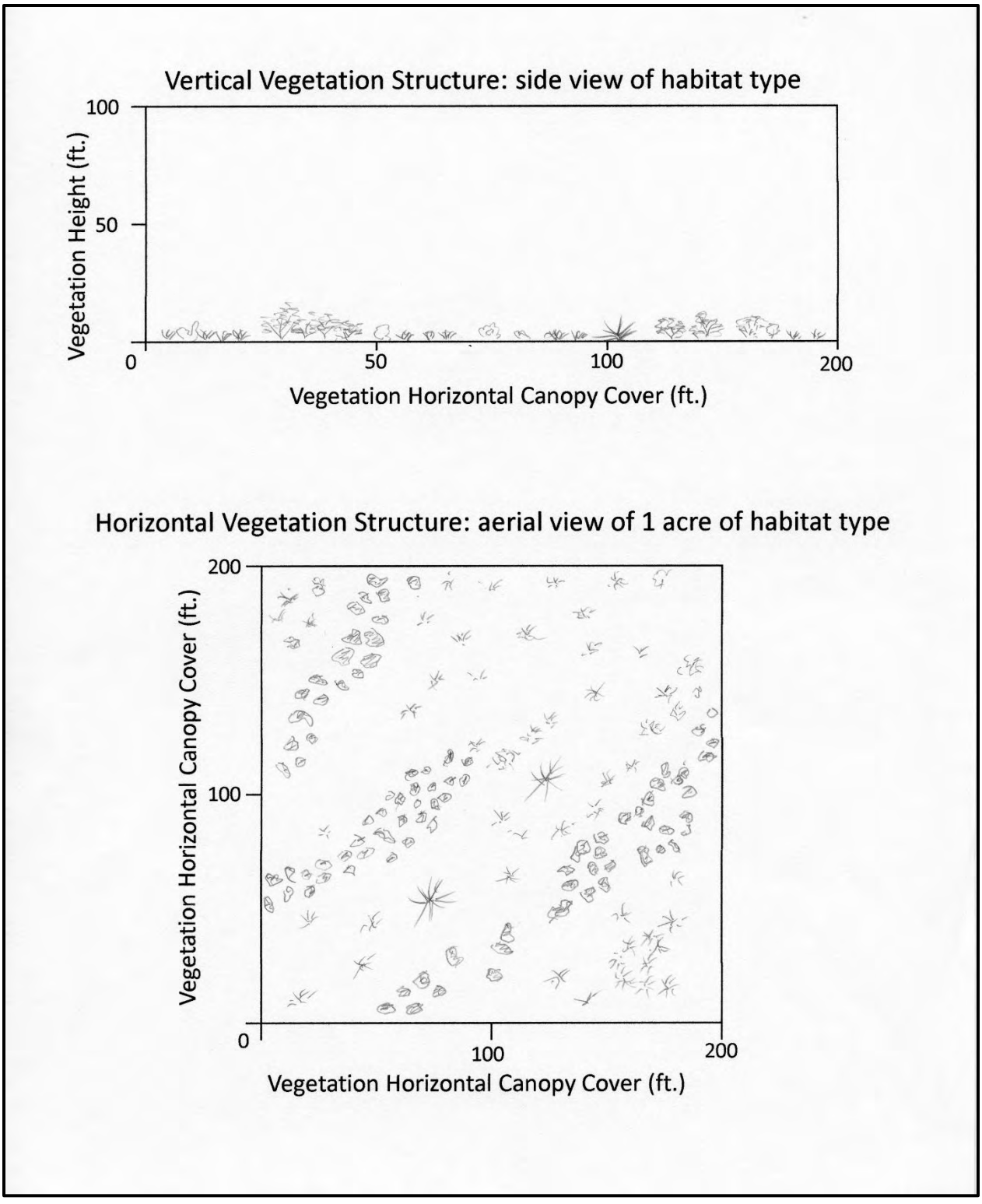

Figure 20. Vertical and horizontal canopy cover views of the Sandbar Habitat.

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.

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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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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

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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

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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[Bracketed/Strikethrough Material] - Deletion

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

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

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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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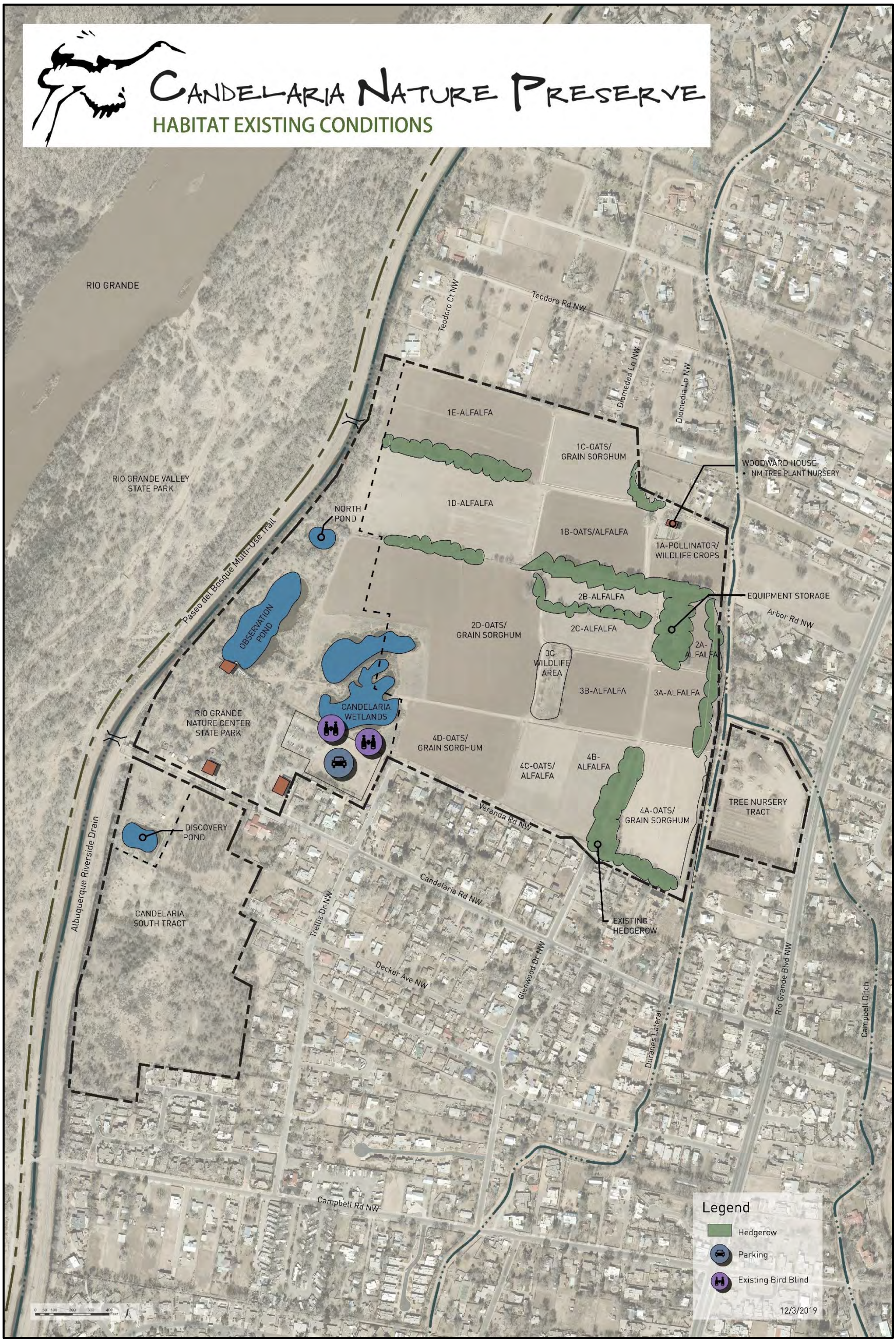
APPENDIX B.
Soil Descriptions and Characteristics

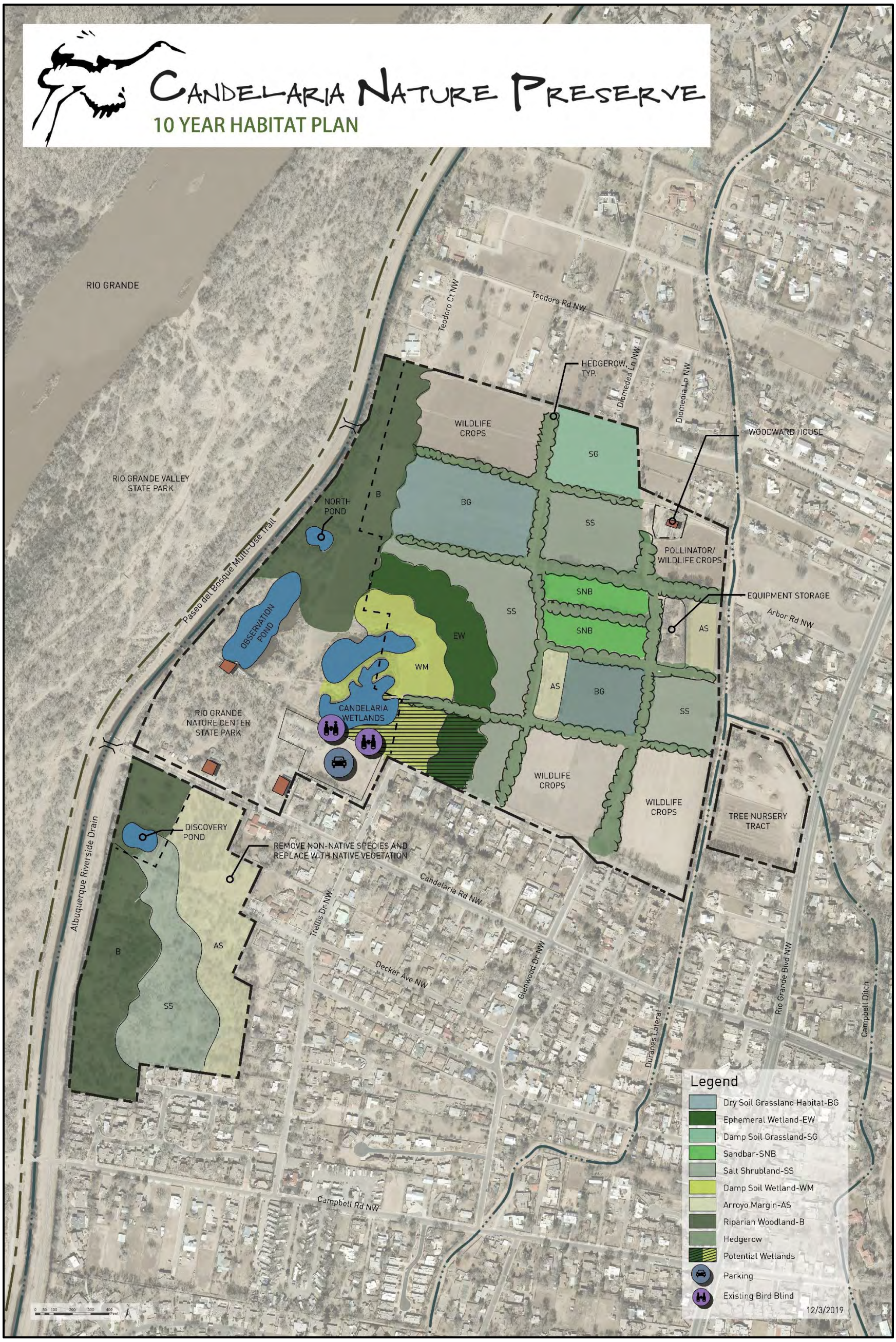
Please see the accompanying CD.

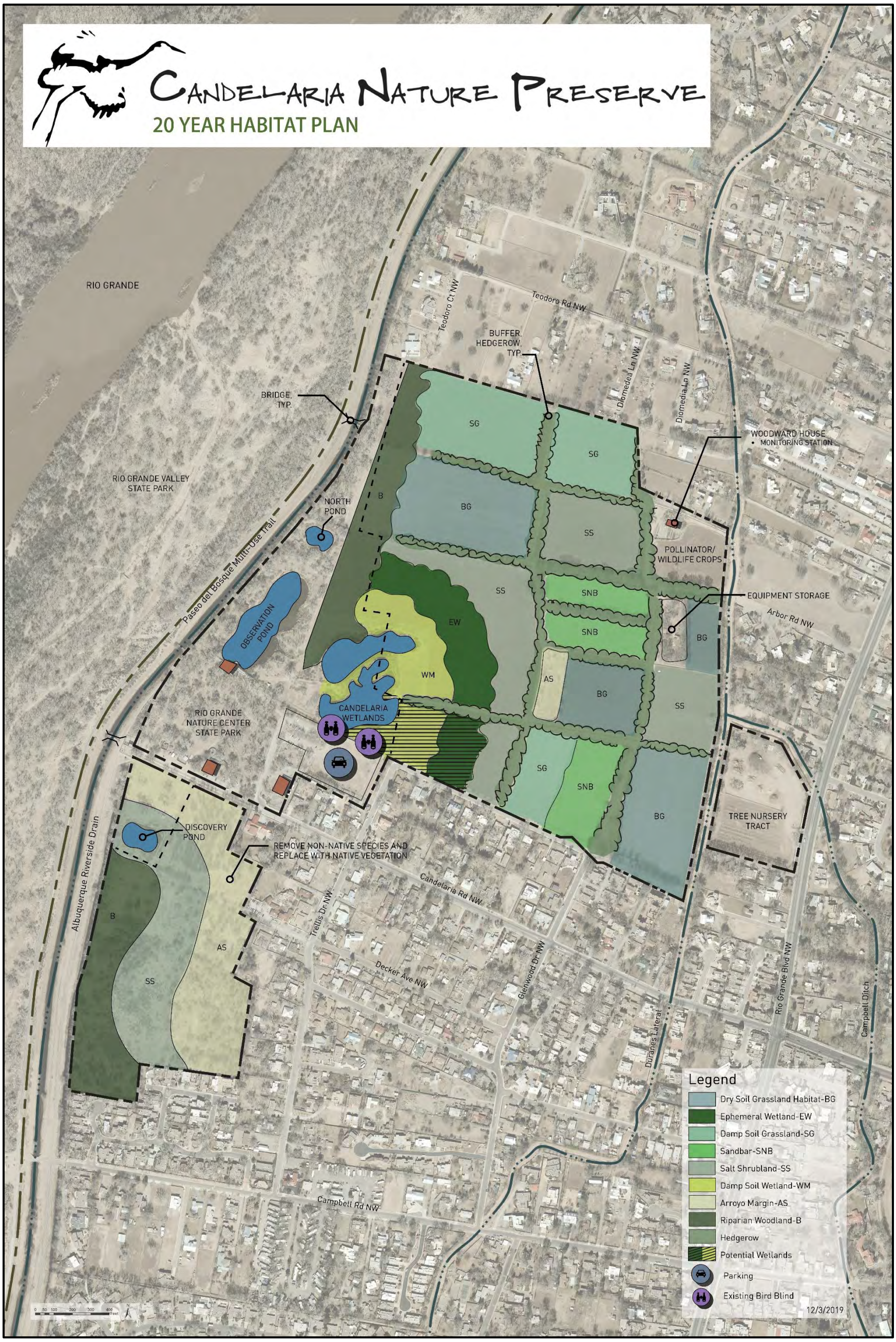
APPENDIX C.
Public Planning Process

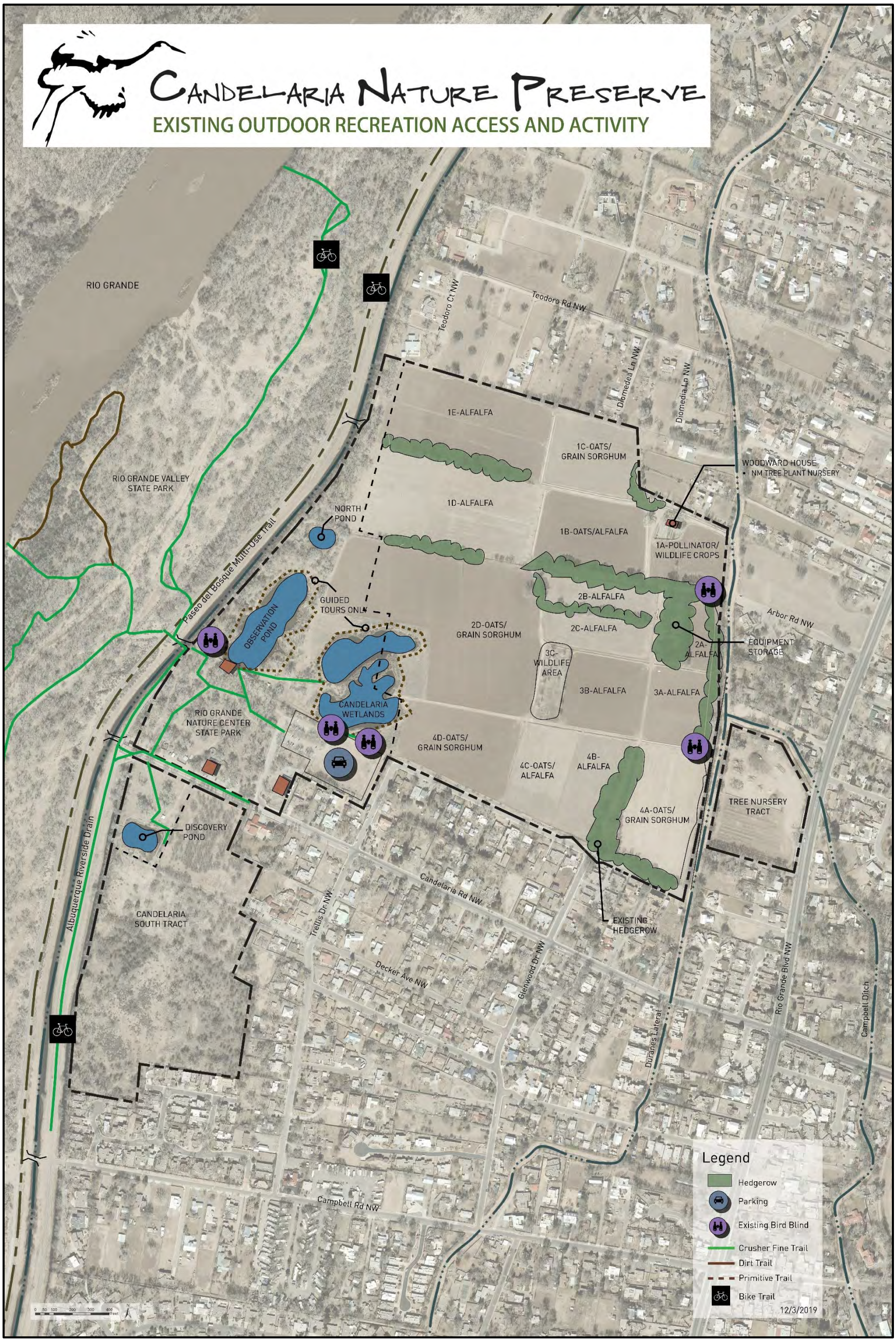
Please see the accompanying CD.

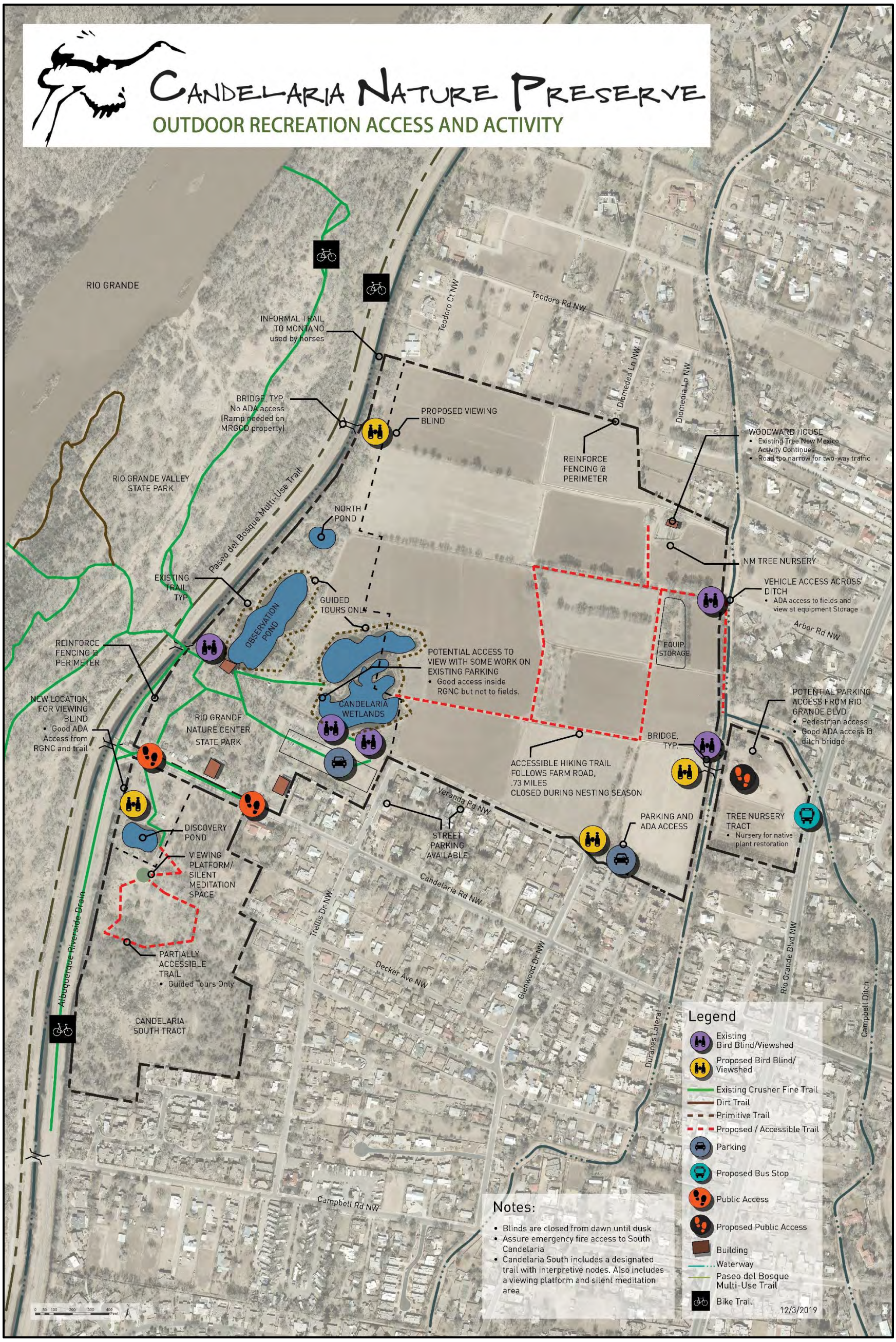
APPENDIX D.
Candelaria Nature Preserve Resource Management Plan Maps


CANDELARIA NATURE PRESERVE
HABITAT EXISTING CONDITIONS
RIO GRANDE
RIO GRANDE VALLEY STATE PARK
RIO GRANDE NATURE CENTER STATE PARK
CANDELARIA SOUTH TRACT
Paseo del Bosque Multi-Use Trail
Albuquerque Riverside Drain
NORTH POND
OBSERVATION POND
CANDELARIA WETLANDS
DISCOVERY POND
1E-ALFALFA
1C-OATS/ GRAIN SORGHUM
1D-ALFALFA
1B-OATS/ALFALFA
1A-POLLINATOR/ WILDLIFE CROPS
2B-ALFALFA
2D-OATS/ GRAIN SORGHUM
2C-ALFALFA
2A-ALFALFA
3C-WILDLIFE AREA
3B-ALFALFA
3A-ALFALFA
4D-OATS/ GRAIN SORGHUM
4C-OATS/ ALFALFA
4B-ALFALFA
4A-OATS/ GRAIN SORGHUM
WOODWARD HOUSE
• NM TREE PLANT NURSERY
EQUIPMENT STORAGE
TREE NURSERY TRACT
EXISTING HEDGEROW
Teodoro Ct NW
Teodoro Rd NW
Diomedea Ln NW
Arbor Rd NW
Veranda Rd NW
Candelaria Rd NW
Trellis Dr NW
Decker Ave NW
Glenwood Dr NW
Durañes 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
RIO GRANDE NATURE CENTER STATE PARK
Paseo del Bosque Multi-Use Trail
Albuquerque Riverside Drain
Teodoro Ct NW
Teodoro Rd NW
Diomedea Ln NW
HEDGEROW, TYP.
WILDLIFE CROPS
SG
WOODWARD HOUSE
BG
SS
POLLINATOR/ WILDLIFE CROPS
NORTH POND
B
OBSERVATION POND
EW
WM
SNB
EQUIPMENT STORAGE
Arbor Rd NW
AS
CANDELARIA WETLANDS
TREE NURSERY TRACT
DISCOVERY POND
REMOVE NON-NATIVE SPECIES AND REPLACE WITH NATIVE VEGETATION
Candelaria Rd NW
Trellis Dr NW
Decker Ave NW
Glenwood Dr NW
Durancs 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
0 50 100 200 300 400 Feet


CANDELARIA NATURE PRESERVE
20 YEAR HABITAT PLAN
RIO GRANDE
RIO GRANDE VALLEY STATE PARK
RIO GRANDE NATURE CENTER STATE PARK
Paseo del Bosque Multi-Use Trail
Albuquerque Riverside Drain
BRIDGE, TYP.
NORTH POND
OBSERVATION POND
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
Durango Lateral
Rio Grande Blvd NW
Campbell Ditch
Campbell Rd NW
B
BG
SS
SG
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
0 50 100 200 300 400 Feet


CANDELARIA NATURE PRESERVE
EXISTING OUTDOOR RECREATION ACCESS AND ACTIVITY
RIO GRANDE
RIO GRANDE VALLEY STATE PARK
RIO GRANDE NATURE CENTER STATE PARK
Paseo del Bosque Multi-Use Trail
Albuquerque Riverside Drain
NORTH POND
OBSERVATION POND
GUIDED TOURS ONLY
CANDELARIA WETLANDS
DISCOVERY POND
CANDELARIA SOUTH TRACT
1E-ALFALFA
1C-OATS/ GRAIN SORGHUM
1D-ALFALFA
1B-OATS/ALFALFA
1A-POLLINATOR/ WILDLIFE CROPS
2B-ALFALFA
2D-OATS/ GRAIN SORGHUM
2C-ALFALFA
2A-ALFALFA
3C-WILDLIFE AREA
3B-ALFALFA
3A-ALFALFA
4D-OATS/ GRAIN SORGHUM
4C-OATS/ ALFALFA
4B-ALFALFA
4A-OATS/ GRAIN SORGHUM
WOODWARD HOUSE
• NM TREE PLANT NURSERY
EQUIPMENT STORAGE
TREE NURSERY TRACT
EXISTING HEDGEROW
Teodoro Ct NW
Teodoro Rd NW
Diomedea Ln NW
Arbor Rd NW
Candelaria Rd NW
Trellis Dr NW
Decker Ave NW
Glenwood Dr NW
Durango 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
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
EQUIP. STORAGE
Arbor Rd NW
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
Albuquerque Riverside Drain
Trellis Dr NW
PARTIALLY ACCESSIBLE TRAIL
Guided Tours Only
Decker Ave NW
Glenwood Dr NW
Rio Grande Blvd NW
Campbell Ditch
CANDELARIA SOUTH TRACT
Durancs Lateral
Campbell Rd NW
Teodoro Ct NW
Teodoro Rd NW
Diomedea Ln NW
Diomedea Ln 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

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

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

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

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

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; www.cabq.gov/solidwaste/trash-collection facilities)**.

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)).**

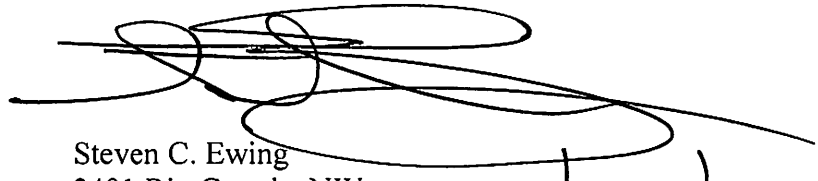
CONCLUSION

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

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Esteban A. Aguilar, Jr., City Attorney - eaj@cabq.gov
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Richard Meadows, Council District 2, EPC
Joseph Cruz, Council District 3, EPC
Robert Stetson, Council District 4, EPC
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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 .

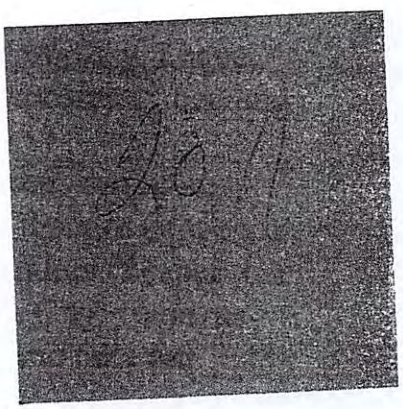
The City's land is not being used for its intended purpose, and in my opinion is in violation of the zoning code. The few trees that are kept on the property for transplanting could be bought from local venders cheaper than paying city employees to care for them. By definition the City's land, as being 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

6 Trendline Charts: New Mexico Coronavirus Cases by County, by Day

7 NMED's Rapid Response COVID-19 Watchlist available to public

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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CITY OF ALBUQUERQUE

ENVIRONMENTAL PLANNING COMMISSION

M I N U T E S

Agenda Item 1
Project Number 2020-004639
Case Number RZ-2020-00036

December 10, 2020

COMMISSION MEMBERS:

Dan Serrano, Chairman
David Shaffer, Vice Chairman
Joseph Cruz (Excused)
Richard Meadows
Jonathan R. Hollinger
Gary L. Eyster, P.E. (Ret.)
Robert Stetson
Tim MacEachen

PLANNING STAFF:

James Aranda, Planning Director
Leslie Naji, Staff Planner
Alfredo Salas, Senior Admin. Asst.
Alan Varela, EPC Attorney

CHAIRMAN SERRANO: We'll proceed to Project Number 2020-004639, Agenda Item Number 1.

Ms. Naji.

VICE CHAIR SHAFFER: Chair.

Hold on, hold on. If you're going to weigh in, say -- let's do it this way -- "Mr. Chair, this is," and then state your name or title, and then I'll -- I'll recognize you, based on what I hear. So who -- who spoke up?

MR. ARANDA: Vice Chair Shaffer, Mr. Chair.

CHAIRMAN SERRANO: Oh, okay.

Commissioner Shaffer, please.

VICE CHAIR SHAFFER: Thank you, Chair. I was just double-checking on the Pledge of Allegiance, sir.

MR. ARANDA: We did --

CHAIRMAN SERRANO: Oh, we've already done that.

VICE CHAIR SHAFFER: Oh, that happened before I got here.

MR. ARANDA: Yeah.

CHAIRMAN SERRANO: I think so.

VICE CHAIR SHAFFER: Darn it. I'll do my own

CHAIRMAN SERRANO: We had the Pledge of Allegiance before the roll call, Commissioner Shaffer. Sorry. But if you --

VICE CHAIR SHAFFER: Oh --

CHAIRMAN SERRANO: If you'd like --

VICE CHAIR SHAFFER: -- I'll do my own, at the first break.

CHAIRMAN SERRANO: We can pause and let -- and let you do it real quick, if you'd like.

VICE CHAIR SHAFFER: I'll just mouth the words.

CHAIRMAN SERRANO: All right. Thank you, Commissioner.

VICE CHAIR SHAFFER: Thank you, Mr. Chair.

CHAIRMAN SERRANO: Okay. Ms. Naji, please.

MS. NAJI: Good morning, Mr. Chair, Commissioners.

Regarding Agenda Item 1, Project Number 2020-004639, Case Number RZ-2020-0036, we have a request for review and recommendation from the resource management plan for the Candelaria Nature Preserve.

The Candelaria Nature Preserve is a 167-acre site managed, in part, by the City of Albuquerque Open Space Division of the parks and recreation department.

The nature preserve is located at the end of Candelaria,

Northwest between Paseo Del Bosque Trail and Rio Grande Boulevard, and it includes the Rio Grande Nature Center State Park, which encompasses approximately 38 acres at the site.

The remaining acreage is set aside as habitat preserve.

The subject site is an area of consistency, as are the surrounding properties. It is zoned MP -- well, I can't read my -- PO-B for non -- for major public open space, and the -- and the surrounding lands are predominantly zoned RA, which is residential/agricultural.

While the IDO does not call for review of resource management plans, the open space facility plan has required that the EPC review and make recommendations to the city council of the resource management plan.

The criteria for resource management plans as set forth in the facility plan are to identify the land use carrying capacity, identify access points, identify (inaudible), inventory visual, cultural, archaeological and ecosystem resources, classify areas by MPO, major public open space, by established areas to be monitored, prepare reasonable alternative development schemes, develop (inaudible) for resource management access, facility management, standing -- staffing, (inaudible), interagency cooperation and enforcement, and evaluate impacts of proposed development within major public open space and adjacent areas.

One of the issues with -- there were three points in the evaluation of the resource management plan, which, while it includes a great deal of history (inaudible) information, the elements are pretty straightforward.

Things that -- there have been a few changes, very minor changes to the plan from the -- the resource management plan that was attached to your file. Part of that includes the -- there are -- is the incorporation of the word "shall" instead of "will" for a couple of statements within executive summary, of which part of that will alleviate one of the questions that I had to my evaluation in terms of process and incorporation of the neighborhood community with this plan.

The -- I just want to go back to this slide again (inaudible). The points in red are where I felt like there was some deficiencies within the plan as it seemed to be laid out. One is the idea of carrying capacity, which has to do with a great deal of our -- this whole notion of sustainability, relative to the management plan and the natural -- the natural preserve of Candelaria Nature Preserve is the idea -- is something that can be determined in terms of what is the maximum amount of people who -- perhaps who can utilize the space at one time before they start interrupting natural habitats. I'm not sure of that, but I didn't feel as though carrying capacity was properly addressed within the -- the management plan, the resource management plan.

The other, which is the following (inaudible), the idea of classifying the ideas by their public open space type, this is all we have, which is -- it just talks about nature preserve, the state park and identifying these areas. There may be another map that they have, but -- but there was no map that showed actual type of open space that's located within it, which is a quick fix.

And the other is with process. I think there's a great deal of process that they've incorporated within it in terms of the actual management of the lands. But some things in terms of

interaction with the community, who you contact for getting information or staffing or -- or if you have a question about, again, who is doing what on the -- on the site. I didn't find that to be particularly clear within -- within the resource management plan as -- as seen with that.

This just gives you an idea of what we're talking about. We have, towards the western -- no, sorry -- eastern edge of the property, we have the Duranes Ditch. A lot of people do walk, and this is along the edge of the property. Here's looking into more of the areas that are restricted. Like, I think -- this is the south part, which will have very limited access.

And here is part of the tree farm, which has been -- as you may have noticed, in many of the comments that were included within your packets, there was a great deal of concern by the neighborhood in terms of the character of -- of the tree farm. There's a little bit of tree farming, but it seems to be a lot of debris. But that seems, again, like something that has to do with maintenance and operations. It's not thoroughly addressed.

This is just an example of viewing blinds that they have. This is actually at the nature center, which is part of -- which is the state park within the preserve area. But you can just sort of see that people will be able to look from -- from -- in a sheltered area, not really going into the site.

Again, a great deal of the -- of the -- I think the nature of the resource management plan addresses the concerns, some of which, just to recall, is that it's currently used largely for farming. Which I think the city's view of that initially was it was an agricultural area (inaudible) of -- of Albuquerque. However, they used federal funds for it, and federal funds says nature habitat, and they don't consider human nature part of what they're supposed to be preserving on that site (inaudible) the change of the -- this creation of this resource management plan to go from having agricultural land to converting it back to natural habitat, which is over a period of years.

Again, the position of the planning commission is to make recommendations along -- of either approval or disapproval to go to city council, to which staff recommends clarification of carrying capacity, (inaudible) change their map to include the types of public open space and to perhaps develop additional more defined processes in terms of facilities, facility management, fees and staffing, which did not appear to be included within this.

So staff recommends approval, but with recommendations to go to city council for clarification. I stand for any questions.

CHAIRMAN SERRANO: Thank you, Ms. Naji.

Commissioners, any questions, please.

COMMISSIONER EYSTER: Eyster, question.

CHAIRMAN SERRANO: Commissioner Eyster.

COMMISSIONER EYSTER: Thank you, Chair.

Thank you, Ms. Naji. Nice to see you and hear you today.

With respect to the last slide that you have up now, develop policies for management, for staffing, for cooperation, for enforcement, it occurs to me that it would also be okay for us to

ask the applicant to put that together and to come back at a later hearing.

What's your take on that?

MS. NAJI: I think that the position of the EPC is to have this be included in the package that is submitted to city council, as they are the ones that have decision-making capacity on approval of this, and for them to incorporate that within their requirements.

COMMISSIONER EYSTER: Thank you. So it could go either way. This commission could ask them to bring it back to us, or we could just include it as a condition, correct?

MS. NAJI: Correct.

COMMISSIONER EYSTER: Thank you.

MS. NAJI: You're welcome.

CHAIRMAN SERRANO: Commissioner Eyster raises a good point, Ms. Naji. Throughout your presentation, I picked up where either you had some concerns and there was some fill-in-the-blank type of positions taken. And your answer to Commissioner Eyster raised a valid point.

You're asking this commission to review and make a recommendation to the city council, but at the same time what I think we're hearing is that we don't have all the blanks filled in. And that may be before where Commissioner Eyster is trying to go with this.

But in the absence of not having all those blanks filled in, and just to follow up on Commissioner Eyster's question, does it not make sense that the commission being asked to review and recommend have all those blanks filled in before we do make that review and recommendation?

MS. NAJI: Mr. Chair, Commissioners, if I can defer to Mr. Aranda. I'm not exactly familiar with at what point this will necessarily go to city council. If it is something that can be required to come back to EPC prior to city council, or if the capacity here is merely to make recommendations concerning the document as it stands.

Mr. Aranda, if you can address that.

CHAIRMAN SERRANO: (Inaudible).

MR. ARANDA: Mr. Chairman --

MR. SALAS: Mr. Chair, we can't hear you, sir.

MR. ARANDA: Yeah, Mr. Chairman, you're mute -- I don't know if you're on mute or it's the sound cutting out. Your cord's out. That's what that crackling was. There you go. Still no.

MS. NAJI: We're still not hearing you, Mr. Chairman.

MR. ARANDA: Mr. Chair, I have a sense it's your earphones. Because they were crackling for a moment, and then it just cut out. You may want to unplug it completely and pop it back in there.

MS. NAJI: No. Can you -- Mr. Chair, can you perhaps just try

to -- now you're on mute. Try again.

CHAIRMAN SERRANO: Okay. I'm mute. Can you hear me?

MS. NAJI: Yes.

MR. ARANDA: Yes, sir, Mr. Chair.

CHAIRMAN SERRANO: Okay. I was going to -- I think the last thing that we picked up, I think Ms. Naji was asking you, Mr. Aranda, to -- to respond. So protocol, Ms. Naji's direct deferral to the Chair and the Chair will recognize Mr. Aranda to speak.

So, Mr. Aranda, Ms. Naji's deferring that the question or the concerns I raised for you to address.

MR. ARANDA: Thank you, Mr. Chair. If I may, I don't mean to pass the buck, but may I -- may I please defer to Ms. Catalina Lehner? She has a pretty good insight on this particular application, and she was kind of chomping at the bit to chime in a little bit. I think she can clarify the situation a little bit better than I can at the current moment.

CHAIRMAN SERRANO: Okay. That's fine.

Ms. Lehner, I'm pretty sure we swore you in, right? You're on the list.

MS. LEHNER: Yes. Good morning. Thank you, Mr. Chair, Mr. Aranda and Commissioners.

Typically, when the EPC is making a recommendation, it can actually -- it can make the choice whether or not if you -- to feel more comfortable about your recommendation to the council, you may, at your discretion, ask for additional information and defer the case so that you become comfortable --

CHAIRMAN SERRANO: Okay.

MS. LEHNER: -- when you do send the recommendation over. However, if it's the desire of the commission for us to assemble everything and then send that on to council so that it be dealt with at the council level, that's also an option.

CHAIRMAN SERRANO: Okay.

MS. LEHNER: So I've seen it done both ways. It just depends on the comfort level of the commission.

CHAIRMAN SERRANO: Thank you, Ms. Lehner. So when you -- when you say "package," I mean we're still packaging something that's not -- that's still fill in the blanks. And we ran into this with the IDO a little bit.

I would think the commission would like to be able to pass on to the council a package that has been fully vetted and there aren't any blanks, it's not any type of a floating document.

So if I hear you correctly, it's the pleasure of the commission to request a more detailed summary and get all the information that's needed is -- is there and brought back to us. I think this commission would be more happy to -- to look at it, at that point.

Or if you're asking us to just -- and I hate to use this term, but, quote, unquote, rubber stamp this and pass it on so somebody else can deal with it, then why even bring it to this commission in the first place?

MS. LEHNER: Mr. Chair, Commissioners, it has always been my preference to get things as neat as possible before we pass them on. However, I'm simply giving you what your options may be.

CHAIRMAN SERRANO: Thank you.

Commissioners, any other commissioners want to weigh in?

COMMISSIONER MEADOWS: Mr. Chair, this is Commissioner Meadows.

CHAIRMAN SERRANO: Commissioner Meadows, please.

COMMISSIONER MEADOWS: For Ms. Naji I've just got a couple of general questions. And the first one was do all or most of the major open spaces have an approved resource management plan?

And the second one is, you mentioned that there's different classifications of major open space. Could you maybe say a little bit more about that. What are the different types of major open space, and where would this fall within those types?

Thank you.

MS. NAJI: Mr. Chair, Commissioner Meadows, the -- there are a number of major public open spaces that do require resource management plans. The others do have plans. They were -- I gather that they were there in the late '90s, at the time that the facilities management plan -- or the facilities plan was established for public open spaces, but that the Candelaria Nature Preserve did not -- or if it did, it needed to be dramatically changed because of the change of use connected.

In terms of the type of open space, I don't know the exact classifications. Perhaps the director for open space can answer that more clearly. But for example, we have the portion of the park that is -- you know, we have the -- the nature center, which is a state park part out of it. There is going to be the nature preserve that has access to it. And then there's part of it that has no access, or very, very limited access (inaudible) natural now. And those have different classifications. But I'm afraid I don't recall exactly what the -- you know, what the different classifications are, and perhaps that would be clarified by the applicant.

COMMISSIONER MEADOWS: Okay. Thank you.

CHAIRMAN SERRANO: Thank you, Commissioner Eyster [sic].

Commissioners.

COMMISSIONER HOLLINGER: Commissioner Hollinger.

CHAIRMAN SERRANO: Commissioner Hollinger, please.

COMMISSIONER HOLLINGER: Thank you, Mr. Chair.

My question is if the EPC is alluding to potentially hearing this case again? Once some of the blanks are filled in, will there still be an opportunity to hear from the public? There were quite a few submissions in the 48-hour rule.

CHAIRMAN SERRANO: Commissioner Eyster [sic], what we will do, if it's the pleasure of the commission, we'll proceed with the meeting, get all the public comment, because everyone did attend, showed up, we'll extend that courtesy today. And if we choose at the end to defer, that same courtesy could be extended again, based on the new -- actually, it will be extended again based on the new information provided.

So what we'll do is we'll proceed with the meeting. And if we -- when we get to the end, if it's the desire of the commission to look at deferral, we'll discuss that and debate it, if necessary. If it's the desire to go somewhere else, then we'll deal with it at that point. We'll proceed with the -- with the meeting, if that answers your question.

COMMISSIONER HOLLINGER: It does. Thank you, Chair.

CHAIRMAN SERRANO: Thank you, Commissioner Hollinger.

Commissioners, any other questions of Ms. Naji, please.

Okay. Thank you, Ms. Naji.

(Inaudible crosstalk.)

CHAIRMAN SERRANO: Hold on.

MS. NAJI: Yeah, Mr. Chair, I was just saying that I believe Ms. Lehner has some comments --

CHAIRMAN SERRANO: Okay.

MS. NAJI: -- relevant to Mr. Hollinger's question.

CHAIRMAN SERRANO: Okay. Who is speaking?

MS. NAJI: Oh, this is Leslie Naji. Sorry.

CHAIRMAN SERRANO: Okay, Ms. Naji.

Ms. Lehner, please.

MS. LEHNER: Thank you, Mr. Chair, thank you Ms. Naji. This is Catalina Lehner.

I would suggest that if it's your pleasure to hear the public testimony today, then I would suggest, perhaps, a continuance of this hearing rather than a deferral.

CHAIRMAN SERRANO: And that's a good point, Ms. Lehner. I think when we get to the end, that's one of the options that we would have, instead of a deferral. Thank you.

MS. LEHNER: Thank you.

CHAIRMAN SERRANO: Okay. I had some other gentleman weigh in.

MR. ARANDA: Mr. Chair, I think that was me just prompting you that Ms. Lehner had a comment

CHAIRMAN SERRANO: Okay. Thank you.

MR. ARANDA: Thank you, Mr. Chair.

CHAIRMAN SERRANO: All right. Thank you, Ms. Naji.

We will go to the applicant please. Who is representing the city on this?

MS. LANGAN-MCROBERTS: Members of the Commission, my name is Colleen McRoberts. I'm the superintendent for the open space division, and I will be representing the -- the city on this case.

CHAIRMAN SERRANO: Okay. Thank you, Ms. McRoberts. If you'll state your name and address for the record for the record.

MS. LANGAN-MCROBERTS: My name is Colleen McRoberts. And I'm at 3516 Los Picaros Road in Albuquerque, New Mexico.

(Witness sworn.)

CHAIRMAN SERRANO: Please proceed. You have 10 minutes.

MS. LANGAN-MCROBERTS: Sir, Chair Serrano, Members of the Commission, I do have a request before I get started. I would like to request that -- I know we typically get 10 minutes, but my presentation is 12 minutes. May I proceed with the extra additional two minutes?

CHAIRMAN SERRANO: It's Christmastime. You may.

MS. LANGAN-MCROBERTS: Okay. Thank you. And may I share my screen?

MR. SALAS: Yes, Ms. --

CHAIRMAN SERRANO: Yes.

MS. LANGAN-MCROBERTS: All right. Thank you.

Chair Serrano, Members of the Commission, I really want to thank you for the opportunity to present the resource management to you all today. This has been a very long process to get here, and I'm thrilled to bring this plan before you for your consideration.

I do just want to mention that this has been a bit of an unusual planning process. So this was instigated because of a city council resolution and that stated that the open space advisory board would oversee this planning process and convene a technical advisory group, and that they would collaborate with the open space division staff and planning and park staff on this project.

So I will -- so this is typically driven, these planning projects, especially the resource management plan, by the managing agency's staff rather than community representatives. And just want to point that out. At one point the city did hire a consultant to move the process forward.

There were a lot of compromises that were made to get to the final product, including from staff, but today I will say we do stand behind this plan. We'll do our best to implement it as envisioned.

The purpose of developing this plan was to come into compliance with LWCF, focusing on how the city will provide public access to the entire Candelaria Nature Preserve, as well as reconsider the farming activities that were not directly in support of wildlife habitat.

The city had been providing access and, education as it was initially envisioned, to the property, but that was mainly happening through the Rio Grande Nature Center State Park and state park staff, which was an arrangement that had been established for quite some time.

The planning process for this was quite extensive. The TAG chair counted that there were 49 meetings since 2017; this includes a minimum of monthly meetings as well as stakeholder interviews, three large public meetings, discovery hikes, and additional meetings to discuss the tree nursery tract with neighbors.

Additionally, information was posted on the website, surveys were conducted. TAG also -- the technical advisory group also included a number of neighborhood association representatives, more than were requested in the resolution. And that included the Alvarado Gardens, Rio Grande Boulevard Neighborhood Association, Rio Grande Compound, and the North Valley Coalition.

Through the planning process, it was identified that the property should optimize wildlife habitat by priori- -- by providing a dynamic patch mosaic of different ecotypes. The plan states that we will transition from farmland to a restored native vegetation, very similar to what we would have traditionally seen throughout the bosque before it was channelized.

The plan also goes into great detail to address access mandated by the land and water conservation fund which was partially used to purchase this property. We presented different alternatives to the public that included a limited and an increased access plan. While there was public sentiment that supported both alternatives, the technical advisory group felt the limited alternative would be the best to meet the dual purpose of the property as a nature study and wildlife preserve, while providing compatible public outdoor recreation.

The limited alternative states that there will not be unfettered access to the property; rather, access into the preserve is through guided tours, managed citizen science and restoration activities, and activities through special permit.

Viewing access is emphasized to the plan from the periphery of the property. And this includes areas that are already accessible that people enjoy to see the Sandhill cranes and the farm fields, as well as wildlife blinds that will be constructed at different locations around the property. It is especially important that we formalize ADA access in these viewing blinds for LWCF, since viewing access is the dominant way that the public will engage with the space.

The adaptive management approach laid out in the plan is imperative. Converting farmland that was cultivated as such for decades is not an easy feat. We are already proactively engaging a number of experts and partners, including our two sister sites, Valle Del Oro and the Whitfield Conservation Area, who also transitioned farmland to wildlife habitat.

We are meeting with permaculturists in the community, New Mexico State University soil scientists and many more experts. This is a large undertaking and it will take time to implement. We will report on our progress annually to the open space advisory board and provide that information to the public via the website that has been established for this project. We will also thoroughly assess our progress towards the goals laid out in the plan and adjust our strategy, if needed, every four years.

There will be a number of challenges as we move forward that we -- that we see other similar agencies experiencing who are trying to do this, including the unpredictability of nature, water availability, pests and weeds, and many more issues that I'm sure will become more evident as we actually delve into this more thoroughly.

So that is why the adaptive management approach, monitoring and time are important factors in the equation in realizing the resource management vision.

I do want to take time to address a number of concerns that were discussed during the planning process and at recent neighborhood public meetings, as well as that were brought up by Mrs. Naji.

So in regard to the tree nursery tract that we have identified as being a potential space for parking and access to the wildlife blinds and along the Duranes Lateral and into the farm fields, the Candelaria north tract, this is not the only location that was initially considered during the planning process for public -- public access and parking.

The Woodward house that's actually at the property in the farmed area was identified early on and supported by staff; however, there was a lot of concern regarding the impact to wildlife for that serving as the main parking area.

The Rio Grande Nature Center State Park was also considered, but that was not supported by state park staff for a number of very good reasons that were frequently reiterated at meetings.

The tree nursery tract became ideal for a number of reasons. It's large. It's about seven acres. It's right off of a Rio Grande Boulevard. It's near a bus stop, and it's already gated. This area is not currently open to the public and is managed by the park management division of the parks and recreation department.

Since a number of concerns were expressed, the city and open space advisory board determined that it would be best to have a separate planning process to address all of these issues and improve the site both for the neighbors and the larger Albuquerque community. This is already in the queue upon approval of the resource management plan. We will start the planning process for this particular piece of the nature preserve.

Weed management has also been a huge issue that's been discussed at length. Weeds will indeed be a very big management issue moving forward. Left unchecked, this beautiful property may become weed infested, diminish biodiversity, and negatively impact adjacent properties.

In the current resource management plan, it identifies that we will use an integrated pest management approach, where we will employ a variety of methods to control weeds and give the native plants we are trying to establish a fighting chance. This may include cover crops, mechanical removal, solarization, and other techniques that we are currently discussing with a number of experts.

It may at times also include limited herbicide use. We are currently conducting a seed bank analysis and we will then be developing a detailed integrated pest management plan based on the weeds identified that will include a strategy for each of those weed types that may be presented at different seasons

throughout the year.

The integrated pest management plan will also outline our process for informing the community about actions related to herbicide. This is a very similar approach that many land managers employ and what is currently underway at the Valle Del Oro National Refuge.

Regarding expectations, I just want to reiterate the challenge of transitioning land from beautiful farmland that has been farmed for decades to wildlife habitat that the property will not look the same in the future, but hopefully, it will ultimately be a haven for a wild diversity of wildlife and we will utilize what we learn at that site to then support related efforts throughout the major public open space, especially in the Rio Grande Bosque. So, you know, I just want people to know, it's going to look different in the future.

Regarding funding and staffing, simply put, we will do our best with what we have. But the previous management approach of having a contract farmer allowed us to provide forage for migrating birds and habitat and manage the irrigation ditches and fields at no cost to the public. This effort will be expensive and require staff resources to implement properly. As a reminder, the open space division manages this property, along with nearly 30,000 acres of major public open space in and around the Albuquerque area. We have an amazing staff who work hard every day to manage this as best as we can. But this is a big new undertaking and we will need the staff resources and the funding to implement it.

Regarding community notification and process, we will continue to engage the public and be transparent about what is happening at the property. Through the resource management plan, it states that we shall provide an annual report to the open space advisory board that we will also make available to the public on the website. We will maintain the current Candelaria Nature Preserve website and post updates and additional plans, like the integrated pest management plan that we're working on.

We will be embarking on two planning efforts soon that will be open to the public for input, including the tree nursery tract and wildlife blinds. We will also rely on dedicated volunteers, including interested neighbors to support the citizen science and restoration activities.

Also, if and when the Candelaria Nature Preserve Friends gets established, I have stated that I will meet with them quarterly to provide updates. And we continue to work with experts through a habitat council that are providing support to us as well as Valle del Oro and the Whitfield Conservation Area.

Carrying capacity was also another issue that was brought up by staff. And I just want to clarify, I think there might be a confusion here. So it is stated in the resource management plan that the Rio Grande Nature Center State Park receives an estimated 250,000 visitors a year. But that is specific to that location.

The -- while it does not state in the plan -- I'm sorry.

The property that we are looking at increasing access to per LWCF mandates is in the north and the south tract and also the tree nursery tract. Currently, these areas are not open except for guided tours, and that's how we're going to continue, due to the limited access alternative that was chosen. We will have guided

tours and allow viewing from the periphery into those places.

So we have actually thoroughly discussed how we are going to provide access, because that is our mandate from the resolution and for the -- and for the LWCF requirements. And so I just want to say that we've gone into such detail to say that there can only be groups of 24 people three times a week for guided tours, 60 students per field trip, special uses and visual access. All of this has been thoroughly laid out in the plan and a matrix that is in the plan, itself.

This is just to show you, again, kind of difference between the Rio Grande Nature Center leased area, which, again, is a part of the Candelaria Nature Preserve but is managed by state parks, and the other three tracts that I was discussing.

There has been some question again why can't people park here at the nature center and access this area here. Access through the north tract is off of Arbor Road, and so that is why we've suggested have the tree nursery, which is gated all the way around, providing pedestrian access to the Duranes Lateral here so that people can walk and then go into the area (inaudible) tours. There will also be a proposed wildlife blind in this area that can be accessed and ADA accessible.

All of this information, the resource management plan, these concept panels that (inaudible) public meetings in the past and where we will continue to post information is all listed on the website here on this web page, and we will continue to use that as a platform for communication. This has been up throughout this entire process, this website, and this is how we also had the surveys conducted.

That concludes my presentation. I don't know if anyone has questions for me.

CHAIRMAN SERRANO: Thank you, Ms. McRoberts. I just have a quick question before I go to the commission.

On the tree nursery tract, parks management was operating that, but wasn't that primarily established to provide trees for the existing and new parks in the city?

MS. LANGAN-MCROBERTS: Chair Serrano, the management of the tree nursery tract is managed by the parks management division, not the open space division. And it had been set aside to support the parks network of, you know, nearly 300 parks throughout our system, both for growing trees that can then be established at those park sites, and is a place for green -- green waste refuse.

And that came about due to a letter that was written in 1981 from then the Mayor David Rusk, to Manuel Lujan, with the United States House of Representatives. So that request to use that space that way was formally asked for and has been used that way since, from my understanding.

CHAIRMAN SERRANO: I understand that. But -- but what happens in the absence of that tree nursery? Is the city going to cut back on trees or they're going to go to a private vendor? What -- what do you anticipate happening?

MS. LANGAN-MCROBERTS: Yes, thank you, Chair Serrano. So I definitely do not anticipate that we will be cutting back on trees. In fact, we have a very aggressive tree planting initiative from our urban forestry program within parks and recreation, and we will also require a lot of trees for the

transition of this property.

So we will be continuing to cultivate trees, but how that is actually going to be managed, whether it's park management or whether it's the open space division, what types of trees, and all those kinds of things, will be further discussed when we (inaudible) planning for the tree nursery tract.

CHAIRMAN SERRANO: But where do you anticipate those trees being harvested or nursed?

MS. LANGAN-MCROBERTS: Yes, so we can still continue to use that space. If you go into that space now, on the left half of it is the tree nursery, and the right half of it is about seven areas, is the kind of refuse area for the green waste. And that tree nursery, in that left side, could still continue to exist there and we could then have parking on the -- you know, towards the middle or the right side of the property.

CHAIRMAN SERRANO: There's still some blanks to fill in?

MS. LANGAN-MCROBERTS: Well, yes, as far as the tree nursery tract goes. And so we were, you know, wanting to do more planning on that to wrap that up for the tree -- for the resource management plan, but, again, there just became so many questions and concerns expressed by neighbors, we just realized that it really required its own planning effort.

And so we have been dedicated to already getting a contractor on board who will help us to facilitate that planning effort with the neighbors and the larger community. And it will go into the details of how many -- if there's parking there, how much parking; will there when a rest room, where will it be placed; what will happen with the tree nursery. All those details will be discussed during that planning process.

CHAIRMAN SERRANO: Thank you, Ms. McRoberts.

Commissioners, any questions, please?

COMMISSIONER EYSTER: Eyster.

CHAIRMAN SERRANO: Commissioner Eyster, please.

COMMISSIONER EYSTER: Thank you, Mr. Chair.

Thank you, superintendent McRoberts, for that discussion. That was illuminating. But one place where I remain a little bit in the dark here is the tree nursery facility is currently managed by parks management, and the way that it's managed is not satisfactory to the neighbors, the best I can tell.

I get the feeling that maybe if that could all be brought under (inaudible) they would be -- they would be (inaudible) with the way that that was managed. Do you think that could all come under (inaudible)? My connection got weak there.

Did superintendent McRoberts get that question?

CHAIRMAN SERRANO: Ms. McRoberts, did you understand Commissioner Eyster's question?

MS. LANGAN-MCROBERTS: Commissioner Serrano, Commissioner Eyster, I think I got that, which is what I heard was can the tree nursery tract come under the open space division management and so helping to address a lot of the concerns with the neighbors.

And yes, I --

COMMISSIONER EYSTER: That's correct.

MS. LANGAN-MCROBERTS: That is definitely a reasonable request. I do think that we will continue to work with park management to see if, you know, there's some things that need to continue to -- that facility needs to support. And that will really be decisions that will be discussed at length between -- internally with staff, our parks director, our associate director, Mark Chavez, who is with us today and used to manage the park management division, so he can also speak to this as well.

COMMISSIONER EYSTER: Thank you, Superintendent, and thank you, Chair.

It does seem to me like it must be frustrating for the community, the neighbors, to have to deal with two city entities and it's hard to get the coordination. It's hard to get one place where they can really get heard and get relief.

So I -- I cede the floor. Thanks, Chair.

CHAIRMAN SERRANO: Thank you, Commissioner Eyster.

Commissioners, any other questions, please?

COMMISSIONER MEADOWS: Mr. Chair.

COMMISSIONER HOLLINGER: (Inaudible).

CHAIRMAN SERRANO: Who -- who spoke first? State your name.

COMMISSIONER MEADOWS: Commissioner --

COMMISSIONER HOLLINGER: Commissioner Hollinger.

CHAIRMAN SERRANO: Okay. Commissioner Hollinger, and before I go to you, Commissioner Hollinger, who was the next person?

COMMISSIONER MEADOWS: This is Commissioner Meadows.

CHAIRMAN SERRANO: Okay. So I'll go to Commissioner Hollinger and then I'll go to you, Commissioner Meadows. Thank you.

COMMISSIONER HOLLINGER: Thank you, Mr. Chair.

My question is for Ms. Roberts -- McRoberts. Excuse me.

Since the inception of the tree tract, I'm curious, how many trees have actually come from that facility and be -- and replaced in different parks and recs, like it's original intention?

MS. LANGAN-MCROBERTS: Commissioner Hollinger, Chair Serrano, thank you for that question. I would like to defer that question to associate director Mark Chavez, who is with the park management. And he can -- he can, I think, more eloquently express that since he has more experience managing that operation.

CHAIRMAN SERRANO: Thank you, Ms. McRoberts.

Mr. Chavez, if you're on, please state your name and address for the record.

MR. CHAVEZ: Mark Chavez -- 18 -- my address 1801 4th Street.

(Witness sworn.)

CHAIRMAN SERRANO: Okay. If you could answer Commissioner Hollinger's question, I'd appreciate it.

MR. CHAVEZ: Commission Chair, Commissioner Hollinger, so we have removed some of the trees and placed them in parks. Under the current conditions, many of the trees have grown to a point where they would be difficult to move and their roots have interwove. So that's part of the next planning process that's identified within the plan, is to develop a plan of succession, like a five-year plan. So you have five different stages of trees to move into the parks.

So the short answer to your question is yes, many of the trees have been moved in the last two years that I've been here, into the parks; I'm not certain of the number. But many of the trees that are left are large and interwoven with each other, so it's going to be difficult to move those right now.

CHAIRMAN SERRANO: Thank you, Mr. Chavez.

Commissioner Hollinger, does that address your question?

COMMISSIONER HOLLINGER: Mostly. I guess I'm just curious -- I mean, not to drill this to death, but how many trees does the tree (inaudible) facility currently have?

MR. CHAVEZ: Well, I -- just so I'm clear, are you asking what the capacity of the nursery is to produce or the capacity of us to plant?

COMMISSIONER HOLLINGER: I'm just curious the actual number of trees that are in the tract and are designated for replanting. Are there any at this point?

MR. CHAVEZ: So currently, there are several rows of trees, and it would be just a guess, but I would say probably 50 to 75 trees that exist within the nursery.

And there -- we've moved some of the trees, so there are plans to move additional trees out of the nursery. But right now, the primary goal is trees that we have purchased through other means until the planning process begins with the tree nursery tract.

COMMISSIONER HOLLINGER: Thank you, Mr. Chavez.

I yield.

CHAIRMAN SERRANO: Thank you, Commissioner Hollinger.

Commissioner Meadows, please.

COMMISSIONER MEADOWS: Thank you, Chair.

Yes, Ms. McRoberts, one of the things I was looking at is there's a map in the resource management plan that shows existing conditions, but there's not really a map that shows the proposal that's in the plan. And I know there's -- you've got -- have some matrices that list out some of the future activities that would go in these three parcels.

But kind of getting back to something Ms. Naji mentioned, is there a way you could conceptually show where these habitat

restoration areas are going to go, where the parking -- parking access is going to go, some of the other improvements that you're proposing?

I know you still need to do additional work with specific design of the properties, but I was wondering if you could show that habitat plan. That may be what -- what I'm looking for. I didn't -- I didn't see that. Thank you.

MS. LANGAN-MCROBERTS: Commissioner Meadows, Chair Serrano, if I could just elaborate. So this is on -- this is actually -- these panels that I will show you very briefly are on the website and they are also in the resource management plan, in the appendices. Our schematic that shows for the 20-year transition plan for habitat, what the existing conditions are, are transition for a mix of agriculture and transitioning to wildlife habitat and enlarged wetland area. And then in 20 years, the full restored habitat.

In addition to that, it also shows on the second slide, all of the existing conditions in regard to public access and outdoor recreation. It identifies where we have discussed where the tree nursery tracts that may serve as parking and public access, where the wildlife blinds might be, and where the trail -- limited trails would be, as well, both on the south tract and the north tract. These are both available, again, in the plan and online.

COMMISSIONER MEADOWS: Okay. I'll have to go to the website to view those. Thank you. My second --

MS. LANGAN-MCROBERTS: (Inaudible) in the chat.

COMMISSIONER MEADOWS: Thank you. My other question is in regard to something that -- also that Ms. Naji brought up, and that has to do with the resource -- management resources and staffing. And I know you have a detailed capital budget for what all the different projects would cost. But do you have an operational budget in your plan, and do you project what amount of staffing would be required to -- to manage these kinds of activities?

MS. LANGAN-MCROBERTS: Thank you, Commissioner Meadows and Chair Serrano. We do have that information detailed in the plan. We identified that we need two additional staff, and we put in the amount for that in the budget that is in the resource management plan. One is a biologist, and the other would be a technician.

Oh, and I'm sorry, then we also did request partial funding for an educator, and we would share that partial funding with the state parks for a full position to help, again, with the education. So that would be ideal.

Our budget is over $9 million over the course of the 20 years, with the bulk of that being required early on to be able to transition these fields sooner than later and do everything that's identified in the plan. And there is an operational budget in that that's outlined for one year, one to four years, and then ongoing years, as well. And so it's you actually very detailed in the plan.

I think that the comments of some of the neighbors have been that there's not a budget directly outlined for operations in the -- for the tree nursery tract, but the operation budget would include for the tree nursery tract, as well as for the rest of the Candelaria Nature Preserve. So that is -- it's in a very detailed plan. We have two consultants help work with that with us, as well as a lot of staff input.

So it pretty -- I think it's a very good estimate. It's very realistic of what we need.

COMMISSIONER MEADOWS: Okay. Thank you very much. That's all I have.

CHAIRMAN SERRANO: Thank you, Commissioner Meadows.

Commissioners, any other questions of Ms. McRoberts?

Okay. Mr. Salas, how many do we have signed up from the public to speak.

MR. SALAS: So far, sir, three.

CHAIRMAN SERRANO: Three. Okay. We'll go to public comment, if you'll give me the name of the first person.

MR. SALAS: Yes, sir. Peggy Norton.

CHAIRMAN SERRANO: Good morning.

MS. NORTON: Good morning.

CHAIRMAN SERRANO: Please state your name.

MS. NORTON: Should I --

CHAIRMAN SERRANO: Please state your name.

MS. NORTON: My name's Peggy Norton. Should I start my video?

CHAIRMAN SERRANO: Well, state your name and address for the record first, Ms. Norton.

MS. NORTON: My name is Peggy Norton. My address is 3810 11th Street.

(Witness sworn.)

CHAIRMAN SERRANO: Okay. Please proceed. You have two minutes.

MS. NORTON: Okay. I am president of the North Valley Coalition, and I was a very active instigator on the TAG committee. I'm not sure I can cover it all in two minutes. I do commit written comments from myself and Dave Parsons, who is a wildlife biologist.

There was a detailed chat from Michael Jenson about the tree nursery that they've had several years, that whether that was a legitimate transfer or not, that was a part of the purchase or going to be considered part of the preserve, then there needs to be a trade for seven acres and some other city land.

Part of the approved RMP, one of the purposes (inaudible) farming was that it aligned with the Predock (inaudible), which was drawn up back in the very beginning to align. And, again, when we anticipate guests, maybe 6,000, that 250,000 number that I read in the staff report, I believe, includes the nature center, which is where the majority of people go.

I think herbicide nonuse needs to be strengthened within the plan. (Inaudible) the technical group had a committee -- a compromise was that there be a committee with neighborhood representation on it to approve any herbicide use.

I also strongly would like to see a transition team. There are several TAG members that would be interested in being on that. There has been a wonderful habitat council of professionals. I'm not sure what sort of team would come together. But that would be one way to address one of the concerns that was in the staff report.

And I guess that's -- that's briefly it. But I did submit a detailed letter.

CHAIRMAN SERRANO: Thank you, Ms. Norton. So -- so in a nutshell, your position on -- on what staff were recommending is...

MS. NORTON: I could recommend that the (inaudible) --

CHAIRMAN SERRANO: Ms. Norton, are you there?

MS. NORTON: -- and that they develop --

CHAIRMAN SERRANO: Mr. Salas, I --

MS. NORTON: -- policies. And I do want to encourage positive review of the plans. (Inaudible). Can you hear me?

CHAIRMAN SERRANO: You're breaking up quite a bit.

MS. NORTON: Okay. Can you hear me now?

CHAIRMAN SERRANO: I can.

MS. NORTON: I think I -- we -- I recommend passage of the plan to city council, whether you do it before or after this. We have -- it has been a four-year process developing this plan, and I would like to see these concerns addressed.

CHAIRMAN SERRANO: All right. Thank you, Ms. Norton.

Mr. Salas, (inaudible).

MR. SALAS: Yes. Michael Jenson.

CHAIRMAN SERRANO: Good morning.

MR. SALAS: Mr. Jenson, are you still on?

MR. JENSON: I didn't ask to make comment, and I need to get off in like 30 seconds to get --

MR. SALAS: Sir, you wrote a comment in the chat, and that cannot be submitted. Can you read that?

MR. JENSON: Oh, okay. Yes. You want me to swear or --

CHAIRMAN SERRANO: Yes.

MR. JENSON: Yeah.

CHAIRMAN SERRANO: Okay. Before we start, state your name and address for the record, please.

MR. JENSON: Yeah, my name is Michael Jenson. I live at 8711 Los Arboles, Avenue, Northeast.

(Witness sworn.)

CHAIRMAN SERRANO: Okay. Please proceed. You have two minutes.

MR. JENSON: I just wrote a comment in the chat, which people can read if they want. I also submitted some very long comments to the -- that I assume you all have seen regarding requirements by the land and water conservation fund to get out of agricultural activities within three years, which we've already passed. Well, we passed it in 1980, but we definitely passed it now when the request was made back in the beginning of 2017 to (inaudible). So my recommendation, within three years.

And I have provided them a lot of information as a founder of the TAG and a member of the TAG, you know, over the years, about how this could be done inexpensively and quickly as its been done many, many places in New Mexico already and which they've ignored. They don't need a 20-year plan that costs a half a million dollars for (inaudible) to get this done.

And if people have questions of me, I'd really appreciate it if they'd get it done quickly, because I need to leave.

CHAIRMAN SERRANO: Okay. Thank you, Mr. Jenson.

Commissioners, any questions of Mr. Jenson, since he opened the door there?

Okay. Mr. Salas, next speaker, please.

MR. SALAS: Heather McCurdy.

CHAIRMAN SERRANO: Good morning.

MS. MCCURDY: Good morning.

CHAIRMAN SERRANO: Please state your name and address for the record.

MS. MCCURDY: My name is Heather McCurdy. My address 4701 Constitution Avenue, Northeast, 87110.

(Witness sworn.)

CHAIRMAN SERRANO: Please proceed. You have two minutes.

MS. MCCURDY: Thank you. So I am the superintendent, the current superintendent for the Rio Grande Nature Center State Park. We are a part of the Candelaria Nature Preserve.

The nature center state park was established back in 1982, so it has been here for quite some time. City of Albuquerque Open Space is our landowner, other than where education building sits; that is owned by New Mexico State parks.

You've seen a lot of numbers going through. We have been very popular. We're popular with school groups. We offer our -- sorry. PreCOVID, we offered two different bird walks every single week, nature walks. We had school groups here almost every single day during the spring and the fall. So we have a lot of people come to the park, come to visit the park. And for a long time, the land and water conservation fund necessity for recreation activities was thought to be fulfilled because the nature center was offering those opportunities.

We do work with open space now. We work with their educators. I work with Colleen when we have youth groups come out. We

co-manage some of the areas. We have special management plans, especially for the Candelaria wetlands. All those management plans will, of course, be updated as Candelaria Nature Preserve is transformed from agriculture to wildlife area.

But I just wanted to -- to really say that I support the plan. I was -- I've been on TAG for quite some time, following our previous superintendent, who was on TAG when it started, and we're really excited about the opportunity of what's going to happen and we always have and we will continue to work with the City of Albuquerque Open Space to provide those recreational opportunities and co-manage the -- the property.

CHAIRMAN SERRANO: Thank you, ma'am.

Commissioners, any questions?

Mr. Salas, next speaker, please.

MR. SALAS: Paul C.

CHAIRMAN SERRANO: Good morning.

MR. CASSIDY: Good morning, Mr. Chair, Members of the Commission. My name's Paul Cassidy. My address the 4421 Irving Boulevard in Albuquerque.

(Witness sworn.)

CHAIRMAN SERRANO: Please proceed. You have two minutes.

MR. CASSIDY: I'm a -- my name's Paul Cassidy. I'm the owner of both Aquatic Consultants and Hydra Aquatic. And we are the contractor that's been hired by the city to convert the first two wildlife habitat fields in the Candelaria Nature Preserve, as well as design the 22-acre wetland inside the preserve.

And so there's been a lot of discussion about the use of herbicides on the site. We took two fields initially this year and didn't have the opportunity to use herbicides because the resource management plan was not approved. And we planted those fields and native grasses, as well as we're growing approximately 2,000 plants at our nurseries, native plants and shrubs, to plant in those two converted fields.

What we found this year was that once we planted the native grasses, there's two very invasive species there: Bindweed and another very invasive species, Johnsongrass, overtook the fields. We had about 90 percent coverage of those native invasive species.

And without the use of herbicides, we've consulted many, many professionals, as well as our own experience, but both the NRCS, National Resource Conservation Service, Valle Del Oro, U.S. Fish and Wildlife Service, many different professionals, and it's the general consensus among all these professionals that in order to convert the 90 acres of farm fields at the Candelaria Nature Preserve to native wildlife habitat, the chances of actually doing that and getting it done without the use of herbicides is probably not going to happen.

And we've certainly seen that with our own experience this year in working with those two -- the first two fields, that the inundation of those two very aggressive non-Native species really inundated those fields.

And I think the current resource management plan allows for the limited use of herbicides. We didn't use it this year because resource management plan wasn't approved. But in the end, I think the general consensus amongst everybody that's involved with this project is that everybody wants to see those fields converted to wildlife habitat. The chances of getting there without the use of herbicides is probably not going to happen.

CHAIRMAN SERRANO: Thank you, Mr. Cassidy.

Commissioners?

Okay. Next speaker, Mr. Salas.

MR. SALAS: The final speaker is going to be Cori. If anybody else wishes to speak, please raise your virtual hand. Thank you.

CHAIRMAN SERRANO: Good morning. Next speaker on, Mr. --

MR. SALAS: Cori and Steve, are you still on?

MS. EWING: Yeah, can you hear me?

CHAIRMAN SERRANO: I can hear you.

MS. EWING: Okay. Great.

CHAIRMAN SERRANO: Please state your name and address for the record.

MS. EWING: Cori Ewing, 3401 Rio Grande Boulevard, Northwest.

(Witness sworn.)

CHAIRMAN SERRANO: Thank you. Please proceed. You have two minutes.

MS. EWING: And my husband Steve also -- we don't have the ability to separate. He wishes to speak also, after me, if that -- if I can put that on.

Yes, I'm -- I live north of the tree farm. And both the city council resolution and the resource management plan state that it shall not reinvent but rather clarify and update the conclusions and goals of previous plans, in particular, the 1979 Predock Plan.

When you look at the Predock Plan, it says that public access would be limited and located off Candelaria Boulevard only. Right now, as the neighbors, our trust and assurance is not running at a real high level. We were not included in the beginning of the process. And other people were there to say -- reject where they wanted parking or say where they wanted it. And there are 50 photos, if you're able to look at it, it takes a while to download them. We heard a quicker link earlier, but on this one, it takes a while. It's been used in a different capacity than just singularly as the tree farm.

The other parking center at the nature center is tucked behind. And we want to remind you that there are neighbors on three sides that look at it through a chain-link fence. It was used -- they didn't abide by -- the city didn't abide by their own city rules to not allow a waste and transfer center within so many feet of an open space. It is an open space. And the fire code -- these piles were incredibly large. And the fire code enacted in 2019 by the city council required a permit. They weren't registered

on the New Mexico Environment web page for waste transfer station or for a compost facility. One was a permit, one was a registration. The city said they didn't bring any more trash into the area after December 2019, but if you look at one of the photos, there was another large transfer on May 7th.

There are no monitoring wells within the tree farm. There are six other water monitoring wells within the rest of the large park.

There's no parking -- they were talking about that access would be limited only with guided things. But if they put the bird blinds along the Durañes Lateral, people will, I presume, have access to them at all times. So parking -- we have a big concern that parking on Cherokee will become a secondary parking lot, especially if the other one is locked and only accessed at certain times, which we don't want it open all the time because of night activity and whatnot.

But the end of Campbell Road, all the way -- entire west of 0.6 miles has no parking on either side. The last block of Candelaria has no parking. And we have some concerns on Cherokee that our road would become a secondary parking lot.

We have concerns about the bus parking within the tree farm that's on the proposed plans. At the nature center, they do not have any designated parking spaces. And we do have concerns on some of the draft plans that we've seen have multiple bus parking places. They do idle their engines.

We're concerned about the multi-function proposal for the tree farm. How do you -- how do you buffer the 20-foot mounds of even soil amendments; a construction yard, how do you -- the beep, beep, beep of engines, how do you -- of the large equipment, how do you do that safely around children in there?

We do -- the carrying capacity is very unclear how many people will be using this and how many people would be going to the bird blinds along the area.

We respectfully request that you reconsider the tree farm area. Thank you.

CHAIRMAN SERRANO: Thank you, ma'am. You said your husband wanted to speak?

MS. EWING: Yes.

MR. EWING: Yes, sir. My --

COMMISSIONER EYSTER: Commissioner Eyster, a question.

CHAIRMAN SERRANO: Okay.

MS. EWING: Oh, yes. Uh-uh. Yes.

CHAIRMAN SERRANO: Hold on.

Commissioner Eyster, please.

COMMISSIONER EYSTER: Thank you, Chair, and thank you, Ms. Ewing for your comments.

I would say that I'm very sympathetic to the idea of having giant piles of steaming compost behind my house. I wouldn't care for that either. And I hope that is not included in any part of this

plan.

But my question for you is about parking on Cherokee. I'm looking at it Google Maps, and there's a kind of a cul-de-sac at the end of Cherokee. Then is that accessible to the Duranes Lateral or is that fenced off?

MS. EWING: Pedestrian, yes, uh-uh. Yes, you can --

COMMISSIONER EYSTER: Pedestrian only, of course.

MS. EWING: Uh-uh. Yes. Uh-uh. Yeah.

COMMISSIONER EYSTER: So that must get a lot of use. I was thinking --

MS. EWING: Yes. Yeah.

COMMISSIONER EYSTER: -- if I were going to go down there my grandsons, that would be a great place to park.

MS. EWING: The -- the family that lives at the end of the road comments that their driveway is0 often blocked.

COMMISSIONER EYSTER: Do you think there would be any way to help you with that in this plans? For instance, maybe to fence the access off, where people couldn't get into the lateral from Cherokee? Would that be helpful, or not?

MS. EWING: I -- I -- I'm -- we're open for suggestions. We -- the parking, I am not sure. I'm not sure what the answer is to the whole thing. I think because we're uncertain about the carrying capacity and how many people will park there, no parking has been suggested, no -- they have -- the RMP has in there that they will -- they will put signs up to -- I can't remember the exact term -- defer or discourage parking, I believe is the wording. No parking on there would be -- would be nice.

COMMISSIONER EYSTER: Okay. Well, that addresses my question. And you and I may not be able to solve it today, but I think it's worthy of a -- a recommendation or a finding that -- that that problem on Cherokee should be addressed in the resource management plan one way or another. It could take some time for experts to figure it out. But thank you for your testimony.

MS. EWING: Thank you.

CHAIRMAN SERRANO: Thank you, Commissioner Eyster.

Next speaker, Mr. Salas.

MR. SALAS: Sir, was her husband going to speak?

MR. EWING: If I may.

CHAIRMAN SERRANO: Okay. Please state your name and address for the record.

MR. EWING: My name is Steve Ewing, E-w-i-n-g. I live at 3401 Rio Grande, Northwest.

(Witness sworn.)

CHAIRMAN SERRANO: Please proceed. You have two minutes.

MR. EWING: Chairman Serrano, Members of the Commission, I would

respectfully request that the following conditions be considered and added to the plan.

Number 1, I don't think that you can do anything with the tree farm, which is referred to as the tree nursery tract, various names, but it's always been known as the tree farm. You can't do anything until you address the zoning complaint on file, get rid of all the trash, all the piles, and deal with what the city has created there as a dump.

Number 2, regardless of what happens to the area, I think it should be buffered and landscaped on all sides. The facility plan for open space suggests that you have 500 feet of buffer. We clearly do not have that at this time for the neighbors to the north. It also suggests you can have up to 75 percent of opaque fencing or walling or something to take care of that issue. We would respectfully request that that be done.

Number 3, we would request more studies and testing, and actually have some objective evidence and criteria to establish some of these things. There's been nothing done on traffic. The only traffic study was done on Candelaria, not Rio Grande Boulevard.

Two, this has been used as a dump for some time. We've asked for contamination to be addressed and a soil sample to be taken. That's not been done. Nothing has been done on the carrying capacity as to whether parking should be allowed here, or anything else should be allowed here.

Another one, pollution, that's not been addressed. The nature parking and addressing of air, noise and impact on this area have all not been addressed.

There's been no objective evidence or criteria established, and you have to have some kind of policies and procedures rather than just saying willy-nilly, "We'll take care of this as it goes along."

They took over ten years to take care of the trash there, and that's not very comforting to the neighbors.

Number 4, we would request that an oversight committee be established and guidelines be addressed. We would also request on that oversight committee that at least one or two neighbors that actually abut and are adjoining that tree farm area be appointed to that committee.

For the record, I would also -- and this was not intentional, I'm sure, but we also submitted letters dated 9/27/19 and 1/22/20 from me, a letter dated from my wife January 23rd, '20, and another e-mail from Friedje vanGils, who is directly to the north, 10/17/19. I would question those still be added to the panel for the record.

Thank you, sir.

CHAIRMAN SERRANO: Thank you, Mr. Ewing.

Commissioners, any questions?

VICE CHAIR SHAFFER: Shaffer, Commissioner Shaffer.

MR. EWING: Yes, sir.

CHAIRMAN SERRANO: Commissioner Shaffer.

COMMISSIONER EYSTER: Muted.

VICE CHAIR SHAFFER: Thank you. I forgot I took my finger off the thing.

I don't have a direct question for the public comment. I do want to reserve my two comments for -- on exactly what public -- this public commentator just mentioned to staff as soon as we get done with public comment, please.

CHAIRMAN SERRANO: All right. Thank you.

Mr. Salas, do we have any others from the --

COMMISSIONER EYSTER: Eyster, question.

MR. SALAS: Yes, sir.

CHAIRMAN SERRANO: Commissioner Eyster, please.

COMMISSIONER EYSTER: Thank you, Chair.

Thank you, Mr. Ewing. You just referred to comments from Mrs. Van -- Ms. VanGils?

MR. EWING: Yes, sir.

COMMISSIONER EYSTER: We did receive an e-mail dated November 29th at 6:42 p.m. You may not be able to do this now, but I'd like -- we did get that in the 48-hour material. I want to see if that was it or if there was other.

MR. EWING: The one I was requesting was attached to one that's -- that's in there, but it doesn't have the attachments to it. The actual one that I'm addressing is 10/17/19, October 17th, '19, an e-mail from Friedje vanGils, I think to Colleen McRoberts.

COMMISSIONER EYSTER: Okay. I haven't seen that, but I'll ask the commission and staff if that's in the record somewhere and I've missed it. Thank you.

MR. EWING: Thank you.

CHAIRMAN SERRANO: Mr. Salas, do we have another speaker?

MR. SALAS: Yes, sir. Next is Dave Simon, parks and recreation department.

CHAIRMAN SERRANO: Good morning.

MR. SIMON: Good morning, Mr. Chairman.

CHAIRMAN SERRANO: Good morning. You're in an ideal location. If you'd state your name and address for the record.

MR. SIMON: My name is David Simon; address, 1801 4th Street, Northwest.

(Witness sworn.)

CHAIRMAN SERRANO: Please proceed.

MR. SIMON: Good morning, Commissioners, members of the public. I'm Dave Simon. I'm your parks and rec director for the city, honored to serve you. And I appreciate all the commissioners'

service for the public.

I also want to thank our technical advisory group that worked for years on this plan. And all the members of the public who actually weighed in on the process. It's been a lengthy, inclusive robust process to develop this plan, with extensive public comment. So proud of us working together to get through all that and to reach this moment.

I just wanted to address a couple of issues that have been raised in the staff comments, and a little bit from the public comment.

First on the issue of carrying capacity, Mr. Chairman, I have some extensive experience in the establishment of park carrying capacities. This goes back to efforts by the National Park Service to address this in some of our premier national parks around the country.

And what I'll just say is that establishing a carrying capacity is a complicated, difficult science and social science challenge, and it often takes years of analysis to do that. You really -- to set a carrying capacity, there's no, like, yardstick that you just take off the shelf to do that. It often requires a lot of detailed identification of what your specific conditions that you're aiming for there. Like, how often do you want to see another person?

So I would just say with respect to establishing carrying capacity in the plan, that would be a very -- to do it correctly would take a long time and a lot of science and social science.

I think you heard concerns from other managers that we're really talking about a much lower sort of level of public use of the Candelaria property than, for example, the Rio Grande Nature Center next door. So I think that issue's talked about in the plan. I think trying to get that achieved or included in the plan prior to city council approval would be a little much -- much to ask. Because, I mean, it has taken significant and talented land management agencies years to come up with carrying capacity.

The second issue on plans and policies that the staff comments identified, no, those exist. We have lots of plans and policies for open spaces around the city, and I think as the plan references, we apply -- we apply those policies to the nature center. So, again, I think it's not a reason to delay the plan's forward progress.

Third, just with respect to the tree nursery, you know, this area would be subject to very detailed future planning, with extensive public involvement.

The issue of parking on Cherokee was one I personally raised, because I did think it needed to be addressed. And I think our goal is to actually relieve neighbors of the impacts from parking. And I -- we strongly support restricting parking on that block so that people park to access the nature center and the Candelaria farm in the right places. So we support that.

But my major point again is the -- moving forward on the tree nursery tract is going to be a separate, detailed planning process, with extensive public involvement. And we support that.

In conclusion, Mr. Chairman, Members of the Commission, I want to also just remind them that members of the technical advisory group who worked on this plan for your years, voted to approve

it. So it has strong endorsement from many sectors, and I think that would -- I would respectfully request the commissioners to forward the plan to the city council.

CHAIRMAN SERRANO: Thank you.

MR. SIMON: So thank you very much.

CHAIRMAN SERRANO: Thank you, Mr. Simon.

Commissioners, any questions?

COMMISSIONER EYSTER: Eyster.

CHAIRMAN SERRANO: Commissioner Eyster, please.

COMMISSIONER EYSTER: Thank you, Chair. Thank you director. Nice to see you. I appreciate the great work that you do for Albuquerque.

MR. SIMON: Thank you.

COMMISSIONER EYSTER: You did talk much about the carrying capacity, and I can appreciate what you're saying. It's kind of a long term target that takes a lot of study by experts.

So do you -- do you feel that if the resource management plan contains the principle, that these areas to the -- the big tracts in the northeast and the south, that these were only going to be accessible by interpreted or accompanied tours, and that the capacity of those would be determined over a period of time by staff? Would that be a good solution to that question?

MR. SIMON: Mr. -- Mr. Chairman and Commissioner Eyster, I do -- I do agree with that, actually, very much. I -- I think that is the principle that's been incorporated into the plan now. There's sort of a limit on group size already that the plan incorporates and the TAG approved. There's also a limit on frequency of guided tours on the site.

So we've already really established a very low, kind of reasonable approach to get started with. And as you indicated, a lot of other public engagement and appreciation of the Candelaria preserve will be from blind and observation point, too. So I think we put the right principles already in place. And so with some of the limits on tour size, guided tour size and frequency --

COMMISSIONER EYSTER: Mm-hmm.

MR. SIMON: -- we've already made a very good start on that, Mr. Commissioner.

COMMISSIONER EYSTER: Thank you, Director.

It occurs to me, and I'll address the commission, that in my mind that addresses the question of carrying capacity. I don't think -- I agree with director, we don't need to have a lot of upfront studies on capacity if we do that have that principle that those areas that I've discussed are going to be accessible only and accompanied during interpreted tours.

I yield the floor, Chair.

CHAIRMAN SERRANO: Thank you, Commissioner Eyster.

Commissioners, any other questions?

Okay. Thank you.

Mr. Salas, do we have any other speakers?

COMMISSIONER HOLLINGER: Commissioner Hollinger, can I ask a question?

CHAIRMAN SERRANO: You may. Commissioner Hollinger, please.

COMMISSIONER HOLLINGER: Thank you, Chair. So I'd like to address my question to parks and rec.

In regard in the tree nursery, we've heard public comment. And the concerns have been raised in regard to dirt, dust, trash, the facility being used in an improper manner, I believe Mr. Chavez noted roughly that there were approximately 50 trees in the area. Based on the photos that I've seen, it just doesn't seem like the area is being used correctly.

So my question is, how do we plan to address those concerns and help these members of the public find resolution?

MR. SIMON: Mr. Chairman and Commissioner Hollinger, if you don't mind -- I think it's an excellent question. We're very aware that our goal is to transition use of that parcel to its intended purposes, and an extensive amount of work has been done to do that.

So if it's okay with you, I would like to ask Mark Chavez to fill you in on some of the work that we've already done and that is ongoing that's moving us exactly in that direction.

CHAIRMAN SERRANO: Thank you.

Mr. Chavez, are you on?

MR. CHAVEZ: Absolutely.

So, Mr. Chair, Commissioner Hollinger, so there has been extensive work in the past few years on the nursery site, one of which has been stopping using it for trash. You know, at one time, it was used as a holdover spot for trash before it -- small amounts of trash. Not only have we stopped doing that, we stopped doing that at the beginning of the year.

All of the formal bins that had been created over time to hold this trash have been removed, so that way that no longer -- that opportunity no longer exists. Many of the contaminated piles have been removed since, especially in the most recent time. However, green waste from -- for example, from storms, from fallen trees, that sort of (inaudible) is, you know, still taking place on the property.

There's a misconception that composting is occurring on the property; that is not happening. There is mixed soil on the property that it's a holdover spot before it's taken out to the parks; as well as things like engineered wood fiber for playgrounds. That is occurring on the property, on a small portion.

We're still in the process of removing any of the items that -- that, quite frankly, don't belong on the property. For example, metal or things over the years that have been collected. That's almost all been removed.

And I'd like to point out that the portion of the property that -- where the 50 trees, there are more than 50 trees. I should pointed this out initially, is there are shrubs, there's all -- all kinds of different things. And roughly half of the property is flood irrigated in that portion. So I would -- I would identify that portion as -- as the portion of the tree farm that's active. And that is roughly half of the property.

CHAIRMAN SERRANO: Thank you.

Commissioner, does that answer your question?

COMMISSIONER HOLLINGER: I believe it does. I'll further that at another time. So I'll yield for now. Thank you.

CHAIRMAN SERRANO: Thank you, Commissioner Hollinger.

Commissioners, any other questions?

VICE CHAIR SHAFFER: Commissioner Shaffer.

CHAIRMAN SERRANO: Commissioner Shaffer, please.

VICE CHAIR SHAFFER: Well, this will answer -- this will take up one of my two, since we brought Mr. Chavez back into this discussion. And this is -- I'm going to -- I'm going to further Commissioner Hollinger's question, because this is the one that I wrote down.

I don't -- I'm looking at the pictures that were submitted as part of the 24-hour -- or 48-hour rule. These pictures were taken last month. And you're stating that all of this has been -- over the last few years, all of this debris, everything has been taken out of there, ongoing, it hasn't been used as a dump.

It's being used as a dump. There's brand-new trash bags that are being thrown there. You can shake your head, Mr. Parks and Rec, Mr. Simons [sic], but I'm looking at the pictures from last month. Those are brand-new trash bags that are piled up on the site. The garbage bins that are -- that you said kind of that were makeshift put in there, they're still there. There's piles of everything on that property that are still being used as -- as a dump.

And that's good that there's a -- there's a wave of getting things correct, but -- and this is going to go to my next -- any next question for the applicant when we go back to that section after we get out of public comment. But I -- you know, looking at this documentation, you know, the City of Albuquerque citing this site with zoning infractions, it's all here in public record that we're looking at.

And I'm not sure how -- Mr. Chavez, your -- your -- your description doesn't really jibe with the pictures from just 30 days ago. So can you comment on that, please?

MR. CHAVEZ: Absolutely, Commissioner Shaffer, Mr. President --

CHAIRMAN SERRANO: Mr. Chair. I'm not president yet. I'm just...

MR. CHAVEZ: Those bins have been removed in the last few weeks completely. There had been over a hundred tandem ten-yard dump trucks that have been taken out of there in the last month.

And I haven't seen the pictures that you're referring to, but I will say that we were working with the neighbors on the south side, because there's landscaping that the city had installed along -- at some point, along the south side of that fence, and they had piles -- because they volunteer and they take care of that portion, and I'm not sure if that's the picture of the trash bags. But I am aware of the trash bags that were placed there, that was placed there by the neighbors. And we did remove all of that in cooperation with them. We're thankful for their time to volunteer and help take care of that side of the property.

And we're looking at addressing some concerns that they had of the trees that they just, quite frankly, as volunteers, don't have the expertise or the resources to take care of. So we're also looking at that, as well.

CHAIRMAN SERRANO: Thank you, Mr. Chavez.

Commissioner Shaffer, does that address your question?

VICE CHAIR SHAFFER: It doesn't, but I appreciate that -- I don't think there actually was a correct answer on that, but I wanted to address it of saying the -- and what you're talking about of the neighbors helping clean up, that's not the piles. I really -- you're speaking to pictures that you're not looking at. If you would go -- if you would go to the -- to the file and look at those, then you would see what I'm talking about.

I mean, we've got huge piles of -- it looks like desks and other things. They're on the -- they are actually on the property. They're not bags that -- that the neighbors put there or did anything like that. So, again, is -- if there's a goal, I guess the question that comes out and it has to get addressed, is furthering Commissioner Hollinger's original question of saying, "What's the plan?"

You know, I know that this is -- we're talking about the master plan here now, which is great, and I think it's a good thing, and we're all in agreement on that. But the site, to date, has not been used per plan and has not been managed correctly.

So we can move on from that point, but it needs to be discussed when we're talking at the end. Thank you.

CHAIRMAN SERRANO: All right. Thank you, Commissioner Shaffer.

Mr. Salas, do we have anyone else from the public to speak?

MR. SALAS: Yes, sir. Next, Eleanor.

MS. WALTHER: Good morning.

CHAIRMAN SERRANO: Please state your name and address for the record.

MS. WALTHER: Sorry. Eleanor Walther. I'm president of the Rio Grande Neighborhood Association. I live at 2212 Camino de los Artesanos, Albuquerque, New Mexico.

(Witness sworn.)

CHAIRMAN SERRANO: Please proceed.

MS. WALTHER: Chairman Serrano, Commissioners, thank you for your time. I want to say I want to agree with everything Peggy Norton said and Steve Ewing -- Steve and Cori Ewing have said.

The TAG asked for a compromise on pesticide/herbicide use, and Peggy has referred to that in her letter. So I request that that be added to the plan.

You know, the devil is always in the details for herbicide/pesticides. Herbicides are pesticides. They say pesticides are prohibited. There's an inconsistency there.

They've also said there's a bus stop there. The bus comes once an hour. I'd be delighted if -- if the bus came more often, if that would make it usable.

Also, as well as Cherokee lane. On the south side of the tree nursery tract is a driveway, and I believe people can access the Duranes Lateral from their driveway. So I ask that you consider some way to maybe block access, if they so desire. Otherwise, there's going to be parking in their driveway.

The community involvement is -- is tantamount important.

Also, on the budget, it seems to me that there's not very much money available this coming year, and it's premature to start planning blinds, and what's going to happen at the TNT, that that money could be used for restoration, and that could come sooner.

In terms also with planning, it seems to me that carrying capacity is related to how many parking spaces you're going to need and what that use might be in the future. So until you flesh that out, that planning is not a good use of the money.

You've been very supportive of the neighbors in terms of how the TNT has been used so far, and you can understand why neighbors have skepticism about how they will be involved in planning. The -- they've been complaining for a long time. And until very recently, nothing has been done. Thank you.

CHAIRMAN SERRANO: Thank you.

Commissioners, any questions?

COMMISSIONER EYSTER: Eyster.

CHAIRMAN SERRANO: Commissioner Eyster, please.

COMMISSIONER EYSTER: Thank you, Chair.

Thank you, Ms. Walther, for your comments. You're speaking for your association, to some extent. And your association may or may not have a position on this, but I wonder -- I think you said that there was room for compromise on pesticides and herbicides. I don't know if I heard that right. I -- but before you answer, I heard Mr. Cassidy, who is a contractor there, testify that he did not think that they could revegetate the wildlife-type vegetation without some kind of herbicide.

And I have the greatest fear of herbicide, I tell you. I've destroyed too many nice plants by accident.

So what is your position as a -- an individual, or if your association has one on some kind of very limited use of herbicides for that kind of revegetation?

MS. WALTHER: Well, when I heard 90 acres and invasive weeds, that doesn't suggest to me limited use of herbicides.

COMMISSIONER EYSTER: Forget the limited. Just, you know, judicious use, professional use.

MS. WALTHER: Well, what we ask is that neighborhoods be notified and involved in the decision to use it before any herbicides are used.

COMMISSIONER EYSTER: So it would be more something that we would -- would express only as a concern, but it would have to be dealt with more on an ongoing basis, kind of like I talked with director Simon about carrying capacity.

Everything can't be -- I appreciate everything can't be nailed down in a plan like this. Some of it is dynamic. But I think you said, yeah, but it needs to be coordinated.

MS. WALTHER: It needs -- it needs to be coordinated. And five years ago, they did extensive spraying, and it was disastrous to the (inaudible). Birds went away and, you know, they're -- they're coming back now, and so we are (inaudible) worried.

COMMISSIONER EYSTER: Yeah. And with good reason. Thank you. That answers my question.

CHAIRMAN SERRANO: Thank you, Commissioner Eyster.

Mr. Salas, next (inaudible).

MR. SALAS: Yes. The next speaker is Todd Huslig.

MR. HUSLIG: Good morning.

CHAIRMAN SERRANO: Please state your name and address for the record.

MR. HUSLIG: My name is to do Huslig. I live at 1408 Plaza Sonada.

(Witness sworn.)

CHAIRMAN SERRANO: All right. Please proceed. You have two minutes.

MR. HUSLIG: Mr. Chairman, Councilors, thank you very much for your time. My name is Todd Huslig. I work for Hydra Aquatic. We are a wetland and riparian plant nursery located in the South Valley. We do river restoration work. We've done numerous projects on the Rio Grande and rivers throughout the State of New Mexico.

We are working with Ms. McRoberts at the present time on the Candelaria nature center, or the preserve. And this is a large undertaking that she's wanting to do, to transform farmland into native wildlife habitat.

Along with that -- partly this problem is -- is 0difficult because these are two vastly different ecosystems that we're trying to create, that go from one to the other. And the other problem is the invasive, noxious weeds of the Johnsongrass and bindweed. Those are probably two of the worst weeds in New Mexico.

So we have been collaborating with environmental scientists from the Natural Resource Conservation Service, the Heritage Farm, Freese and Nichols, which is an environmental company, they do environmental work. We've chatted with their experts, along with

our own expertise.

And it is our belief that the way to achieve the city's goal, the most economic way, is going to be the use of herbicides.

As we start irrigating these fields, the weeds are going to take over. And at that point, we need to set those weeds back so the native species have a chance to take hold. And as the native species become more established, then we can manage them through the manipulation of water to help the native species and impact the weed growth.

Hydra Aquatic is a licensed commercial applicator in the State of New Mexico. We only apply pesticides that are approved by the U.S. Environmental Protection Agency and New Mexico Department of Agriculture.

Herbicides can be used safely. And I don't think we're going to achieve the city's goal in a timely manner without those use of herbicides. Thank you for your time.

CHAIRMAN SERRANO: Thank you.

Commissioners, any questions?

Okay. Mr. Salas, next speaker.

MR. SALAS: Marta Galicki.

MS. GALICKI: Good morning. Marta Galicki.

CHAIRMAN SERRANO: Please state your name and address for the record for the record again.

MS. GALICKI: Yes. My name is Marta Galicki at 3403 Rio Grande Boulevard, Northwest.

(Witness sworn.)

CHAIRMAN SERRANO: Thank you. Please proceed. You have two minutes.

MS. GALICKI: Okay. Mr. Chairman and Commissioners, I very much support the creation of the Candelaria Nature Preserve to the community of Albuquerque.

My husband and I purchased our property on Cherokee Road on the north side of the tree farm in 2016, and we spent two years renovating two buildings on the property that were not inhabitable.

It wasn't until 2019, by chance with a neighbor, that I heard about this, the tree farm development. I always saw the tree farm as something green and that had trees in it. I didn't even realize when I bought the property that it was being used in an irregular way by the city.

In 2019, I heard from our neighbors that there was proposed parking and public rest rooms that were going to be established across the road from me. Even when the impacted neighbors finally heard about it, we had a public meeting on September 11th, 2019, but there were never any -- there was a lot of outcry during that meeting, but open space staff did not provide a record of oral written comments of that meeting. They said that it wasn't possible.

We never received anything in the mail until October 2020 about participating in the public meeting process. Although we were able to go to a few TAG meetings in 2019.

We have requested further studies, including traffic studies, environmental studies to assess the actual need and location.

And I'm so excited that something's going to be done about the irregular, if not illegal, use of the site now. But in the -- as a trade-off, it's really disheartening to think that I have to get a 30-space parking lot, with five bus bays, and public rest rooms.

I would be really grateful if we could have a facilitator help us in this interaction with further development of the tree farm. And I also would like there to be consideration -- if, in fact, there are parking spaces, that maybe there's a reconsideration of not having all the parking on that site, that it be scattered parking, so that the neighbors on that perimeter of the tree farm doesn't get -- carry the burden of this project.

Additionally, the type of paving would be really important if it went forward. It should be permeable, environmental friendly. We do live in a flood zone, and adding concrete is not just unenvironmentally unfriendly, but it also causes flooding.

I think that about does it, but I would be really grateful to be heard. Thank you.

CHAIRMAN SERRANO: Thank you.

Commissioners, any questions?

COMMISSIONER EYSTER: Eyster.

CHAIRMAN SERRANO: Commissioner Eyster.

COMMISSIONER EYSTER: Thank you, Mr. Chair.

Thanks, Ms. Galicki. I think your idea about soft parking and permeable parking, if that's the way this goes forward for parking, yeah, that's the way it should be done. Yeah, thank you.

CHAIRMAN SERRANO: Thank you, Commissioner.

Commissioners, any other questions?

Okay. Mr. Salas, next speaker.

MR. SALAS: The final speaker is EW2.

CHAIRMAN SERRANO: Good morning.

MS. WARD: Good morning.

CHAIRMAN SERRANO: Good morning. Please state your name and address for the record.

MS. WARD: Em Ward, 3301 Coors Boulevard, Northwest, R191, 87120.

(Witness sworn.)

CHAIRMAN SERRANO: All right. Thank you. Please proceed. You have two minutes.

MS. WARD: My comment is a question. Are the commenters promoting herbicide use for vegetative management potential beneficiaries financially from the use and application of this?

Thank you.

CHAIRMAN SERRANO: All right. I'll direct your question to Mr. Simon, if you may.

Mr. Simon is not on, Mr. Chavez.

COMMISSIONER EYSTER: Ms. McRoberts.

CHAIRMAN SERRANO: Okay. Ms. McRoberts, please.

MS. LANGAN-MCROBERTS: Thank you, Chair Serrano, Members of the Commission.

So I want to reiterate, while the folks we are working with now want to be as -- they do -- are very concerned with, you know, having results, since this is a contract within a time efficient process, and the best way to do that is with the use of herbicide, that we, the open space division, are developing an integrated pest management plan, as I mentioned in my presentation.

That plan is going to detail, what is the actual weeds that we have. There is a lot more than just the Johnsongrass and the bindweed that was mentioned. There's seasonal weeds. We are going to have a very detailed plan that goes (inaudible) one of those, how they need to be managed, and what is our process for informing the public what we're doing. So that will all be a part of that plan.

And the contractors that we're working with will have to abide by that plan as well once we're -- once we've completed with it. And, again, we're in the process of doing that.

And just to reiterate, this is a very common way of managing weeds for large natural resource areas, is to develop an integrated pest management plan. And herbicide use is not the only way to manage weeds. And it will be the way to -- we -- we will need it in our tool belt, but we will use it as the most limited way possible.

We are also going to be looking at mechanized means of removing weeds, potentially solarization, all sorts of really creative ways; cover cropping. Again, we're working also with the Cuidad Soil and Water Conservation District. They will help us with project management on this site. And they are going to be helping us to incorporate a wide variety of ways to manage the weeds.

And so we are looking at a 20-year plan. So we do have time. But I think, you know, the use of limited herbicide will help us to get where we need to go in an expedient way. And so we're looking at all of those things.

CHAIRMAN SERRANO: Thank you, Ms. McRoberts.

Mr. Salas, that was the last speaker?

MR. SALAS: Yes. But Mrs. Ward has an additional question.

CHAIRMAN SERRANO: Okay. Ms. -- go ahead

MS. WARD: It's -- it's Ms.

And I just wanted to point out that my question wasn't actually answered. Thank you.

CHAIRMAN SERRANO: Okay. Thank you.

That was our last speaker, Mr. Salas?

MR. SALAS: Yes, sir.

CHAIRMAN SERRANO: All right. Thank you. Thank you to those that participated in the public comment.

We'll proceed to -- to staff. Ms. Naji.

MS. NAJI: Yes, thank you, Mr. Chair, Commissioners. I would like to, again, share my screen just for a moment, if I may here.

CHAIRMAN SERRANO: Go ahead.

MS. NAJI: Just because these are photographs of the tree farm. I was there a week ago Monday. And I will say that there has been a great deal of change since the photographs that I had received as part of the application and public comment. I think this is not the correct screen. Let me stop that -- because I did have one that has -- and show you what's been going on there. I just want to make sure I have one that I can keep -- can show you all photographs.

I feel like for what has been presented, however, we do have a number of changes, works that show some of the concerns that I had relevant -- relative to the plan. It sounds like there are some answers that they have -- they may not be easy to find within the management plan.

But here is the tree farm, and this is standing on Rio Grande Boulevard. This is the south end of the tree farm. So you can see -- this isn't the very end of it. There's this gate here that's about in the middle of the property. And here you can see the trees, and there's other vegetation there.

Here's looking into the area that has been of greatest concern -- concern about the dumping. This is the -- I think it's the Cherokee lateral, or ditch, here that is behind the properties owners on Cherokee. And along here, the bus stop is here, and this is where you can see what has been -- what is left on the property. There's a lot of green debris and soils and large boulders that have probably been relocated from -- from the parks.

I don't know (inaudible) changed. Okay.

Here, there's still this amount of, as was stated by Mr. Chavez, some metal pieces, metal debris that still needs to be removed from the site.

I know that some of the early photographs showed a lot of garbage, a lot of trash bags, a lot of obvious dumping. That has been greatly removed. This is along the lateral, the Duranes Lateral. This is the farmed area currently.

And -- and so it's been cleaned up considerably from the time of even photographs of a month ago. This is along Cherokee to the north of the tree farm.

So I feel like, just to sort of put forth to you that a great deal of cleanup has taken place. It can still, you know -- change can still take place there.

But in terms of my concerns as the -- for the requirements of a resource management plan, I feel as though they have answered a number of the questions and concerns that people have. It could perhaps be more clearly laid out. But they do seem to have the process in plan -- I mean, in mind of how they will proceed with future changes.

And that's all I have to add.

CHAIRMAN SERRANO: Thank you, Ms. Naji.

Quick question. Throughout this presentation, we've heard from the city and staff saying that, quote, unquote, we will have a plan for that. And it goes back to my earlier comments at the beginning of this presentation.

I would think that the -- that this commission should be able to see a comprehensive plan other than just being told that we will have a plan. Because it goes back to filling in the blanks, and that's a huge concern for me. I think it would be a huge concern for the commission, and it appears from public comment that there's a valid concern there also.

So I don't -- I don't know what this commission is going to do when we get to that juncture soon. You know, well, that discussion will take place. But I have -- I raise a lot of concerns over doing a fill-in-the-blank type of a recommendation and not having a plan, but just verbiage that says we will have one.

I don't think it's fair to the public, I don't think it's fair to this commission, and I don't think it's fair overall to what resources are being expended, both human and financial, as we move forward just trying to fill in the blanks.

But I'll let the commission further that discussion when we get to it.

I will now go to staff -- I mean, I will -- I'm sorry -- go to the -- the applicant, Ms. McRoberts, please.

COMMISSIONER EYSTER: Chair, Eyster. I have a question for Ms. Naji, and I think --

CHAIRMAN SERRANO: Okay.

COMMISSIONER EYSTER: -- Commissioner Shaffer may have, too.

CHAIRMAN SERRANO: Okay.

COMMISSIONER EYSTER: I'll defer to him, first.

CHAIRMAN SERRANO: Commissioner Shaffer, and then I'll go to you, Commissioner Eyster. Thank you for bringing that to my attention.

VICE CHAIR SHAFFER: Yeah, thank you, Commissioner Eyster, or chair. I'm actually going to wait until I -- we hear -- since the protocol would be to hear from the applicant next, and then make that comment. Because I believe the applicant will then kind of further what Ms. Naji talked about. Thank you.

CHAIRMAN SERRANO: Okay. Commissioner Eyster.

COMMISSIONER EYSTER: Thank you, Chair. My question could go to Ms. Naji, but I think it would be better to the applicant, so I'll wait, too.

CHAIRMAN SERRANO: Thank you, Commissioner Eyster.

Ms. McRoberts, please.

MS. LANGAN-MCROBERTS: Thank you, Chair Serrano, Members of the Commission, or -- sorry, having a hard time with my video. There we go.

For hearing all of this, including the public comment, I do just want to remind you all that this very lengthy process really started in 2016, and since 2017, there have been an incredible amount of meetings. And this process was driven by the technical advisory group that had heavy neighborhood association representatives, more than the resolution actually mandated.

I will also mention that, you know, again, we did this -- we had actually developed a number of resource management plans for this property, and they had all been shared with the state. They were fully aware of how we were managing the site as far as agriculture is concerned.

It was really a surprise to us when the land and water conservation fund liaison from the state told us that we were not in compliance, especially when it comes to the recreation and access part, because this site has been designated as an open space preserve. And that is why we did always limit access to the vast majority of it while providing incredible access and education opportunities through the Rio Grande Nature Center State Park agreement.

And that is what was envisioned a long time ago. And it was also envisioned that there would be farming there for -- for wildlife. This new vision that was really community driven with the technical advisory group really calls out a very different kind of way of doing things, which is this transitioning to restored habitat, and keeping it as a limited access. There's a lot of great benefits to that.

And, again, I'll just mention, since this was not staff driven, there are a lot of things that we would like to have seen in the plan that didn't get included, as well. And, you know, we had to compromise ourselves and work with this group.

The areas that -- I've also mentioned that the National Park Service, you know, per the state liaison, has asked us to address these two concerns and to come with them with an approved resource management plan that they could also review and approve. So that will be the next phase after city council. And we had three years to do that. That timeline was -- has gone and passed. We got a year extension. So we're really hoping that we can move forward with the resource management plan in a reasonable way at this point.

As far as the need to continue to have more details in the plan, especially as it pertains in the tree nursery, that is going to take a long time. That is why we identified it as a completely different planning effort that we are completely dedicated to and already have a contractor on board.

So, you know, I think we -- we are doing our best to address all of the concerns. And, you know, I think that saying that we're committed to additional planning for that specific parcel I think is completely appropriate as it is written.

And I will just mention that it was really emphasized when -- after the technical advisory group voted to approve this plan, it then went to the open space advisory board, and they also approved it with two amendments. One which was to emphasize that the tree nursery -- in the tree nursery tract that there should not be any development there until we have an approved plan for that tree nursery tract, working with the neighbors. And they had us say that shall happen.

So, you know, we are dedicated to doing that. And we are accountable also to the open space advisory board in making sure that process most forward.

And I also just want to mention, while we definitely want to provide -- you know, we want to address all the concerns the neighbors have brought up, we think that through this planning process, we're going to greatly improve this site from how it's been traditionally used all these decades.

And but it's also important that we consider how are we providing public access to the general public, not just to people who live there. So, you know, this land, per land and water conservation fund talks about public outdoor recreation for all of our citizens. That's also included in our major public open space facility plan and in the comp plan.

So we have an obligation to support access for everyone. And since periphery access has been dominated from the technical advisory group that has been a prominent way people will access the area, having a place for people who don't live there to park, to go and see the blinds, to experience that, which is not, you know, parking on the neighborhood streets, but within a confined area that's already gated, I think, is a very reasonable approach.

And yes, there's a lot of details to figure out, and we are going to do that. So I hope that the conclusion will not be to, you know, not approve this until we go through the tree nursery tract planning, because we are dedicated to doing that and it is emphasized in the plan currently.

So I really appreciate you time, and I'll just stand for any questions. Thank you.

CHAIRMAN SERRANO: Thank you.

Commissioners, any final questions for Ms. McRoberts?

COMMISSIONER MEADOWS: Mr. Chair, Commissioner Meadows here.

CHAIRMAN SERRANO: Commissioner Meadows, please.

COMMISSIONER MEADOWS: Yes, Ms. McRoberts, so when the additional, more detailed planning, especially for the tree property, is done, will that come back to EPC, or is it -- can we request that that come back to EPC so we can make sure that all the public comment has been addressed?

MS. LANGAN-MCROBERTS: Yes, thank you, Commissioner Meadows, Chair Serrano. So we are obligated to bring that plan to the open space advisory board for their review and approval. And I'm

sure that if it pleases the commission, if you would like to have us come bring it back to you, as well, we are happy to do that.

COMMISSIONER MEADOWS: Thank you.

CHAIRMAN SERRANO: Let me just add something, Commissioners. Once we move from forward, there's no obligation, nor would there be that opportunity, based on -- on your comments, to bring it back to this commission. So that's why the issue of making sure that we have all those blanks filled in, the T's crossed and the I's dotted, in my opinion, is imperative as we move this thing forward to ensure that what we are doing has been properly vetted.

Commissioner Shaffer, you had your hand up, please.

VICE CHAIR SHAFFER: Thank you, Mr. Chair.

And I -- I appreciate Ms. Naji -- I'm just going to acknowledge her putting up the newest pictures. That's incredibly helpful, and which is why it's part of this public record and we ask the questions, so to make sure and document for the public benefit that things are actually happening when they say they're happening. So that's good that within the last month a lot of that's been cleaned up. So thank you for presenting that to this body for our review.

Ms. McRoberts, so leading straight into that, what's the -- going forward -- because I'm confusing on who's going to be in charge of what after this point. So we -- we all keep asking that question about the tree site. And -- and so you know, I personally let -- agree with where this whole thing is going, meaning a plan. You have to have a master plan to be able to start planning. This master plan has been going on for quite some time and being discussed. It has to. I mean, I get it. It's -- it's -- you have to start somewhere and it's been going on, and you fine tune as it goes along. So I'm in agreement with the idea of what you've presented here today for sure.

But that area, you know, now that it's getting cleaned up -- and I have two questions for you, so that's one of them. Now that that area is being cleaned up to where it should have been this whole time, now what? Who is in charge of it starting, you know, January 1, 2021? Who -- who now is in charge of making sure that that remains the way it is and doesn't go right back to what it had been for the last decade?

MS. LANGAN-MCROBERTS: Thank you, Commissioner Shaffer and Chair Serrano.

So both the open space division and the parks management are under the same department within the parks and recreation department, led by our wonderful director, Simon. And we -- you know, we will have to collaborate to some extent.

However, after the plan is done, it will -- I would imagine it will be managed more directly by the open space division. And I am not sure that the parks management will really have any involvement there at all. If they do, that will be thoroughly vetted and identified within the planning process. Because what will come out of that plan -- so, for example, if the plan dictates that green waste is still allowed at that site, then park management will still have some involvement there. And I think that will be thoroughly identified as far as the amount, the type and how that operation exists.

If it's identified that green waste will not -- no longer be allowed there, then I imagine that, you know, the open space division staff will be the ones who are more directly in charge of that site.

It is, you know, part of the Candelaria Nature Preserve major public open space, so, you know, we're more than ready and capable to take over management of that if it's not serving the parks needs any longer.

VICE CHAIR SHAFFER: Can Mr. Simon answer that question, then, since you're -- I know it's a different division for you, then. So since Mr. Simon is the one in charge, can he answer that question? And if he's not on any longer, then --

MS. LANGAN-MCROBERTS: If director -- sorry, Commissioner Shaffer.

VICE CHAIR SHAFFER: That's okay.

MS. LANGAN-MCROBERTS: If director Simon is no longer with us, Mark Chavez is the associate director for parks and rec, as well. So he would be able to answer that question.

VICE CHAIR SHAFFER: Okay.

CHAIRMAN SERRANO: All right. We'll start off with Mr. Simon. If he's on, he can answer it. If not, Mr. Chavez, please raise in -- weigh in. I'm sorry.

VICE CHAIR SHAFFER: It doesn't appear so.

CHAIRMAN SERRANO: Mr. Chavez, please.

MR. CHAVEZ: Absolutely. So after -- after we have -- so right now, the best management practice, park management, at least in purview, to still manage the property, because they have the resources to do what we've done in the last 30 days. I'm not certain that open space has that ability right now, and that's why they're asking for the -- you know, that's why the budget has been built into the resource management plan. So it would be wise to still have park management manage it.

Now, in terms of how it's managed and what it's managed for, I think through the planning process, that will be determined. But we do still intend to use it as a holdover for, like, wood chips for playgrounds, that sort of thing; sand. This last storm, for example, we had all of that -- that debris that came down. We -- it's just a central location for us.

That may go away at some point, but at this time, that would be our hope, to still do that.

The trash, though, has been completely -- that's not even in the picture.

The other part park management would still have involvement in the property is the tree nursery portion, because the forestry section falls under park management. And so we do -- you know, we do really want that nursery to be beneficial and we feel like it could produce more trees than it is right now if managed correctly. And there's a -- you know, that's part of the plan.

I hope that answered your question.

VICE CHAIR SHAFFER: It does. Thank you, Mr. Chavez. I mean, it

does and it doesn't, because the answer is no, there isn't an actual person who is in charge. But everyone's going to do their best to manage it until a plan is put in place, which is what we're talking about, you know, what -- who's -- who's going to do what when. And I get that part.

And I 100 percent understand that in the holdover part, it makes complete sense that's the place to do it, the tree bark and things like that. It's a weigh station for -- for continuing on.

It's just coming from a management background myself, you know, I know that it's -- it -- it's more expensive to deal with everything twice. So having -- you know, keeping that -- that property from going back to being a dump to then deal with it again later on, I mean, you're dealing with that now, with the cost of years and years of mismanagement of it being used incorrectly. And your budget's taking a hit on it right now to fix all that.

So, you know, that's the concern from my standpoint, from -- you know, we're speaking up for the citizens of Albuquerque here of saying that's got to be managed correctly, that it does -- you know, now that we spent all the money out of someone's budget to clean it, it doesn't immediately go back to what it was. So there's got to be some sort of management strategy put in place, which goes back to what Chairman Serrano's talking about of saying what is that and what are we doing.

So you've answered my question as best as your ability to, and I appreciate that.

I have the -- the second thing, this is for Ms. McRoberts, is, you know, we've heard from the public commentary early on, and I don't know -- this is out of my -- out of my realm of understanding of how this stuff works, the improper transfer of that property that the public comment people brought up. And I don't know -- what's the -- maybe this isn't Ms. McRoberts. This is maybe somebody else.

What's the validity of that actual commentary from the public in regard to what we're looking at today? Is that something that we need to be addressing? And maybe this is to Mr. Aranda or legal or whatever. If it's not, then I think we need to address that here in public record saying it's not part of this discussion, or discuss it.

CHAIRMAN SERRANO: I'll direct that to Ms. McRoberts first.

MS. LANGAN-MCROBERTS: Thank you, Commissioner Shaffer and Chair Serrano.

So we are working -- the -- if I fully understand the question, when you talk about the transfer, I'm assuming that means the transfer of the tree nursery track to be used by park management.

And, again, you know, so the property cost 1.7 plus million dollars, $600,000 for use by LWCF funds, which did mandate certain things into perpetuity for this -- for this property.

And we have continued to work with both the state and the National Park Service on all of the -- the management of this area. So like I said, in all of the previous resource management documents that maybe never got the final stamp of approval from the National Park Service, but they always had the state parks involvement in every single planning process for that particular tract for park management to use in that way was a request to

the -- by, again, Mayor David Rusk in 1981, the house of representatives.

And so, you know, I -- I'm not a lawyer. I'm sure that we could have our legal team look more in depth into the legal issues. But I do know that we are currently working with the National Park Service to come into compliance on the few issues that have been identified.

One of them is to get an approved resource management plan that, you know, they've already seen the draft of and they are, you know, pleased in the -- with the direction that we're going in. So, you know, I think that we are in line with what we're supposed to be doing and where we're supposed to be going.

So I can't really answer your question more than that, but then maybe the legal team does need to get more involved. I'm not sure.

CHAIRMAN SERRANO: Okay. Mr. Varela, if you're on, can you address that.

Is Mr. Varela on, Mr. Salas?

MR. SALAS: I don't see him, sir. He is actually on, yes, he is.

MR. VARELA: Yes, Mr. Chairman, Commissioner Shaffer, I am here.

What you're asking, if I understand it, is whether the issue of whether we're fully in compliance has any bearing on the recommendation that you're going to be making to city council.

We are not under any sort of letter of direction or reprimand or any such matter, so I feel the city can state that it is in compliance or in the process of becoming fully in compliance.

But if you needed a more detailed answer of the exact status, we'd have to contact other parties on this and probably have the parks and rec general counsel do some research on that for you.

CHAIRMAN SERRANO: All right. Thank you.

VICE CHAIR SHAFFER: Yeah, so that -- your -- of course, appreciate it the way you split it up. That's -- that's actually the exact question, is if it's no bearing on this, wonderful. But it was brought up in public comment, and, you know, it just reminds me of one of our cases last month when we were talking about, you know, listening to stuff that had no bearing, so we just went ahead and voted.

So I just wanted to make sure that -- that that particular issue didn't impact any decision making that we were having today. And it sounds to me like, from your direction, it does not; that is a separate issue that has nothing to do with this management plan and the overall plan of what we're talking about.

So I appreciate the chiming in.

MR. VARELA: And, Mr. Chairman, Commissioner Shaffer, you are correct.

CHAIRMAN SERRANO: All right.

Commissioner Shaffer, yield?

VICE CHAIR SHAFFER: (No audible response.)

CHAIRMAN SERRANO: Okay. Commissioners, any other questions of Ms. McRoberts?

COMMISSIONER HOLLINGER: Commissioner Hollinger.

CHAIRMAN SERRANO: Commissioner Hollinger, please.

COMMISSIONER HOLLINGER: Thank you, Mr. Chair.

Ms. McRoberts, my question -- so I think we've drilled down trash quite a bit. It seems like we've come to at least some possible resolution with that.

The other things that I'd like to draw our attention to were from the 48-hour commentary in regard to dirt and dust, as well as the viewing station I believe for the bird blinds.

I'm not sure if both of those are from the tree nursery, so I guess I'll break this up into two parts.

The dirt and dust seems to be an issue for the neighboring community where the swamp coolers and air conditions need constant maintenance and repair. So I'm curious if we could find some type of resolution where -- where we control the dust. So I'll -- I'll break there and see what your thoughts are.

MS. LANGAN-MCROBERTS: Thank you, Commissioner Hollinger and Chair Serrano. I would like to defer that answer or response to associate director Mark Chavez.

CHAIRMAN SERRANO: Mr. Chavez, please.

MR. CHAVEZ: Absolutely, Commissioner Hollinger. So specifically you're asking about dust mitigation on-site, on the nursery site, correct?

COMMISSIONER HOLLINGER: That's correct.

MR. CHAVEZ: Excellent. So there are things I -- we could do in terms -- now that it's starting to -- it's almost cleaned up, the amount of traffic is going to decrease significantly. That doesn't address the dust when there is, you know, a truck there. But I know there have been a lot of trucks in and out of there this last 30 days. We are in the process of purchasing a water truck, at which point we could -- when we are working on-site, we could, you know, water -- water the site to keep the dust down. And I think that's a viable option.

COMMISSIONER HOLLINGER: So I'm not sure I know the technical term for this, but there's a fence that surrounds the perimeter, and I've seen plastic-type material that's woven in and out of the fence. So I'm just curious, maybe we could add that as a condition where that material would be woven in and out of the fence to help possibly control the -- the dirt that we're speaking of. Is that an option that we could seek?

MR. CHAVEZ: Absolutely. A silt fence is something that we could put around -- along the fence line. However, in terms of dust and blowing dust, that won't solve the problem. You know, that contains piles of dirt or soil that would build up as a result of dust. But it's not something that we wouldn't entertain and put up, absolutely. I mean, if it helps, I think that's great. But I think the number one thing that would help is once we do procure the water truck, is when we are having significant activity is watering the site down.

COMMISSIONER HOLLINGER: Okay. So I'll -- I'll continue to my next question, which had to do with the bird viewing station. And I'm not sure that that was from the tree nursery. Perhaps that was another location. But the concerns there were that an ugly block wall would be put up and that becomes a viewpoint for the neighbors.

So I'm curious if a disguise could be created so that the public could be held back and allowed to view the bird blinds, but also disguise it from the neighboring properties so that they don't have an ugly block -- block wall to see in their backyard. So that's the question I have.

MS. LANGAN-MCROBERTS: Yes, thank you, Commissioner Hollinger and Chair Serrano. So I'm just going to pull up again the public access outdoor recreation (inaudible) that are listed on the website. And I did provide that link in the chat, in case you want to reference this yourself.

I want to say that we have contracted with MRWM, a wonderful contract landscape, you know, group here in town, to help us design these with a lot of public comment and input. So we are going to be really engaging the public about what these look like. Right now that idea might be coming because of the current blind that's over at Rio Grande Nature Center State Park, which is really beautiful, but it is a big concrete block area. And so we can use many different types of materials that blend more within the landscape, and we've already just (inaudible) conversations discussing that. (Inaudible) and also talk about that viewshed that you're looking at.

And I'm pretty excited about it. And you can see that the idea is that we would have these bird blinds at different areas throughout the property because, again, that viewing access for LWCF is really going to be super important to come into compliance. So we want to have many different access points.

It doesn't show it here, but we're also talking about having one in the south tract, as well, into this area. And that planning process will be underway here really soon, and it will really get into the details of what will be the material type. And we will definitely be taking input from the neighbors about what kind of experience they want to best view into this property and hopefully an abundance of wildlife in the future.

So I hope that answers your question.

COMMISSIONER HOLLINGER: I think it does, and noting that you'll take public commentary into concern when choosing those materials, was that I was really seeking. So thank you for your feedback, as well as Mr. Chavez.

I'll yield the floor.

CHAIRMAN SERRANO: Thank you, Commissioner Hollinger.

Commissioners, any other questions, please?

COMMISSIONER EYSTER: Eyster.

CHAIRMAN SERRANO: Commissioner Eyster, please.

COMMISSIONER EYSTER: Thank you, Mr. Chair. Chair, I would like to expand on what Commissioner Hollinger was asking, if I may. I don't have another question for Ms. McRoberts. Is that okay,

Chair?

CHAIRMAN SERRANO: You may, Commissioner.

COMMISSIONER EYSTER: Thank you.

Thank you, Commissioner Hollinger, for those questions about dust and about screening.

And when I was looking at the photos that were sent in in the 48-hour rule, a lot of those materials that are there on the site are manipulated with a Case 621 loader. That is a large loader. That's a noisy loader. There's dust.

I really -- I'm going to just say it. I don't think that that -- outside of a tree nursery, and I mean a real nursery where you raise trees, I don't think any of those uses are appropriate for that site at all. And I don't think that the -- there's any place in town where you have that kind of a use that close to three residential neighborhoods.

So as the city planning commission, I think that it would not be outside of our responsibility to see that that's -- to recommend that that would stop there. If it's going to be a tree farm, that's a tree farm, and that's beautiful. If there's going to be a tree farm there that is in conjunction with access and parking for children to come and see the facility, that's great. They can see a tree nursery. But all of those other uses that have been put in there, I don't think they have any use -- they don't fit there at all.

Thank you, Chair.

CHAIRMAN SERRANO: Thank you, Commissioner Eyster.

Commissioners, any other questions?

Thank you, Ms. McRoberts.

Commissioners, we'll go to the commission now for discussion. Any commissioner wish to weigh in?

COMMISSIONER STETSON: Chairman, Commissioner Stetson.

CHAIRMAN SERRANO: Commissioner Stetson, please.

COMMISSIONER STETSON: This has been very enlightening over the last couple hours. I appreciate all of the hard work and effort that has gone into the plan that we're asked to approve and recommend.

But I am still where we were when we first started this morning, Mr. Chairman. I'm really not going to be in support of -- of moving this plan forward until we can see -- and I appreciate Mr. Chavez's comments about all the work that has occurred in cleaning up of these pictures of what we've seen has been going on for some time. I appreciate also that more than likely, that that effort occurred because this plan is coming to us and then the council to clean some of that up.

So I would like to see -- I think I agree with -- with staff and -- and the chairman's comment that perhaps the best way to move forward would be to continue this with some hope that the parks and rec and the other group continue to clean up the tree farm.

I am concerned, as my fellow commissioner is, with regard to some of these activities. And I think if we were able to perhaps make some fill-in-the-blanks, as you said at the very beginning. I can't approve this without some resolution to some of these problems.

Very concerned about the comments that Mr. Ewing, some of the other neighborhood shareholders have made. I think it's time that perhaps we talk about, you know, in that plan, the buffer of some kind, the fencing, as my other commissioners had mentioned. And a little concerned about the environmental issues here, that -- with all that has been on and perhaps compromised that property that perhaps some sort of a test well and some soil analysis might be in order.

So I would be in support of continuing, a continuance, but I couldn't approve the plan as it stands.

I yield.

CHAIRMAN SERRANO: Thank you, Commissioner Stetson.

Commissioners, anyone else?

COMMISSIONER EYSTER: Eyster.

CHAIRMAN SERRANO: Commissioner Eyster, please.

COMMISSIONER EYSTER: I'd like to make sure there is no other commissioner that would like the floor. I don't want to monopolize it.

CHAIRMAN SERRANO: Well, Commissioner Eyster, you never monopolize it, because you're recognized.

COMMISSIONER EYSTER: Thank you, sure.

CHAIRMAN SERRANO: And every commissioner has an opportunity to be recognized, so please proceed.

COMMISSIONER EYSTER: I will do that, Chair. Thank you.

I appreciate Commissioner Stetson's remarks. I feel the same in many respects.

When Ms. Naji started the presentation, she said that the -- there were some weak areas in the plan at this time. One was carrying capacity. Think that Mr. Simon, director Simon, effectively made the point that carrying capacity will be developed as we go based on -- but it's always based on -- on tours that are accompanied or interpretive. But I want to be sure that that's in the plan. So I think that's okay if that part's in the plan.

But she also pointed out that there were still weaknesses in policies for management, access, and I -- I think that those policies are too weak. There's also a need for policies relevant to the tract that's called the tree farm. And I think we need to have -- I think it would be appropriate for this commission to do a little more work and to ask the applicant to do a little more work in those areas.

The other one is changing from irrigated crops to natural crops and how they're going to handle the weeds, or at least a policy about minimal pesticides and handling the weeds in another way.

So I would like to see us continue, and I would like to see the applicant work on fuller development of policies with respect to those matters that I've just discussed.

I yield.

CHAIRMAN SERRANO: Thank you, Commissioner Eyster.

Commissioners, other commissioner wish to weigh in?

COMMISSIONER HOLLINGER: Commissioner Hollinger.

CHAIRMAN SERRANO: Commissioner Hollinger, please.

COMMISSIONER HOLLINGER: Thank you, Chair.

I'd like to echo Commissioner Stetson and Commissioner Eyster, their comments. I guess I have a question with regard to a possible continuance. We've made a lot of comments in regard to some of the issues I personally spoke about adding conditions.

Would this be an appropriate time to discuss those, or would staff and applicant just take those into note and come back to us with those possible additions?

CHAIRMAN SERRANO: Commissioner Hollinger, the appropriate time would be when a motion's made, for instance, to continue, and the conditions for the continuance would be discussed. And then we would have staff draft those, and that would be part of the motion.

COMMISSIONER HOLLINGER: Thank you. That answers my question. I yield.

CHAIRMAN SERRANO: Okay. Commissioners, anyone else wish to weigh in?

VICE CHAIR SHAFFER: Commissioner Shaffer.

CHAIRMAN SERRANO: Commissioner Shaffer, please.

VICE CHAIR SHAFFER: So I'm a little stuck, because I understand my fellow commissioners who have spoken so far saying we need more detail. I guess I would ask the question which details are we looking for? Because I don't know that you're going to get the answer you're looking for.

But yeah, I think there's some policies and procedures that need to be developed. Because it sure did seem like we got a lot of, you know, here's what maybe the plan is.

But I also understand that having this master plan, if we -- if you look at the whole thing, it's a pretty big master plan, you got to start somewhere.

So I guess what I'm asking is a question, then, to applicants and city staff. Hearing what you're hearing so far and if this body says okay we're continuing this for 30 days, or 60 days, because it doesn't have to be just a 30-day continuance, is that something -- are we asking for too much clarification, and is that something that we're not going to be able to get in 30 to 60 days, if we ask that question, by saying -- you know, kicking the can 30 days down the road doesn't get -- if we're going to get the same answer, what's point?

So we should probably ask you all, if that's the direction this body is going, what is the likelihood of developing some sort of a better management plan that this body seems to be asking for?

CHAIRMAN SERRANO: I'm going to direct that question for Ms. McRoberts. And I think where Commissioner Shaffer is going and the commission is that if this is to occur for 30 or 60 days, can you come back with better answers to the questions that we have that would at least fill in as many more of the blanks that we have not filled in, so that we could at least have a more vetted situation to proceed?

MS. LANGAN-MCROBERTS: Thank you, Chair Serrano and Commissioners. I would have to say that I think the planning for the tree nursery tract, to get into all the details that you guys are asking for, is going to be a lengthy planning process in and of itself, and. I doubt that, you know, we will be able to get into all of the issues within 30 days, I don't think that is reasonable, or even within 60 days, while we do have somebody on contract, you know.

But I think there might be some other things that we can provide some clarity to. And as far as the -- you know, we can make some progress on our integrated pest management plan that might provide clarity on the pesticide issue and how we're going to (inaudible) informing the public.

And I also suggest, ifs it would be okay with you, Chair Serrano, director Simon is with us now, he may have some other thoughts about that. I don't know if it would be appropriate for him (inaudible).

CHAIRMAN SERRANO: No, it -- it would be. And I -- I can direct -- if you yield, I can direct it to director Simon. And I think what it is, if you have a consultant under contract, there's obviously some sort of a framework or direction that you want that consultant to go. I know when I hire consultants, I pretty much say, you know, "This is what I'm looking to get done and go get it done."

So director Simon, if you've been following the discussion and you're up to speed with the commissioners' comments at this juncture, what Commissioner Shaffer is asking for, if you could weigh in. And directly, it's whether if we continue this for 30 or 60 days we can get those -- those questions answered and those blanks filled in so that we can come back and -- and after this is more properly vetted, move forward. Director Simon, please.

MR. SIMON: Yeah, thank you, Mr. Chair. You know, I think superintendent McRoberts has actually answered your question as I would.

We're happy to provide you within 30 days more detail on open space division policies that apply to the Candelaria Nature Preserve. We have them, and the ones that will apply to the preserve, to the extent we -- you know, we can clarify that, happy to do that.

The same with respect to integrated pest management. We have a very robust approach to that and we can do everything possible to give you more clarity about that issue within 30 days.

And, again, as Colleen has said, you know, we -- we want to take the time to plan the uses of the tree nursery tract carefully and with extensive public input. So I don't think resolving that fully is feasible, reasonable or even appropriate within the next

60-day. So two out of -- as they say, two out of three ain't bad.

CHAIRMAN SERRANO: Okay. Well, I appreciate your willingness to work with the commission and understand their concerns. And I appreciate the fact that, from what you stated, you're open to a 30-day continuance. And you have the ability in that 30 days, from what you're saying, to provide those answers as best you can.

So Commissioner Shaffer, does that sort of address your concerns?

VICE CHAIR SHAFFER: It does. And I appreciate Mr. Simon and Ms. McRoberts saying, hey, this is something that they can -- they can do, and two out of three is definitely better than zero out of three.

I just guess I -- I would say we should probably give some specific direction. I would be encouraged -- you know, well, I guess I would want to hear -- I would hate to -- I would hate to send them on a 30-day path and then come back and say, "Well, that's not what we were looking for."

So I would -- maybe if there was some -- some more specific items, we should probably help in that area and then let them go on their business.

CHAIRMAN SERRANO: That's absolutely correct. That goes back to my earlier comment that if there is a motion for continuance, we will attach the conditions for such and each commissioner is afforded the opportunity to weigh in on that. I think we've sort of pinpointed what our major concerns are, and we can address that in that motion for conditions.

Commissioners, any other discussion?

COMMISSIONER EYSTER: Ms. Lehner's hand is up.

CHAIRMAN SERRANO: Okay. Ms. Lehner, please.

MS. LEHNER: Thank you, Mr. Chair, Commissioner Eyster. Thank you so much.

If the commission does want to do a continuance, we would need findings in support of that continuance. Continuances -- or not condition, rather it would be a set of -- a set of brief findings in support of the decision to reflect today's testimony.

CHAIRMAN SERRANO: And you're absolutely correct, Ms. Lehner. That's my fault. I was using the term conditions, but you're right, it's findings.

Commissioners?

Okay. If there's --

COMMISSIONER EYSTER: Chair, Eyster.

CHAIRMAN SERRANO: Commissioner Eyster.

COMMISSIONER EYSTER: Thanks, Chair. Like, Mr. -- like Commissioner Hollinger, I have a few findings to propose at the appropriate time.

CHAIRMAN SERRANO: Okay. Thank you.

So at this juncture, it appears, Commissioners, that we're prepared to proffer a motion. The Chair will entertain a motion. And if the motion is for a continuance, I know Commissioner Eyster and Commissioner Hollinger have sort of started down that path, I could recognize either one for a motion and/or second with it.

And then once the motion is -- is put on the table, we'll open it up for more discussion, if need be. Or we can, at that point, take some time to have the commissioners -- we'll take a break, have the commissioners maybe jot down what those findings that they'd like to see attached to this motion are, and then we'll come back and discuss those findings and then sort of tidy up the motion and then go to a vote.

So, Commissioner Eyster, are you prepared to make a motion for a continuance?

COMMISSIONER EYSTER: Yes, Chair, I would do that. Thank you.

In the matter of Project 2020-004639, Case RZ-2020-00036, I move a continuance for 30 days, and we will provide findings after the break.

CHAIRMAN SERRANO: Is there a second?

COMMISSIONER HOLLINGER: Commissioner Hollinger, second.

CHAIRMAN SERRANO: Okay. It's been moved by Commissioner Eyster, seconded by Commissioner Hollinger to continue for 30 days Agenda Item Number 1, Project 2020-0004639.

Before we go to further discussion, the commission will take a break for 10 minutes, come back at 11:36. And during this time, Commissioners, if there's any findings that you would like to see attached as a basis for this motion, please have them prepared and then we'll -- when we reconvene, we will discuss them. So we'll -- we're -- we'll take a break, come back at 11:36.

COMMISSIONER HOLLINGER: Ms. Lehner had a question, Chair.

CHAIRMAN SERRANO: Ms. Lehner, please.

MS. LEHNER: Mr. Chair, Commissioner Hollinger, thank you very much.

If you have conditions that you want to suggest, maybe if you type them in the chat, we can cut and paste them and put them on one document. It might be easier to work that way. And that's great idea. And you're enlightening me on the technology that I don't have. I don't have my ten-year-old around to assist me with. But, Commissioners, please --

MS. LEHNER: Mr. Chair, if I may. We may want to change the wording of that motion. We consider that 30 days only takes us till about -- yeah, we're going to need to change that to be to the next public hearing, which is scheduled for January 21st, which is not 30 days.

CHAIRMAN SERRANO: Correct.

MS. LEHNER: So we probably need to change that up just a little bit.

CHAIRMAN SERRANO: We'll amend that -- we'll amend that. Actually, we'll do that right now.

So, Commissioner Eyster, as a friendly amendment, would you consider to the next -- to the January meeting instead of 30 days?

COMMISSIONER EYSTER: To the January meeting.

CHAIRMAN SERRANO: And second, concur?

COMMISSIONER HOLLINGER: I do. Commissioner Hollinger.

CHAIRMAN SERRANO: Okay. So the motion is amended to read to the January 2021 meeting.

Since we took three minutes up, we'll come back at 11:38 from break. Thank you.

MS. LEHNER: Thank you.

(Recess held.)

CHAIRMAN SERRANO: The meeting, we're still on Agenda Number Number 1, Project 2020-004639. On the table is a motion from Commissioner Eyster to continue this project to the January meeting, seconded by Commissioner Hollinger.

And during the break, commissioners were asked to provide findings for staff to put together to support the continuance, and staff had asked that that be done via the chat, and hopefully that was the case. And if not, we'll still bring anything to the table and staff can work on it after we go.

So before I recognize any commissioners for discussion, let me go to staff and -- I'm assuming, Ms. Lehner, that you're probably taking the lead on this with respect to the findings. Can you give me a (inaudible)?

MR. ARANDA: Mr. Chair -- go ahead, Leslie.

Ms. Lehner had to step out for a second

CHAIRMAN SERRANO: Okay. So then -- I'm sorry, Mr. Aranda. I'll go to you, then.

MR. ARANDA: Okay. I -- so far I've -- Mr. Chair, Commissioners, we've received two suggested findings in the chat. Would you like me to read those out?

CHAIRMAN SERRANO: And those are suggested findings from commissioners?

MR. ARANDA: That is correct, sir.

CHAIRMAN SERRANO: Okay.

MR. ARANDA: And they're both from Commissioner Meadows.

CHAIRMAN SERRANO: Okay. If you'll -- if you'll read those from Commissioner Meadows.

MR. ARANDA: Okay. We have a finding -- suggested Finding Number 1 from Commissioner Meadows: Bring habitat and access concept panels from the appendix into the main document where matrices are located.

His second suggested finding is to expand on what design issues will be included in the tree farm planning effort, within parentheses, parking, buffering, blind viewing, et cetera, in parentheses, and how the public will be engaged in that process

CHAIRMAN SERRANO: Okay. So we'll call that Finding 1 and Finding 2 before we proceed to discussion on it.

Commissioners, do we have any other findings that we want to attach to this motion?

VICE CHAIR SHAFFER: Commissioner Shaffer.

CHAIRMAN SERRANO: Commissioner Shaffer, please.

VICE CHAIR SHAFFER: If no other commissioners are going to make a specific one, I appreciate Commissioner Meadows, you know, starting us off and putting the two, I then I also will say, based upon how I was saying things before, I think you need to put a third generic one in there based upon Chair Serrano's original comment of saying -- you know, further defining the plan.

Because if you just limit it to those two items, that's what they're going to work on and you're only going to get those two items. So if anyone else doesn't have any more specific ones, then I would strongly suggest putting a third generic one in.

CHAIRMAN SERRANO: Okay. It's -- at this juncture, Commissioner Shaffer, let's add that as Number 3. Is there any specificity -- specific wording you wanted to use as Finding Number 3?

VICE CHAIR SHAFFER: Chair Serrano, I don't personally. I'm just echoing my fellow commissioners' concerns that they thought there needed to be better defining parts of this plan, so I'm just suggesting that.

CHAIRMAN SERRANO: Okay.

Mr. Aranda.

MR. ARANDA: Mr. Chair, if I may, Commissioner Hollinger just sent in a list of -- of five findings, as well. And it looks like he's getting a little more specific. So would you like me to read those off?

CHAIRMAN SERRANO: Okay. So let's hold off on that.

MR. ARANDA: Okay.

CHAIRMAN SERRANO: Now let's go to Commissioner Shaffer with a -- with a Finding Number 3.

Let's go to you. Commissioner Hollinger has five. So we'll start off with Number 3, and then go -- go through each one and attach that number to them.

MR. ARANDA: Okay. The first suggestion from Commissioner Hollinger is: Address dirt and dust concerns; the installment of woven material within the fence to help control debris.

His second suggested finding: Address the public before deciding on a material for the bird blind viewing walls.

The third finding would be to forbid trash and other similar materials from the tree nursery.

We have his fourth suggested finding: Ensure proper setbacks are maintained within the tree nursery from surrounding communities.

And his fifth and final suggested finding, address parking concerns at the tree nursery

CHAIRMAN SERRANO: Okay. So Commissioner Hollinger's five suggested findings will be Number 3, 4, 5, 6 and 7 in order behind Commissioner Meadows' Numbers 1 and 2.

MR. ARANDA: Okay.

CHAIRMAN SERRANO: And before we go to any discussion on these findings, Commissioners, any other suggestions?

COMMISSIONER EYSTER: Eyster.

CHAIRMAN SERRANO: Commissioner Eyster, please.

COMMISSIONER EYSTER: Thank you, Mr. Chair. I -- I sent mine on Google mail to Mr. Salas.

CHAIRMAN SERRANO: Okay.

COMMISSIONER EYSTER: But I can go ahead and read them out.

I would like to expand on Commissioner Hollinger's findings around the tree farm, and my finding that I would like the commission to adopt is the commission questions, the appropriateness of uses like refuse transfer, green waste transfer and landscape material transfer at the tree farm site, which is in direct contact with three residential neighborhoods.

Noise and dust are concerns. It would be appropriate for the parks department to indicate in the plan that these are not to be done at this site. There are other sites in the city that are more appropriate for this kind of use.

CHAIRMAN SERRANO: So we'll add that as Finding Number 8, Commissioner Eyster.

COMMISSIONER EYSTER: Thank you, Mr. Chair.

I had a couple of others, as soon as I'm able to get them. And these -- to the extent that these duplicate an earlier finding, I want to skip them. But I would like to offer the additional finding: The plan should -- the plan should assess the security to the site from Cherokee lane.

Next finding, the plan needs to assure that its policy around herbicide use is robust and careful.

And finally, the assessment of the plan relative to carrying capacity is acceptable because access to the sites are to be limited to accompanied tours.

CHAIRMAN SERRANO: Okay. Thank you, Commissioner Eyster. So your proposed findings will be Number 8, 9, 10 and 11. And you did --

COMMISSIONER EYSTER: Thank you, Mr. Chair.

CHAIRMAN SERRANO: And you did indicate that you had Google mailed or --

COMMISSIONER EYSTER: Mr. Salas may have those.

CHAIRMAN SERRANO: But it's exactly -- exactly what you said verbatim is what you e-mailed?

COMMISSIONER EYSTER: I think I cleaned it up a little when I just read it to you.

CHAIRMAN SERRANO: Hold on. So, Mr. Aranda, does Mr. Salas have --

MR. ARANDA: Mr. Chair, he just e-mailed them to me. I was going to open them up and insert them. I had a hard time trying to transcribe that, it was a little bit too quick. So I'll insert those, and I have a good idea, so I can clean them up.

CHAIRMAN SERRANO: Okay. So that's -- Commissioner Eyster's are 8, 9, 10, 11. And even though there's -- there may be some redundancy here. We'll keep them in that record, and then as we move forward, if this motion passes, staff addresses them, they can go through them, and if it turns out the answer to one is the answer to the other, they can -- they can just make that note when we come back in January.

Commissioners, any other suggestions?

COMMISSIONER MEADOWS: Mr. Chair, this is Commissioner Meadows.

CHAIRMAN SERRANO: Commissioner Meadows, please.

COMMISSIONER MEADOWS: So several of the last suggestions, I was wondering, can any of those be combined? Like some of them have to deal with existing management issues, or they have to deal with existing problems or impacts to the surroundings homes or neighbors. I'm just wondering if any of those could maybe be combined so that we have fewer findings.

CHAIRMAN SERRANO: Commissioner Meadows, they could be, but in the absence of being able to -- in the context of how we're conducting the meetings lately, in the absence of being able to get all that put together, staff type it, we can see it on a screen, work through it, make the adjustments, et cetera, what I was thinking is we just put them all in there, and as I said earlier, if it turns out that there is overlapping findings, staff or -- or the city -- or the applicant, whoever addresses them, can just go to each and say, "I've addressed Number 2, and then number ten is " -- I'm just using an example -- "number ten is similar, to my answer to Number 2 and number ten is the same." And then when we come back in January, we can go through that and make sure that every commissioners' suggestions have been brought forth and they can review the answer at that point and follow up. Or we can -- or in the absence of that, we can take an extended break and try to go back and forth and try to get this tidied up into one cleaned-up version.

Mr. Aranda, you have your hand up.

MR. ARANDA: Mr. Chair, I can also share my screen, if you'd like, while we work with them, you know. Make the sausage on screen, if you'd like

CHAIRMAN SERRANO: Okay. I have -- people love eating sausage, but they don't always like to watch it made.

MR. ARANDA: I know.

CHAIRMAN SERRANO: And I tell you that firsthand. I grew up on a hog farm.

The -- well, let's stick with what I'm doing for right now, and then we'll come back, if that's the case.

Commissioners, any other suggested findings?

COMMISSIONER MACEACHEN: Mr. Chair.

CHAIRMAN SERRANO: Who is speaking?

COMMISSIONER MACEACHEN: Mr. Chair.

CHAIRMAN SERRANO: Yes.

COMMISSIONER MACEACHEN: Just a clarification from Mr. Eyster -- Chairman Eyster's comments about guided tours capacity.

Are you suggesting that the only access to this would be on guided tours, and people not on guided tours wouldn't be able to access this property?

COMMISSIONER EYSTER: May I address that, Chair?

CHAIRMAN SERRANO: Commissioner Eyster, yes.

COMMISSIONER EYSTER: Thanks, Commissioner MacEachen for seeking that clarification. Short answer, that's the way I understand the plan, yeah. That wasn't my idea. But I think it's a good idea.

So the state park IS obviously different. That's that little 40 acres, and that's -- that's a different deal. But the big area off to the north and east of the state park, and then the smaller tract to the south of the state park, I understand that the plan calls for those to be available only within interpreted tours, yes.

CHAIRMAN SERRANO: Okay. Commissioner MacEachen, do you want to weigh in on that? I mean, is that satisfactory, or do you want to add a --

COMMISSIONER MACEACHEN: Well, I just -- and, again, it was a pretty lengthy document and there was a lot to it and everything, and that's not what I came away with. Perhaps someone from staff could clarify that.

CHAIRMAN SERRANO: Okay. We'll go to staff. Ms. McRoberts, if you could address that.

MS. LANGAN-MCROBERTS: Yes, thank you, Commissioners, that is indeed the case. So access -- again, you might recall from my presentation that I talked about how we presented two different access alternatives to the public. One which was limited and one which would have opened up the property to people to go jog, you know, do whatever.

And it was determined by the technical advisory group that there would be limited access only. And so what that entails is visual access through the wildlife blinds and the existing chain-link fence, which is enjoyed by people today; as well as guided tours.

We will also allow -- and those are very limited in that. There are only, like, three a week, with groups of 23. We could have school groups there, groups of 60. We can have groups there to

do citizen science, and (inaudible) activities, like planting and even weed removal. And we may have people that have special permits to do things like if we construct this wildlife platform area, there was an idea that, you know, some groups would like to use that for a silent meditation. So it is -- it's very limited, indeed.

CHAIRMAN SERRANO: Thank you, Ms. McRoberts.

Commissioner MacEachen, does that address your...

COMMISSIONER MACEACHEN: Yes. That's clear now.

CHAIRMAN SERRANO: Okay. Thank you. So you're -- you're fine with what commissioner --

COMMISSIONER MACEACHEN: I am. I just wanted to make sure I understood what we're voting on.

CHAIRMAN SERRANO: Okay. Thank you.

So, Commissioners, we have 11 suggested findings. Any other suggestions? Okay.

COMMISSIONER HOLLINGER: Commissioner Hollinger.

CHAIRMAN SERRANO: Commissioner Hollinger, please.

COMMISSIONER HOLLINGER: Thank you, Mr. Chair.

During the public commentary, it was noted that a facilitator could be helpful once the plan was finalized to ensure that trash and other materials would stay out of the -- the area, and specifically speaking to the tree nursery.

I'm a little foggy on the exact verbiage, and I would be open to assistance from staff to help create an additional finding. But somehow to state that a facilitator could be available or shall be available to the surrounding neighbors to ensure that the tree nursery is maintained to an appropriate manner.

CHAIRMAN SERRANO: And that's probably a valid concern, Commissioner Hollinger. The only concern I would have is that are we putting a cost factor on this facilitator, and if so, where would that money come from? Are we putting a burden on the city to try to find that money to -- to fund that position, and then we're getting into -- really deep in the weeds and stuff what that role would be, and put it out to contract, et cetera, et cetera. And I'm not sure that's under -- that's within our purview.

I think what is within our purview, at the minimum, is the ability to do what we're doing, and trust that if we cross these T's and get these I's dotted and we move forward, that the -- the city will work honorably in dealing with the neighbors to make sure that these concerns are addressed.

That would be -- that would be my take. I'm just not sure that we could come with a finding and say that we need to create a position and -- that doesn't already exist. Unless we can identify one that is in existence that can act in that capacity. And that could be maybe where you want to go with it.

COMMISSIONER HOLLINGER: I appreciate that feedback. Based on the other commissioners, I support their suggestions, but I'll yield that finding, if everyone else is in agreeance [sic].

CHAIRMAN SERRANO: Commissioners, any commentary on Commissioner Hollinger's comments?

Okay. If not, Ms. McRoberts, you had your hand up.

MS. LANGAN-MCROBERTS: Yes. Thank you, Chair Serrano.

Just to address that, we actually already have on contract a consultant to help with the planning for the tree nursery tract, so that it will be facilitated. And, again, once -- the plan was once the resource management plan was approved by city council, that we would jump right into that planning effort in 2021. So that's already lined up.

CHAIRMAN SERRANO: Okay. So then you raise a good point to follow up with Commissioner Hollinger's. So if you're saying you already have something in motion to facilitate it, I think what Commissioner Hollinger might want to do as a Finding 12 is to define how you plan on facilitating as you go forward.

Would that be fair to you, Commissioner Hollinger?

COMMISSIONER HOLLINGER: It would. Thank you, Chair.

CHAIRMAN SERRANO: Okay. So that would be Finding Number 12, Mr. Aranda. You did get that, Mr. Aranda? If you're speaking, you're muted, I think.

MR. ARANDA: Can you just -- can you just restate it? I want to make sure I have the language accurate

CHAIRMAN SERRANO: I think where we're going -- and I don't want to put words in your mouth, Commissioner Hollinger, but I think where we're going is with respect to the city having a facilitator on board as a consultant that they will define the roles and responsibilities of that facilitator, the plan and how they're going to deal with the neighbors -- or the public. Just put public instead of neighbors.

MS. NAJI: Mr. Chair, may I ask a question?

CHAIRMAN SERRANO: You may. Go ahead.

MS. NAJI: I haven't been totally paying attention, but there are 15 existing findings in the staff report. Are we adding those onto this.

CHAIRMAN SERRANO: No, we're not -- we're --

MR. ARANDA: No, they're separate.

CHAIRMAN SERRANO: We're going --

MS. NAJI: Okay.

CHAIRMAN SERRANO: We have a motion for a continuance, and these will be separate.

MS. NAJI: Okay. Thank you.

CHAIRMAN SERRANO: All right. Okay. Going back to the commission. Commissioners, any other suggestions?

COMMISSIONER HOLLINGER: Commissioner Hollinger.

CHAIRMAN SERRANO: Commissioner Hollinger, please.

COMMISSIONER HOLLINGER: I just want to note for the record that I like the way you phrased that and I agree with your finding -- well, my finding that you helped support.

CHAIRMAN SERRANO: That's your finding. Take all the credit.

COMMISSIONER HOLLINGER: Thank you.

CHAIRMAN SERRANO: If it goes badly, you just blame me. Okay.

Mr. Aranda, you have your hand up.

MR. ARANDA: Yes, sir. Mr. Chair, I just wanted to make sure I had it right. It's -- Finding Number 12 would be: In regard to -- well, the city will define roles and responsibilities of the facilitator specific to interactions with the public?

CHAIRMAN SERRANO: And the -- and the plan.

MR. ARANDA: And the plan. Okay. Excellent. Okay.

CHAIRMAN SERRANO: Okay. Commissioners, any other suggested findings?

Okay. So before we go forward with a vote and any further discussion after we've had a chance to review the findings, I think what we need to do, consistent with how we've always done things, is that we need to have a draft of those 12 findings.

MR. ARANDA: Yes.

CHAIRMAN SERRANO: And it doesn't matter if they're redundant, what have you --

MR. ARANDA: Okay.

CHAIRMAN SERRANO: -- but they're in the order that we had, 1 and 2 from Commissioner Meadows.

MR. ARANDA: Yes.

CHAIRMAN SERRANO: 3 to 7 from Commissioner Hollinger. 8 through 11 from Commissioner Eyster, and 12 from Commissioner Hollinger. If we could draft those and adopt -- somebody's already on siesta time. Actually, probably fiesta time better.

If you could get those drafted, that way we can get it on the screen --

MR. ARANDA: Okay.

CHAIRMAN SERRANO: -- it's available to review by everyone instead of just going back and forth.

MR. ARANDA: Yeah, I'm almost --

CHAIRMAN SERRANO: Then we'll proceed. And I don't know how much time you need, Mr. Aranda. And the reason I say that is we're approaching the high noon hour --

MR. ARANDA: Yes, sir.

CHAIRMAN SERRANO: -- which I hear a lot of stomachs grumbling. We could take -- we could take lunch and allow you to just, you

know, work at it during the lunch break. You get it up, come back after lunch and then reconvene with this motion. So what works for you?

MR. ARANDA: I'm on it right now. I could share my screen. I have it drafted

CHAIRMAN SERRANO: Okay.

MR. ARANDA: I have what was given to us.

CHAIRMAN SERRANO: Okay. So let's do that. If you can share the screen, bring it up. We should have 12 findings and we'll go -- we'll put it up.

MR. ARANDA: Okay.

CHAIRMAN SERRANO: We'll take a few moments for the commissioners to review them.

MR. ARANDA: Okay.

CHAIRMAN SERRANO: At that point, the only comment I'm going to take is from the commissioners --

MR. ARANDA: Okay.

CHAIRMAN SERRANO: -- with respect to whether it's all fine or whether we need to make any changes.

MR. ARANDA: Okay.

CHAIRMAN SERRANO: So can you share that?

MR. ARANDA: Yes, sir. I'm doing that right now.

CHAIRMAN SERRANO: Actually, you're pretty good if you're able to get this up this quick. It would have been taken me a week.

MR. ARANDA: Mr. Chair, I really appreciate it. It was so hard trying to hear and type at the same time.

CHAIRMAN SERRANO: Okay, Commissioners, Mr. Aranda has screen-shared the 12 findings that we, I think, proffered and are up for discussion. If you could take a few moment and look them over. If the commissioner that proposed whatever finding is not comfortable with the language, then in a couple minutes, after review, we'll go through and then Mr. Aranda can make changes as we go through each one.

COMMISSIONER EYSTER: Question, Chair.

CHAIRMAN SERRANO: Commissioner Eyster.

COMMISSIONER EYSTER: We'll just hold our comments until we get to that item?

CHAIRMAN SERRANO: Correct.

COMMISSIONER EYSTER: Okay.

CHAIRMAN SERRANO: But make note that way --

COMMISSIONER EYSTER: Yeah.

CHAIRMAN SERRANO: While we get to each one, if there's anything

that you want to address, we'll go through each one.

COMMISSIONER EYSTER: Thank you.

CHAIRMAN SERRANO: Mr. Aranda.

MR. ARANDA: Mr. Chair, Commissioners, also, just want to make you aware that there are a couple of procedural recitations or findings that tend to go at the beginning, just stating how you're -- you're recommending continuance, et cetera so it's actually going to bump up the total number of -- of findings a little bit more than 12. I just wanted to give you aware. It's mostly filler stuff just stating that you found that it's necessary to -- to continue the application, et cetera

CHAIRMAN SERRANO: Okay.

MR. ARANDA: I could put those up, as well. Just the formatting is a mess.

CHAIRMAN SERRANO: Well, let's do that. If you can get those together, and then we'll add them.

MR. ARANDA: All right. Let me pull that up

CHAIRMAN SERRANO: And if it's easier for you, Mr. Aranda, you can -- you can go, you know, Finding A, then go to --

MR. ARANDA: Okay.

CHAIRMAN SERRANO: -- go to a Finding B, and then it could be B.1 through 12, if you need.

MR. ARANDA: Okay. Let me pull those ones up instead.

Apologies, Commissioner, I'm having a little bit of a technical difficulty. Here we go.

So we start on 16, and I'll cut these into their own sections. So let me just restart that at 1. All right. You start on 16 on here. I'm going to have to do some work to cut this out of the section and create a new section. That's a little bit too much making it public, but...

CHAIRMAN SERRANO: Are you able to put the two sections side by side on the screen?

MR. ARANDA: Oh, I -- let me see if I can do that. It may be possible. I have to see if I can share multiple at a time. Let's see. I'm not going to be able to do it. I don't know -- I don't think (inaudible).

CHAIRMAN SERRANO: Well, let's --

MR. ARANDA: -- (inaudible).

CHAIRMAN SERRANO: Okay. Let's do this. Bring up -- let's start off in order. Bringing up 1 through 15.

MS. NAJI: James, you might insert a page break and view the two pages that way.

MR. ARANDA: Yeah. It's -- it's -- they're two separate documents, so it's not --

MS. NAJI: Oh, okay.

MR. ARANDA: Okay. These are the draft. These are the ones that were just suggested. These are -- these are how they look not incorporated into the full set of findings, into the full document. Is that what you're asking for, Mr. Chair?

CHAIRMAN SERRANO: Our motion for continuance is going to have the findings as the basis for it, so we're not --

MR. ARANDA: Okay.

CHAIRMAN SERRANO: -- necessarily going for existing findings.

MR. ARANDA: Correct, correct, correct.

CHAIRMAN SERRANO: -- (inaudible).

MR. ARANDA: I --

CHAIRMAN SERRANO: So we need to take the -- the 12 findings that --

MR. ARANDA: Okay. I got it

CHAIRMAN SERRANO: -- (inaudible) and put those with whatever procedural findings, which, for all intents and purposes, there shouldn't be probably more than one or two.

MR. ARANDA: Correct. Okay. Yeah, this is a mess. Okay. I should have just stayed on the my document. I apologize, Mr. Chair.

CHAIRMAN SERRANO: No, that's fine. We'll get through this.

MR. ARANDA: Let me pull it up. (Inaudible). Let me stop sharing for the time being, till I get through this.

CHAIRMAN SERRANO: Can you -- can you take the 12 that you have --

MR. ARANDA: Yeah.

CHAIRMAN SERRANO: -- on --

MR. ARANDA: Yes.

CHAIRMAN SERRANO: -- that, take --

MR. ARANDA: Not yes.

CHAIRMAN SERRANO: -- take the one or two procedural --

MR. ARANDA: Yes.

CHAIRMAN SERRANO: -- ones that have that language and then --

MR. ARANDA: (Inaudible) 12.

CHAIRMAN SERRANO: Yeah. And even if they're not --

MR. ARANDA: Okay.

CHAIRMAN SERRANO: -- Number 1, just put them as Number 13 and

14. I mean, they're all --

MR. ARANDA: Okay.

CHAIRMAN SERRANO: -- incorporated in the document.

MR. ARANDA: I got you. Here we go. There. Here we go.

They're not numbered correctly. I'll get that 16 changed out. But it's what we got for now. Share the screen. Here we go. It looks like there's duplicates, A, B and C. A, B and C can go as sublets under the finding the continuance is warranted. I could cut these A and B out, since they're complete duplicates. Is the commission okay with that?

CHAIRMAN SERRANO: I -- just leave them in for now.

MR. ARANDA: Okay.

COMMISSIONER MACEACHEN: Mr. Chair, A and B are the same as 1 and 2.

MR. ARANDA: 2

CHAIRMAN SERRANO: Okay.

MR. ARANDA: Correct.

CHAIRMAN SERRANO: Yeah, but --

MR. ARANDA: They are.

CHAIRMAN SERRANO: -- I want everybody to read it and then we'll come back like you did, Mr. -- Commissioner Meadows, then we'll take them out.

So I've got this -- so, Mr. Aranda, take out A and B.

MR. ARANDA: Okay.

CHAIRMAN SERRANO: Okay. That's good.

Okay. Commissioners, discussion on the findings?

COMMISSIONER HOLLINGER: Commissioner Hollinger.

CHAIRMAN SERRANO: Commissioner Hollinger.

COMMISSIONER HOLLINGER: Thank you, Chair. I would seek assistance for some of the verbiage I included as woven material. I know one of the other commissioners stated a much better term than I had.

MR. ARANDA: Silt fencing?

COMMISSIONER HOLLINGER: Commissioner Eyster, was it you that chimed in and had a different word for that?

COMMISSIONER EYSTER: No, Commissioner. I don't know a better word. If we don't find one, that one's okay.

VICE CHAIR SHAFFER: It's silt fencing, that is correct.

MR. ARANDA: It's silt fencing.

Thank you, Vice Chair.

COMMISSIONER HOLLINGER: Thank you, Commissioner Shaffer.

MR. ARANDA: Mr. Chair, Commissioners, would you like me to make that change?

CHAIRMAN SERRANO: Yes, please, make that change. Woven material is silt fencing. Actually, let's put it as silt perimeter fencing.

MR. ARANDA: Good call, Mr. Chair.

CHAIRMAN SERRANO: And then I think after debris, we might want to consider --

MR. ARANDA: Dust.

CHAIRMAN SERRANO: -- comma and any other measure to mitigate.

MR. ARANDA: Mr. Chair, Commissioners, should we add help control dust and debris?

CHAIRMAN SERRANO: Well, I think we're saying that, address dirt and dust.

MR. ARANDA: Ah, gotcha, gotcha.

CHAIRMAN SERRANO: You have debris in there all right. So it can all be lumped in. That's good.

MR. ARANDA: Okay.

COMMISSIONER HOLLINGER: Chair, may I continue?

CHAIRMAN SERRANO: And I think a number -- yes, you may. Just one thing before I go back to you, Commissioner Hollinger.

On Number 4, I think what we want to add is address the public concerns.

Okay. Commissioner Hollinger, please.

COMMISSIONER HOLLINGER: Thank you, Chair. With the additions that were just made to Number 3, I believe that makes Number 9 redundant. If we could include noise in that statement.

MR. ARANDA: In Number 3, you're saying?

COMMISSIONER HOLLINGER: Yeah.

COMMISSIONER EYSTER: Chair, Eyster here.

CHAIRMAN SERRANO: Okay. Hold on. Let's get -- I'll come to you, Commissioner Eyster. Let's get Commissioner Hollinger's concerns addressed.

So let's go to Number 3, Mr. Aranda.

MR. ARANDA: Yes, sir

CHAIRMAN SERRANO: Let's address -- let's do it this way, to make it all inclusive. Go to dirt, dust, debris, and noise concerns. Debris and noise concerns.

Okay. Is that satisfactory, Commissioner Hollinger?

COMMISSIONER HOLLINGER: Yes, it is. Thank you, Chair.

CHAIRMAN SERRANO: And then we remove Number 9 and move 10, 11, 12 to 9, 10, 11. Perfect.

Okay. Commissioner Eyster.

COMMISSIONER EYSTER: Thank you, Chair. Number 9, noise and dust are concerns. That came out of my Number 8. It got -- it got --

MR. ARANDA: It got turned into its own.

COMMISSIONER EYSTER: -- thrown out of there. So what my Number 8 had said was the commission questions the appropriateness of uses like refuse transfer, green waste transfer, landscape material transfer at the tree farm site, which is in direct contact with three residential neighborhoods. Noise and dust are concerns. And I would add odors, noise, dust and odors are concerns.

CHAIRMAN SERRANO: Okay. Can we add odors to Number 3? Would that satisfy you, Commissioner Eyster? So after debris, put odors.

COMMISSIONER EYSTER: I would just like to see it in both of them, Chair.

CHAIRMAN SERRANO: Let's put it in both. Put it on Number 3. After debris, odors, comma, and let's go to Number 8, and after --

MR. ARANDA: Noise, dust.

COMMISSIONER EYSTER: Yes, noise, dust and odors are a concern -- are concerns. Either way, Mr. Aranda. I mean, those are concerns for me. Not for (inaudible) --

MR. ARANDA: Everybody.

COMMISSIONER EYSTER: Yeah, I would take it out --

MR. ARANDA: Oh, I'll --

COMMISSIONER EYSTER: -- (inaudible) neighbors. No, no problem.

MR. ARANDA: There you go.

COMMISSIONER EYSTER: Thank you. I think that's all better than before. Thank you.

CHAIRMAN SERRANO: Okay. So that satisfies you, Commissioner Eyster?

COMMISSIONER EYSTER: Yes, Chair.

CHAIRMAN SERRANO: Okay. Commissioners, any -- you have anything else, Commissioner Eyster?

COMMISSIONER EYSTER: I think the Number 9 is okay. The plan needs to assure that its policy around herbicide use is robust and careful. I think that's okay.

Or we could just say that the applicant needs to convince the commission. I'd like to change it. The applicant needs to convince the commission. And then get rid of plan needs to assure that. There you go.

MR. ARANDA: (Inaudible).

COMMISSIONER EYSTER: Thank you. Thank you, Mr. Aranda. Thank you.

MR. ARANDA: Yes, sir.

COMMISSIONER EYSTER: I'm satisfied with all mine, Chair.

CHAIRMAN SERRANO: Okay.

Commissioners, any -- anyone else want to weigh in on the findings?

COMMISSIONER HOLLINGER: Commissioner Hollinger.

CHAIRMAN SERRANO: Commissioner Hollinger, please.

COMMISSIONER HOLLINGER: Thank you, Chair.

There was one additional finding I forgot to mention. It also came from public comment, and I believe Commissioner Eyster weighed in on that in regard to a soft material being used for the parking lot to --

MR. ARANDA: Oh, yeah.

COMMISSIONER HOLLINGER: -- (inaudible) abutting.

MR. ARANDA: Yes.

CHAIRMAN SERRANO: Okay. Let's make that Number 12, Mr. Aranda.

Okay. Restate the finding, Commissioner Hollinger.

COMMISSIONER HOLLINGER: Again, and I'm open to support from staff, but something to that effect that a soft material would be used for the parking lot at the tree nursery to ensure flooding would not become an issue.

COMMISSIONER MEADOWS: Mr. Chair and Commissioner Meadows, I think they mentioned permeable materials.

MR. ARANDA: Yeah.

CHAIRMAN SERRANO: So I guess you want them to define what that permeable material would be, such as Crusher Fine, et cetera.

MR. ARANDA: You could just say impervious or permeable, either/or; they're interchangeable.

CHAIRMAN SERRANO: Okay. Just put it that way, Mr. Aranda.

Is that fine with you, Commissioner Hollinger?

COMMISSIONER HOLLINGER: Yes, Chair. Thank you.

VICE CHAIR SHAFFER: Yeah, I believe that's getting far into the weeds.

MR. ARANDA: It is, I know.

CHAIRMAN SERRANO: We'll put it in the there and see how they address it.

COMMISSIONER MACEACHEN: Chair.

MR. ARANDA: To ensure...

CHAIRMAN SERRANO: Okay. Who --

COMMISSIONER MACEACHEN: Chair, Commissioner MacEachen.

CHAIRMAN SERRANO: Commissioner MacEachen, please

COMMISSIONER MACEACHEN: So as I read Number -- wait, did the numbers change? Yeah, on Number 5, it just seems a little vague to me, forbid trash and other similar materials.

What are we looking for when we're saying "similar materials"? I know we don't want things that are nonorganic stored there. But what are we -- what are we reaching for on Number 5?

CHAIRMAN SERRANO: I think they're trying to avoid the buildup of trash and other similar materials from being stored at the tree nursery.

COMMISSIONER MACEACHEN: Okay. I guess I was just trying to figure out what similar materials would be to trash.

CHAIRMAN SERRANO: Oh, that's a good point.

COMMISSIONER HOLLINGER: Chair, may I make a comment? Commissioner Hollinger.

CHAIRMAN SERRANO: Commissioner Hollinger, please.

COMMISSIONER HOLLINGER: Thank you, Chair.

Based on the photos that we saw, there was a buildup of trash bags. I'm not sure what the contents were. There was boulders, metal. Maybe even a toilet. Anything that would not be suitable to a tree nursery is what I was alluding to. Anything that would not be suitable to a tree nursery is what I was alluding to.

MR. ARANDA: (Inaudible) items?

COMMISSIONER MACEACHEN: So perhaps if we got rid of similar materials. Or inappropriate materials.

MR. ARANDA: Ah, there -- and other inappropriate materials.

COMMISSIONER MACEACHEN: Inappropriate for a tree farm, whatever you'd like.

CHAIRMAN SERRANO: Well, inappropriate could be open to --

MR. ARANDA: A lot.

CHAIRMAN SERRANO: -- a lot.

MR. ARANDA: Right.

CHAIRMAN SERRANO: Maybe waste materials. Would that work?

MR. ARANDA: Waste materials.

CHAIRMAN SERRANO: Will that work, Commissioner MacEachen?

COMMISSIONER MACEACHEN: Yes, sir.

CHAIRMAN SERRANO: Okay. Let's put waste materials.

All right, Commissioners, any further discussion?

Okay. So, Commissioner Eyster, we'll go back to our original motion. Will you accept the addition as friendly of finding -- the findings as put forth on the screen right now in the record?

COMMISSIONER EYSTER: Yes, that's acceptable, Chair.

CHAIRMAN SERRANO: Okay. So we'll call these -- Commissioner Hollinger, you're fine with that, as a second?

COMMISSIONER HOLLINGER: Thank you, Chair. Yes.

CHAIRMAN SERRANO: Okay. So we'll address these findings as -- the motion is to continue for 42 days, to the next EPC hearing on January 21st, 2021. And the verbiage will be based on the findings entered into the record and Numbers 1 through 12. Or actually, it's -- 1 through 12, yes.

Okay. So now we'll go to the motion, Commissioners. Any discussion?

If not, we'll go to a vote. The motion is to continue Agenda Number 1, Project 2020-004639 for 42 days until the January 21st 2021 meeting. If you're in favor, vote aye, if you're opposed, vote nay or no.

Commissioner Shaffer --

VICE CHAIR SHAFFER: Chair, I apologize. Should we -- did you say with the additional finding --

CHAIRMAN SERRANO: I did. I did.

VICE CHAIR SHAFFER: Okay. Thank you, Chair. Aye.

CHAIRMAN SERRANO: Commissioner Shaffer, aye.

Commissioner Meadows.

COMMISSIONER MEADOWS: Aye.

CHAIRMAN SERRANO: Commissioner Meadows, aye.

Commissioner Hollinger.

COMMISSIONER HOLLINGER: Commissioner Hollinger, aye.

CHAIRMAN SERRANO: Commissioner Hollinger, aye.

Commissioner Eyster.

COMMISSIONER EYSTER: Eyster, aye.

CHAIRMAN SERRANO: Eyster's an aye.

Commissioner Stetson.

COMMISSIONER STETSON: Stetson, aye.

CHAIRMAN SERRANO: Commissioner Stetson, aye.

Commissioner MacEachen.

COMMISSIONER MACEACHEN: Commissioner MacEachen, aye.

CHAIRMAN SERRANO: Commissioner MacEachen, aye.

Chair votes aye. Agenda Number 1 Project 2020-004639 is continued till the January 21st meeting on a unanimous vote.

(7-0 vote. Motion approved.)

(Conclusion of partial transcript of proceedings.)

RE: CITY OF ALBUQUERQUE EPC MEETING MINUTES OF DECEMBER 10, 2020, AGENDA ITEM 1

TRANSCRIPTIONIST'S AFFIRMATION

I HEREBY STATE AND AFFIRM that the foregoing is a correct transcript of an audio recording provided to me and that the transcription contains only the material audible to me from the recording was transcribed by me to the best of my ability.

IT IS ALSO STATED AND AFFIRMED that I am neither employed by nor related to any of the parties involved in this matter other than being compensated to transcribe said recording and that I have no personal interest in the final disposition of this matter.

IT IS ALSO STATED AND AFFIRMED that my electronic signature hereto does not constitute a certification of this transcript but simply an acknowledgement that I am the person who transcribed said recording.

DATED this 2nd day of April 2021.

_____
Kelli A. Gallegos

ENVIRONMENTAL PLANNING COMMISSION
AGENDA

Thursday, December 10, 2020
8:40 a.m.

Due to COVID-19 this meeting is a Public Zoom Video Conference
Members of the public may attend via the web at this address: https://cabq.zoom.us/j/99718335116
or by calling the following number: 1 301 715 8592 and entering Meeting ID: 997 1833 5116

MEMBERS
Dan Serrano, Chair
David Shaffer, Vice Chair

Joseph Cruz — **Gary L. Eyster P.E. (Ret.)**
Richard Meadows — **Robert Stetson**
Jonathan R. Hollinger — **Tim MacEachen**

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NOTE: A LUNCH BREAK AND/OR DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are also reviewed at the beginning of the hearing. Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff – 5 minutes; Applicant – 10 minutes; Public speakers – 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested. Applicants and members of the public with legal standing have a right to cross-examine other persons speaking per Rule B.13 of the EPC Rules of Conduct.**

All written materials – including petitions, legal analysis and other documents – should ordinarily be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing. Cross-examination of speakers is possible per EPC Rules of Conduct.

NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.

Call to Order:

A. Pledge of Allegiance
B. Roll Call of Planning Commissioners
C. Suspension of the Rules per C.8 of the EPC Rules of Conduct
D. Zoom Overview
E. Announcement of Changes and/or Additions to the Agenda
F. Approval of Amended Agenda
G. Swearing in of City Staff

1. Project #2020-004639 RZ-2020-00036– Amendment to Facility Plan	The City of Albuquerque Parks and Recreation Department requests the above action for 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, Trs 16B2B1, 16B2A & 16B1 MRGCD Map 34, Tr X1 Summary Plat City Of Albuquerques Repl Tr X Alvarado, located on Candelaria Rd. NW, between Paseo del Bosque Trail NW and Rio Grande Blvd. NW, approximately 167 acres (G-12-Z) (F-12-Z) Staff Planner: Leslie Naji
2. Project #2020-004645 RZ-2020-00037– Zoning Map Amendment (Zone Change)	Angela Williamson, Modulus Architects, agent for Goodman Lawrence RVT, requests a zoning map amendment from MX-L to NR-C for all or a portion of Tract A, Snow Vista Investors, located at 1125 Snow Vista Blvd. SW, between De Vargas Rd. SW and Snow Vista Blvd. SW, approximately 10.8 acres (M-09-Z) Staff Planner: Linda Rumpf
3. Project #2020-003814 RZ-2020-00041– Zoning Map Amendment (Zone Change)	WT Group, agent for Western Refining Retail LLC, requests a zoning map amendment from MX-L to MX-M for Lots 1P through 6P and Lots 1C through 6C and the northerly 9.66 feet of Lots 7C and 7P, Block 101, Brentwood Hills, located at 2932 Juan Tabo Blvd. NE, between Candelaria Rd. NE and Lexington Ave. NE, approximately 0.5 acre (H-21-Z) Staff Planner: Catalina Lehner
4. Project #2018-001734 VA-2020-000375- EPC Variance	Frank and Clarissa Gonzales request the above action for all or a portion of Lot 1, Block 11, Volcano Cliffs Subdivision, Unit 18, located at 7828 Aguila St. NW, between Petirrojo Rd. NW and Aguila St. NW, approximately 0.38 acre (D-10-Z) Staff Planner: Sergio Lozoya

5. OTHER MATTERS:

- **a.** Approval of November 12, 2020 Action Summary Minutes
- **b.** EPC Rules of Conduct: The Environmental Planning Commission (EPC) will consider, discuss, and take action on updates to the EPC Rules of Conduct of Business by the Environmental Planning Commission. **(DEFERRED FROM OCTOBER 8, 2020)**

6. ADJOURNMENT