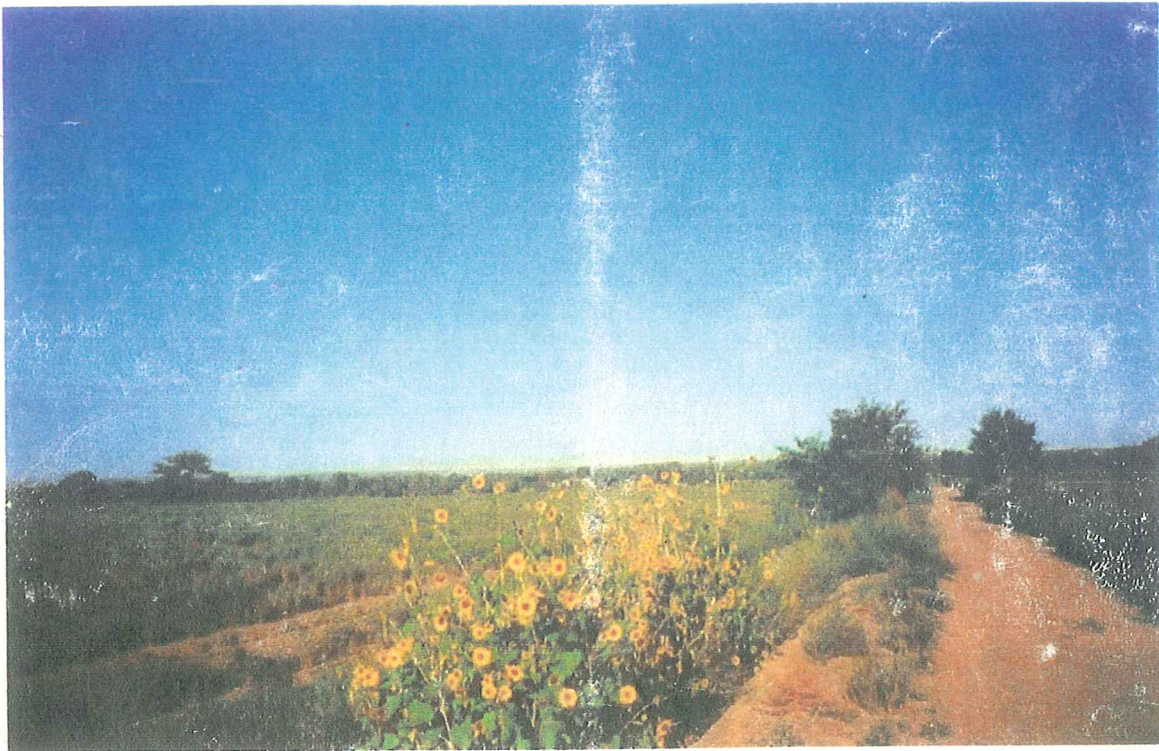


Resource Management Plan for Los Poblanos Fields Open Space



The City of Albuquerque
Parks and Recreation Department,
Open Space Division
February 2003



Los Poblanos Fields Open Space Resource Management Plan

Adopted by the City Council on February 10, 2003 and signed by the Mayor on February 26, 2003
City Council Resolution No. R-03-200; City Enactment No. R-18-2003

Amendments:

This Plan incorporates the City of Albuquerque amendments in the following referenced Resolutions, which are inserted at the end of the Plan and are on file with the City Clerk's Office. Resolutions adopted from December 1999 to the present date are also available (search for No.) on City Council's Legistar webpage at <https://cabq.legistar.com/Legislation.aspx>.

<i>Date</i>	<i>Council Bill No.</i>	<i>City Enactment No.</i>	<i>Plan References</i>	<i>(see Note 1)</i>	<i>Description</i>
2/10/2003	R-03-200	R-18-2003			Adoption
11/16/17	R-17-213	R-2017-102	Title Revised	No	Re-codified as a Rank 3 Resource Management Plan to be consistent with the IDO's new Ranked Plan system.

Notes:

1. The amendments in the Resolutions may or may not be reflected in the Plan text: "Yes" in this column indicates they are; "No" indicates they are not.
2. The original adopting Resolution(s) and the Resolutions listed in the table above are inserted at the end of this Plan in chronological order.
3. This Plan may include maps showing property zoning and/or platting, which may be dated as of the Plan's adoption. Refer to the Albuquerque Geographic Information System (AGIS) for up-to-date zoning and platting information at <http://www.cabq.gov/gis>.

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Executive Summary

In 1997, Albuquerque citizens voted to support a temporary ¼ cent sales tax to purchase a 138-acre historic farm called Los Poblanos Fields (formerly known as Anderson Fields) and several other properties for Major Public Open Space. Bernalillo County, the Village of Los Ranchos de Albuquerque and the Legislature of the State of New Mexico made generous contributions to this purchase. The City has since annexed the lower 48 acres of Los Poblanos Fields and re-zoned it SU-1 for Major Public Open Space; the upper 90 acres lies within the Village of Los Ranchos de Albuquerque, and is zoned A-1.

Without the staff and resources to restore and maintain the property as a working farm, the City of Albuquerque's Parks and Recreation Department, Open Space Division has developed a series of innovative Farm Operating Agreements with private farmers to manage the property. Through these unique partnerships, much of the cropland has been restored, and forage crops have supported generations of migratory waterfowl. At the same time, the public has enjoyed guided educational programs, community gardening and harvesting, the annual corn maze and other special events, as well as the rural atmosphere and expansive views across one of the last remaining pieces of farmland in Albuquerque while walking, jogging, bicycling or horseback riding along the farm's dirt roads.

The Open Space Division has worked with a Citizen-Technical Planning Team, contract farmers and other interested parties in developing this Resource Management Plan for Los Poblanos Fields. The Team developed the following Mission Statement for the property: *"To maintain, protect and preserve this land as agricultural Open Space and wildlife habitat, thereby providing recreational and educational opportunities to the community with the least impact to the environment."* The Resource Management Plan will guide the Open Space Division in implementing the above Mission Statement. The primary goal of the RMP is to "maintain agriculture as the primary use of the property, and provide compatible wildlife habitat areas, public use programs and visitor facilities, while preserving archaeological resources and minimizing impact on adjacent properties and viewsheds." In order to ensure compatibility between uses, the Open Space Division will develop a system of adaptive management, by monitoring and evaluating farm resources, wildlife, public use and visitor facilities.

Chapter 1 provides a brief history of the farm, and Chapter 2 analyzes current conditions and management issues. Chapter 3 develops a goal and policy framework to guide the Open Space Division in managing the property, and Chapter 4 creates a Site Design for proposed improvements to farm infrastructure, wildlife habitat and visitor facilities. Major improvements to the farm include new ditches to bring unirrigated farmland back into production, and a new greenhouse and fenced equipment area. The Open Space Division will work with other agencies and volunteers to increase the array of wildlife habitat types by creating a wetland and moist soil area, and planting hedgerows on field boundaries. Visitor facilities will be improved by building a new trail from the current parking area directly into the farm, adding a small ADA parking area, re-grading some of the farm roads and re-configuring gates for better wheelchair access, building a viewing blind by the new wetland, and installing some additional picnic tables, a gazebo and an information kiosk in the cottonwood gathering area. Chapter 5 provides a timeline and budget estimates for implementing the Resource Management Plan.

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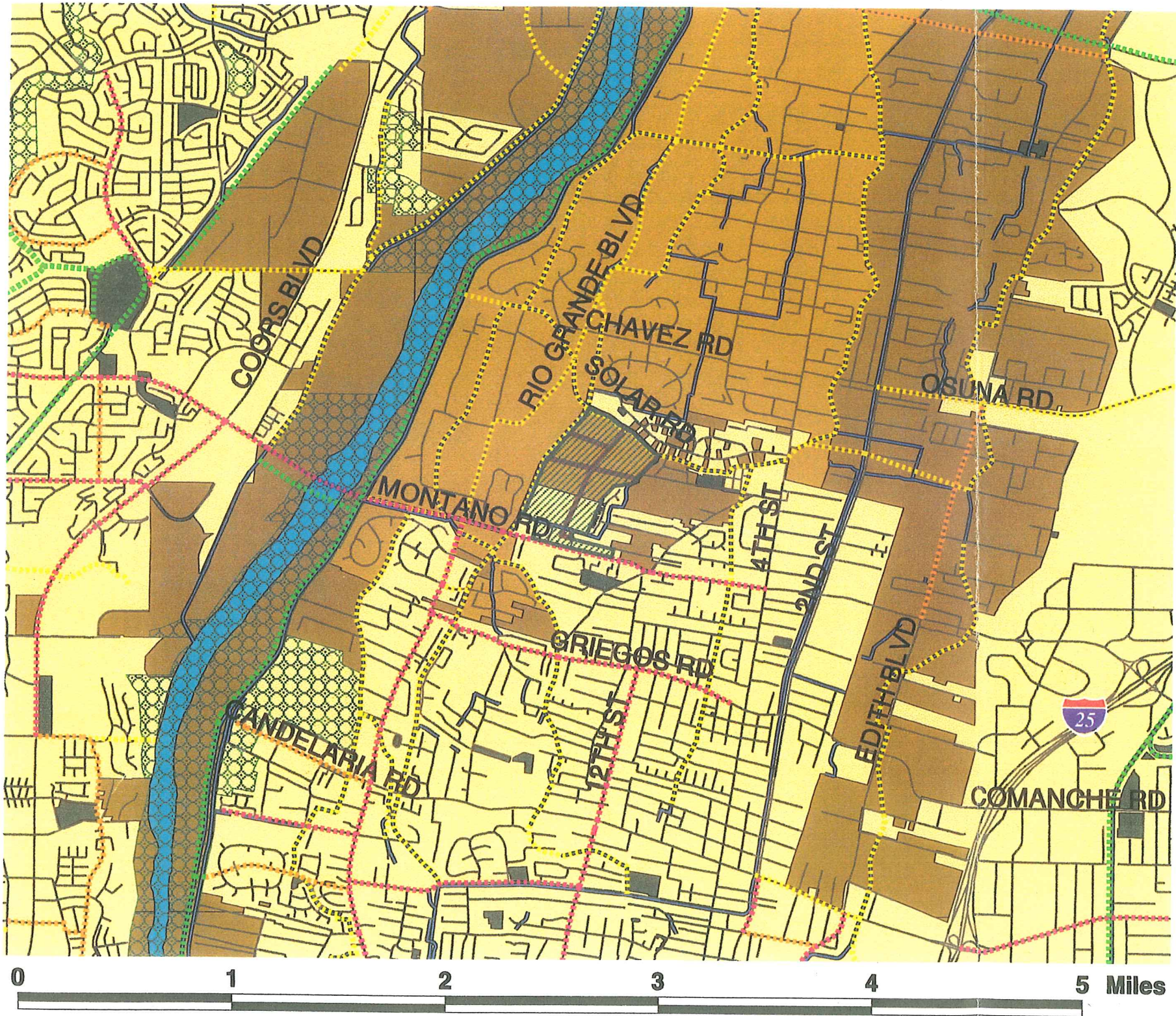
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List of Acronyms

ADA	Americans with Disabilities Act.
CFP	Candelaria Farm Preserve
DPAC	Design and Planning Assistance Center
EQIP	Environmental Quality Incentive Program
LPF	Los Poblanos Fields
MPOS	Major Public Open Space
MRGCD	Middle Rio Grande Conservancy District
NRCS	Natural Resources Conservation Service
OM	Operations and Maintenance
OSD	Open Space Division
RGCF	Rio Grande Community Farms
RMP	Resource Management Plan
RMVS	Resource Management and Visitor Services
UETF	Urban Enhancement Trust Fund
UNM	University of New Mexico
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service

Map 1: Vicinity Map of Los Poblanos Fields



- Los Poblanos Fields
- Existing Bike Trails
- Existing Bike Lanes
- Existing Bike Routes
- Proposed Secondary Trails
- Farm Roads
- Streets
- Ditches
- Other Open Space
- Parks
- River
- City of Albuquerque
- Village of Los Ranchos de Albuquerque
- Bernalillo County



Map 2:

Site Analysis for Los Poblanos Fields

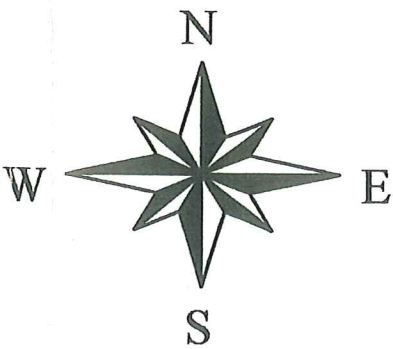


Map 3:

Los Poblanos Fields Site Design



- LPF Property Boundary
- Proposed Access Points
- Streets
- Proposed Gates
- Proposed Fences
- Bridges
- MRGCD Levee Roads
- Proposed Farm Roads
- Berm
- New Bridge & Trail
- MRGCD Ditches
- Proposed Farm Ditches
- Proposed Underground Pipe
- Proposed Parking Areas
- Overflow Parking Area
- Wells
- Proposed Picnic Tables
- Proposed Kiosk/Gazebo
- Proposed Wildlife Blind
- Proposed Cottonwoods
- Proposed Hedgerows
- Proposed Wetland
- Proposed Moist Soils
- Proposed Equipment Area
- Proposed Greenhouse
- School & Community Garden
- Corn Maze Rotation Area
- Gathering Area
- Dirt Field
- Proposed Cropland



1. INTRODUCTION

Los Poblanos Fields (LPF) is a City of Albuquerque Open Space property covering 138 acres in the North Valley of Albuquerque and the Village of Los Ranchos de Albuquerque. Many people know this Open Space as “Anderson Fields”, in reference to the most recent owners of the property. The name “Los Poblanos” refers to the original Spanish name for the area.

Since acquiring LPF as Major Public Open Space in 1997, the City of Albuquerque’s Open Space Division has managed the property as farmland and wildlife habitat. Many local citizens also enjoy recreation (walking, jogging, horse-back riding, some bicycling) along the farm and ditch roads. Wildlife viewing is especially popular during the fall and winter months, when hundreds of cranes, geese and ducks visit the farm to feed on wildlife crops. Educational activities have taken place on the property, including community gardening. The annual corn maze event and fall harvest festival have attracted a large number of people to LPF. Several artifact scatters have been found on the fields, and the property is an important visual resource for visitors and local residents. The Open Space Division has made important progress in establishing a management system for the property. However, critical management issues have now become apparent, and a Resource Management Plan (RMP) is needed to guide management of the property over the long term.

Chapter 1 will discuss the mission of LPF and the purpose of this RMP. It will also describe the location of the property, the historical context, the history of the project to develop this plan, and current activities at the farm.

1.1 The Mission of Los Poblanos Fields Open Space.

The 1998 Albuquerque/Bernalillo County Comprehensive Plan is a Rank I Plan for Albuquerque and Bernalillo County. It states that the goal of the Open Space Network is “to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area” (p. 43).

Policy a. under this goal states: “Open space lands and waters shall be acquired or regulated as appropriate to serve one or more of the following specific purposes:

- Conservation of natural resources and environmental features
- Provision of opportunities for outdoor education and recreation
- Shaping of the urban form
- Conservation of archaeological resources
- Provision of trail corridors
- Protection of the public from natural hazards.

The Mission Statement of Los Poblanos Fields is:

“To maintain, protect and preserve this land as agricultural Open Space and wildlife habitat, thereby providing recreational and educational opportunities to the community with the least impact to the environment.”

This Mission Statement was developed by the Citizen-Technical Planning Team (Team) that initiated work on this Resource Management Plan; the Open Space Division added

“recreational opportunities” to the Mission Statement, in accordance with the property’s current use and the purpose of Open Space land in general.

Managing LPF according to the Mission Statement will fulfill several purposes of Open Space lands, as established in the Comprehensive Plan and listed above. Maintaining, protecting and preserving the property as “agricultural Open Space and wildlife habitat” will achieve “conservation of natural resources and environmental features” and will assist in “shaping of the urban form”. Providing opportunities for outdoor education and recreation is part of the Mission Statement. The provision of trail corridors and the conservation of archaeological resources are purposes of Open Space lands that complement the mission statement and are included in this RMP. Protecting the public from natural hazards is not a goal of LPF.

1.2 The Purpose and Organization of the Resource Management Plan.

The purpose of this RMP is to document and analyze resources, activities and management issues at LPF, and develop goals, policies and tasks and a site design that can guide the Open Space Division in managing the property to fulfill the mission of the property. Other interested parties, including contract farmers and residents of surrounding neighborhoods, may also want to refer to this document in seeking to understand how the farm is managed.

The Major Public Open Space (MPOS) Facility Plan, approved by the Albuquerque City Council in 1998 and the Bernalillo County Commission in 1999, describes the procedures for developing Open Space Resource Management Plans. The Facility Plan states that the Resource Management Plan shall:

- 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, fees, interagency cooperation and enforcement;
- Classify the parcels within the Resource Management Plan area by 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 schemes.

This RMP addresses each of the above items. The remainder of Chapter 1 describes the location and history of the LPF, and the history of the project leading to this plan. Chapter 2 provides a site analysis of the property, describing the layout of current activities at LPF, the resources and infrastructure that support those activities, and related management issues. Chapter 3 classifies LPF by MPOS type and develops management goals and policies for the property, addressing issues such as carrying capacity, access and parking, facility management, resource management and monitoring, staffing, interagency cooperation and enforcement. Chapter 4 provides a site plan for LPF that identifies access points and facility locations, and evaluates impacts on adjacent areas as well as alternative development schemes. Chapter 5

identifies the tasks to implement in order to reach the goals, and provides an implementation timeline and budget.

Chapters 2, 3, 4 and 5 categorize the different aspects of the LPF mission into the following topic headings: Multiple Use, Agriculture, Farm Infrastructure, Wildlife Habitat Areas, Public Use Programs, Visitor Facilities, Archaeological Resources, Adjacent Properties and Viewsheds, and Administration. These topic headings are repeated in the same order in each chapter, allowing the reader to easily cross-reference a particular topic in one chapter with the same topic in another chapter.

1.3 Location of Los Poblanos Fields.

The LPF is located in the North Valley of Albuquerque. The upper 90 acres lies within Village of Los Ranchos de Albuquerque; the lower 48 acres lies within the City of Albuquerque. The LPF is bound by Montañño Road on the South, the Griegos Drain on the West, the Gallegos Lateral on the North, and the Hackman Lateral and Tierra Viva Subdivision on the East.

1.3.1. Vicinity.

Map 1 illustrates the location of LPF within the North Valley of Albuquerque.

1.3.2. Legal description.

Upper 90 Acres:

A Tract of land situated within the Elena Gallegos Grant, and within portions of projected Sections 29, 30, 31, 32, Township 1 North, Range 3 East, New Mexico Principal Meridian. Said Tract being all of Los Vinedos Subdivision at Anderson Fields the same as shown and designated on the plat filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on April 1, 1997 in Volume 97C, Folio 97.

Lower 48 Acres:

A tract of land situated within the Elena Gallegos Grant, projected Section 29, 20 and 32, Township 11 North, Range 3 East, New Mexico Principal Meridian, being a portion of a Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 1, 1992 in Book BCR92-7, Pages 7608-7614.

1.4 Climate.

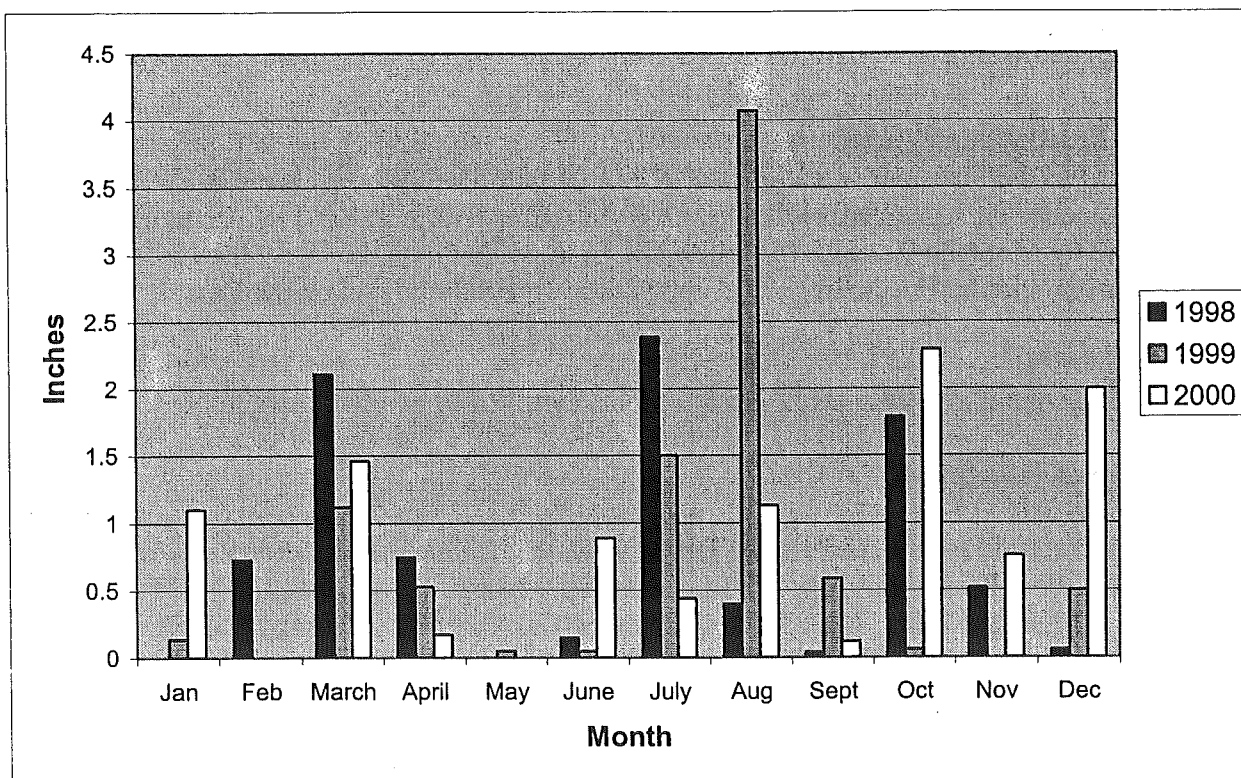
Albuquerque's climate is typical of the high-altitude Southwest desert. Average annual temperatures hover around 57°F, humidity is low, and annual rainfall is variable but averages about 12 inches.

The Rio Grande Nature Center records daily temperature and precipitation data for the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA), the Albuquerque office of the National Weather Service, and the United States Geological Survey. Because the Rio Grande Nature Center is only about 2 miles from LPF, their temperature and precipitation data probably applies to LPF and will be included here.

1.4.1. Precipitation.

The chart below illustrates the severe lack of precipitation typical in May and June, which necessitates effective irrigation especially during those months.

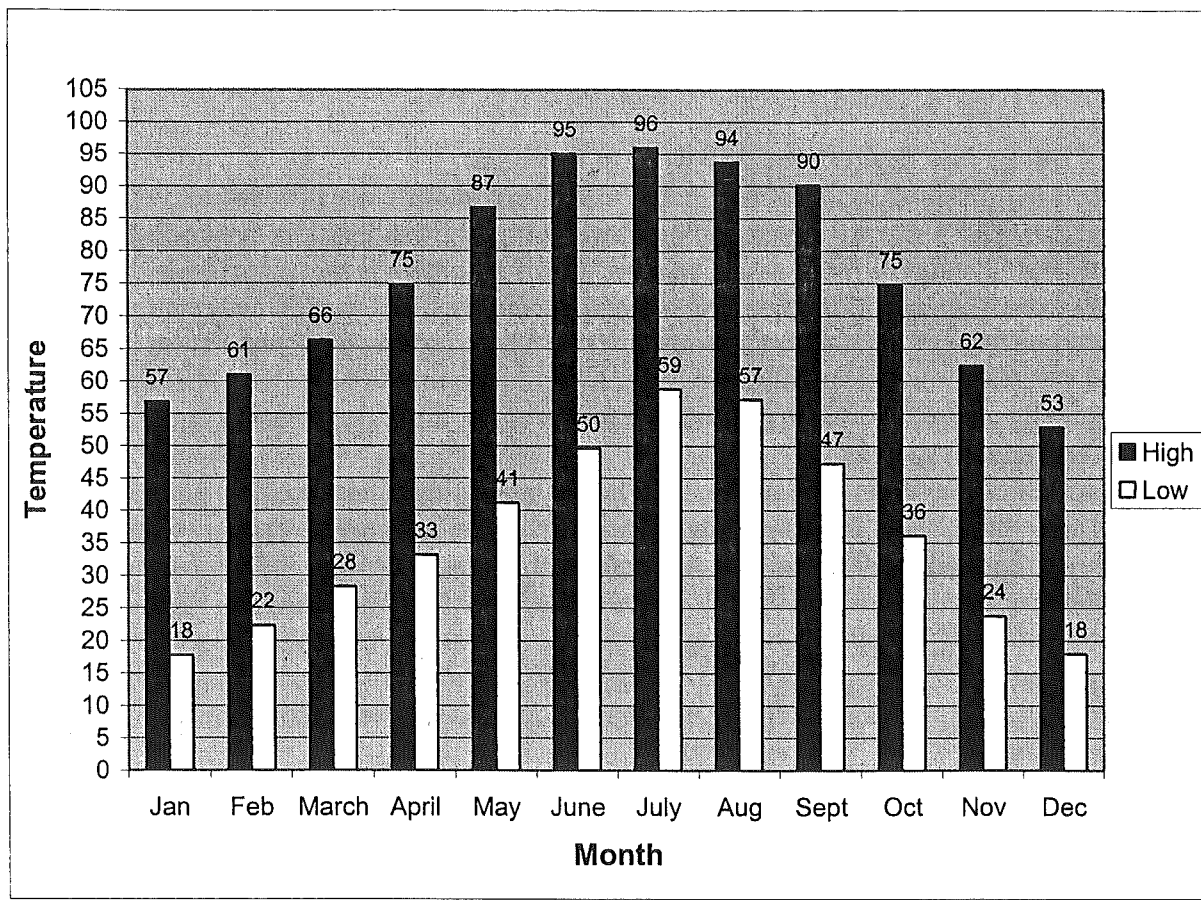
Figure 1. Total Monthly Precipitation at the Rio Grande Nature Center, 1998-2000.



1.4.2. Temperature.

The chart above illustrates that the non-frost growing season stretches from early May to early October, which corresponds to the growing season at LPF. This chart illustrates why irrigation during summer months is absolutely critical for crops.

Figure 2. Average Daily High and Low Temperatures by Month at the Rio Grande Nature Center, 1998-2000.



1.5 General Planning Framework.

While existing City and County plans do not explicitly mention LPF, management goals and policies for the property should be consistent with goals and policies from applicable plans. City/County planning documents are ranked in three tiers. The Albuquerque/Bernalillo Comprehensive Plan is a Rank I plan. The North Valley Area Plan, the Major Public Open Space Facility Plan, and the Trails and Bikeways Facility Plan are Rank II plans. The LPF Resource Management Plan is an unranked plan, which must be consistent and compatible with the applicable higher ranked plans. Other relevant policy documents are the Mayor's Executive Instruction No. 8., and the Village of Los Ranchos de Albuquerque Master Plan. Appendix A1 will provide a description of the policies and goals in planning documents applicable to planning for LPF.

1.6 Historical Context.

LPF is a remnant of the vast farmlands that once covered the Middle Rio Grande Valley. This section will describe how, over the years, human settlement and resource use patterns have substantially altered the Valley ecosystem. By understanding these historical processes, we can better understand the profound connection so many people feel with LPF, the value they attribute to it, and the important role the farm property can play as City of Albuquerque Open Space.

1.6.1. Hydrology and Indigenous Subsistence Patterns.

Habitat areas and farming in the Rio Grande valley were historically influenced by the hydrology of the river. The river once meandered across its broad flood plain, in response to seasonal floods and the location of sandbars. The river's shifting path left numerous isolated meanders, creating oxbow lakes and ponds. The oxbows gradually filled in with sediment and organic matter, becoming marshes and cottonwood forests. These oxbow wetlands helped control floods and settle sediments, and allowed water to percolate into the aquifer. The varying age of oxbows typically created a diverse mosaic of habitats along the river, and was home to a diversity of plant and animal species.

The Rio Grande Valley has some of the most fertile land in the State, and has provided people with good agricultural land for several thousand years. The indigenous peoples who inhabited the valley from about 900 BC to 400 AD practiced nomadic hunting and gathering, and probably began planting corn, beans and squash in the valley's fertile bottomlands in the fourth century AD. Floodwaters deposited rich organic material in the valley, maintaining soil fertility. The valley's indigenous peoples responded to the seasonal floods and droughts by migrating between the valley and the uplands. Gradually, the indigenous peoples established small pueblos in the Rio Grande Valley.

1.6.2. Spanish Settlement and the *Plazas*.

Spanish settlers first established a permanent colony in the middle Rio Grande Valley in 1598, but the lands in what is now the north valley were inhabited by Pueblo Indians and saw little Spanish settlement until the second half of the 17th century. Disease introduced by the settlers drastically reduced the number of inhabitants in the Indian Pueblos. By the 1640s, most of the area's Indian population was concentrated into four Pueblos where the Spanish set up missions: Isleta in the South, and Sandia, Puaray and Alameda in the north. Spanish families established 17 estancias on land between the remaining Pueblos, and relations between the settlers and Indians gradually deteriorated. In 1680 the Pueblos north of Isleta rose in revolt, and the Spanish fled to El Paso. They returned in 1693, re-establishing Santa Fe and building Bernalillo. From these villages they could settle lands to the south. In 1706, settlers founded the villa of Alburquerque, which stretched for 2 ½ miles along the Rio Grande.

In 1694, Captain Diego Montoya received a huge land grant that extended from the Sandia Mountains to the Rio Grande. Montoya's son Antonio granted his land to Elena Gallegos, perhaps by 1716 (Sargeant and Davis, 1986). As noted in the legal description of the property, the Los Poblanos Fields Open Space lies within the former Elena Gallegos grant.

During the later 1700s, the Spanish government encouraged settlers to consolidate their homes into *plazas*, partly to better defend themselves against Indian attacks. By 1790, there were seven plazas. From south to north they were: Albuquerque, Plaza del Señor San José de

los Duranes, Plaza de San Antonio de los Candelarias, Plaza de Nuestra Señora de Guadalupe de los Griegos, Plaza de San José de los Gallegos, Plaza de San Antonio de los Poblanos, and Plaza del Señor San José de los Ranchos. Each *plaza* consisted of a square of rooms owned by one family, in close proximity to the family's irrigated land. As the families grew, new members built additional rooms closer to their fields. The growing communities were usually centered on a chapel, and connected by dirt roads. As illustrated on the map on the following page (Figure 3), the Plazas closest to LPF were the Gallegos, Griegos and Poblanos. Elena Gallegos' brother Felipe probably settled in the Plaza de los Gallegos. The Plaza de los Poblanos may have been named after the headman of the plaza, Juan Cristobal Ortega, who was a native of Puebla, Mexico (ibid).

Around the *plazas*, Spanish settlers built acequias to irrigate their fields (perhaps including what is now the Gallegos Lateral on the north boundary of LPF), raised livestock on the mesas and foothills, and cut many of the cottonwoods along the river. In the 1800s, perhaps due partly to increased erosion from grazing in the uplands, silt began to build up on the riverbed. At the same time, flood irrigation apparently saturated valley soils, which became boggy. The increased evaporation of water from the saturated ground left expansive alkaline salt deposits, making large areas of the valley unsuitable for agriculture. Furthermore, the floods devastated some of the plazas, causing some families to move to relocate to other plazas. The population of the Plaza de Los Poblanos declined in the early 1800s, perhaps due to these floods. Later census counts did not mention any inhabitants at Los Poblanos Plaza.

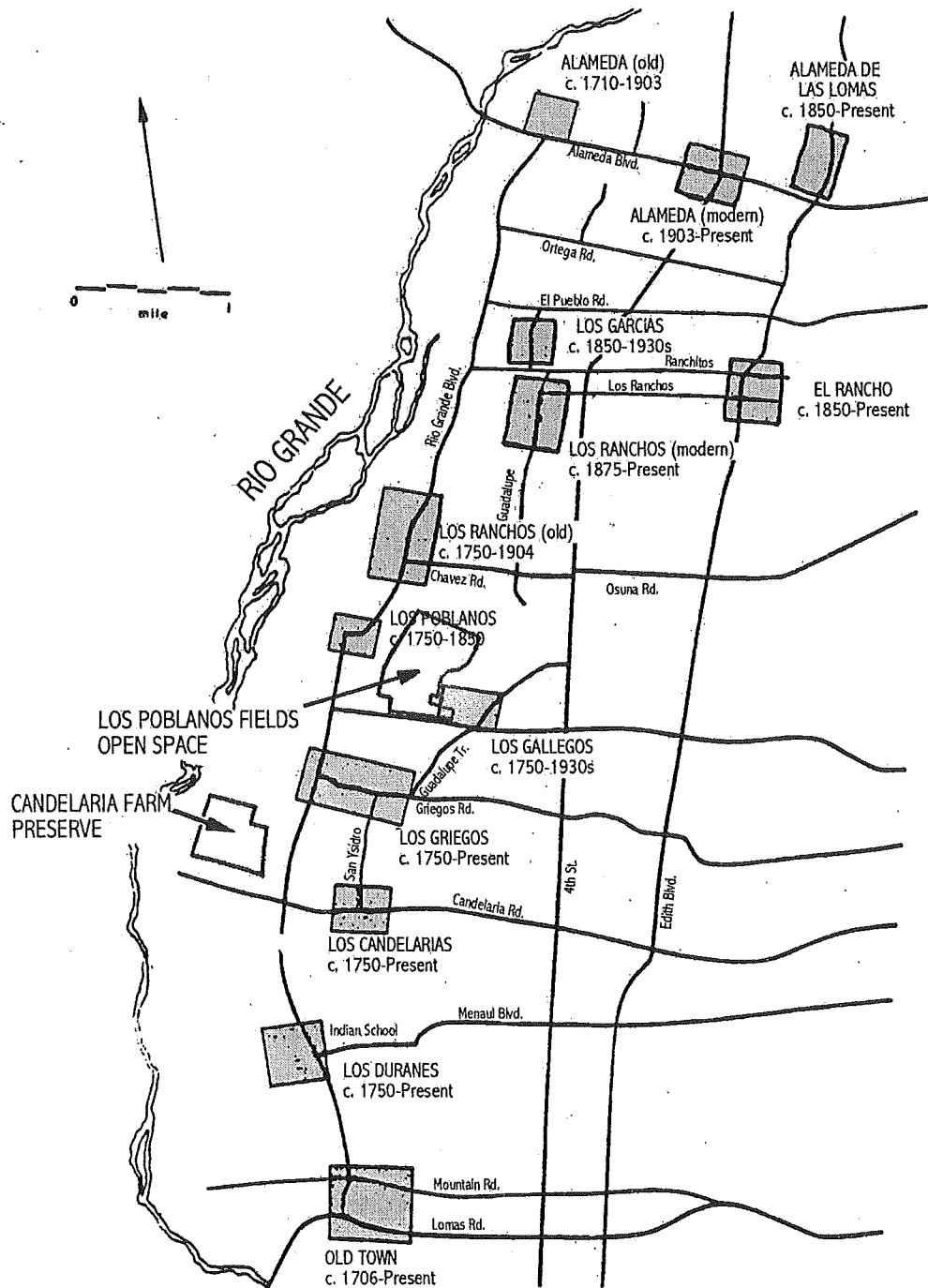
Despite the disappearance of the plaza, the Los Poblanos name has survived. A grandson and great-grandson of the original plaza headman owned land in what was Los Poblanos. In the 1920s, Albert Gallatin Simms and Ruth Hanna McCormick Simms acquired the land and began acquiring adjoining parcels. In the 1930s, they built an estate known as Los Poblanos (ibid). The Los Poblanos estate produced alfalfa, and there was also a herd of 200-300 cows that produced milk for Creamland Dairy until the early 1960's. After the death of Mr. Simms in 1964, a portion of the Los Poblanos estate was sold to Maxie Anderson, a prominent oil industry businessman and famous hot air balloonist. The area acquired by Mr. Anderson includes what became known as the Anderson Valley Vineyards and Anderson Fields. The City acquired most of Anderson Fields as Open Space in 1997. Today the Open Space is called Los Poblanos Fields, invoking a connection to the farm's long history, and keeping this connection alive.

Source: Sargeant, Kathryn and Mary Davis. 1986. Shining River, Precious Land. Albuquerque, NM: The Albuquerque Museum.

1.6.3. Recent Developments.

The Middle Rio Grande Conservancy District (MRGCD) was created in 1924 to protect valley residents from floods, provide them with irrigation water, and drain the boggy soils. By 1940, the MRGCD had built over 400 miles of levees, drains and irrigation ditches. While reclaiming thousands of acres of valley land for agriculture and housing, this new infrastructure severed the historical connection between the land and water. The river, constricted by drains and levees, could no longer meander across the flood plain to maintain wetlands and other diverse habitats. And floods no longer deposit fertile silts on farm fields.

Figure 3. Historic Plazas of Albuquerque.



Drawn by: Matthew Schumader
Used with permission.

In recent years, the population of the Albuquerque area has grown, demand for housing has increased, and many farming families have been forced to sell their lands for new home sites and subdivisions. The farmland that remains today is a fraction of that which once covered the valley. The valley has also lost all but a very few of the once diverse array of oxbow wetlands, along with the abundance of plant and animals living there. Los Poblanos Fields preserves an invaluable remnant of the valley's original farmland and cultural heritage. In addition, it plays an important role as wildlife habitat, hosting hundreds of ducks, cranes and geese each winter, as well as numerous other species. With proper planning, the cultural and ecological importance of LPF can be maintained or even enhanced in the future.

1.7. Project History.

1.7.1. Anderson Field Alliance.

In 1995, when a local developer was in the process of acquiring Anderson Field, a group of concerned local citizens created the Anderson Field Alliance (AFA). The AFA spearheaded efforts to raise public support for the need to save Anderson Field from housing development. The AFA also urged the City, Bernalillo County, and the State to create a partnership in order to preserve Anderson Field as a community farm, educational center and open space.

1.7.2. Acquisition and Zoning.

In order to purchase Anderson Field and other properties for Parks and Major Public Open Space, the City of Albuquerque conducted a mail ballot asking registered voters' permission to increase the sales tax by a quarter-cent. The tax was approved by voters in January 1997, and was in effect until June 1999. With additional financial support from Bernalillo County, the Village of Los Ranchos de Albuquerque and the New Mexico State Legislature, the City purchased and gained Permanent Order of Entry to the 138-acre property in May 1997. The following year, the City of Albuquerque annexed the lower 48 acres of Anderson Field from Bernalillo County, and zoned the land as SU-1 for Major Public Open Space. The upper 90 acres, lying within the Village of Los Ranchos de Albuquerque, is zoned A-1 for agricultural land. The City has since acquired title to the property.

1.7.3. Inter-Governmental Agreements.

The City of Albuquerque has signed Inter-Governmental Agreements regarding cooperation in the management of Los Poblanos Fields with Bernalillo County and the Village Los Ranchos de Albuquerque, both of which contributed funds to the purchase of the property. The Inter-Governmental Agreements are included in Appendix A2.

1.7.4. Contract Farming.

When the OSD assumed management of LPF, the property had not been farmed or irrigated in several years, and was in poor condition. The OSD decided that the quickest and most cost-effective way to maintain and improve the condition of the land would be to resume farm production on the property. Furthermore, neighbors of LPF had expressed a desire for the historical, agricultural use of the property to continue.

Without the level of staff and resources required to farm the LPF, the OSD decided to contract an individual or non-profit organization to farm the property. This was based upon previous experience at the Candelaria Farm Preserve (CFP), another Open Space property in the North Valley, where OSD had signed a series of annual Operating Agreements with different contract farmers. Under the Operating Agreements for the CFP, the contract farmer maintained the farmland and infrastructure, and used 25% of the irrigated land to grow crops for wildlife (mainly migratory geese, cranes and ducks). In exchange, the contract farmer was given the right to grow crops for private or commercial purposes on the remaining 75% of the cropland. OSD maintained ownership of the land and permanent infrastructure. With permission from the OSD, the contract farmer could also lead educational activities and hold special events on the property. At the CFP, these agreements had achieved the OSD's goals of keeping the land in productive agricultural use, helping preserve the rural character of the North Valley, and providing food for migratory waterfowl.

When the OSD assumed management of the LPF, the contract farmer at the CFP was Rio Grande Community Farms (RGCF), a local non-profit corporation. RGCF's mission is to encourage community involvement in farming, public education, sustainable agriculture, and integrating farm activities with ecosystem enhancement. RGCF expressed interest in farming the LPF, their mission was compatible with that of LPF, and RGCF had demonstrated their farming ability at the CFP. Therefore, the OSD signed a one-year Operating Agreement with RGCF for the LPF property in 1998. RGCF's success in maintaining the productivity of the farm, and their initiative in designing innovative educational events and programs for local citizens, led the City to renew the Operating Agreement with RGCF in 1999, 2000 and 2001.

In the spring of 2002, RGCF decided to focus its efforts on a smaller portion of the farm, and invited Rasband Dairy, Inc., to farming the remaining acreage. In March 2002, the OSD signed 5-year Operating Agreements with both RGCF (for fields 4 and 6-12), and Rasband Dairy (for Fields 1-3 and 5), whereby each farmer would produce wildlife crops on 25% of their irrigable acreage, could use the rest for commercial crops, and would coordinate with the other farmer to schedule irrigation, as well as plant and manage the annual corn maze. A copy of each Operating Agreement is included in Appendix A3.

1.7.5. Public Planning Process.

Recognizing that the input of a variety of stakeholders and user-groups is critical to the success of a management plan for an Open Space property, the OSD initiated an extensive public participation process to develop a Resource Management Plan for LPF in November 1998. The OSD invited representatives from agencies and neighborhood associations, as well as local people interested in the LPF, to be part of a Citizen/Technical Advisory Team (Team). Participants included representatives from the Common Grounds, Los Poblanos and Adobe Road, Los Griegos, Lee Acres, and Losana Neighborhood Associations, Tierra Viva and Rancho Caballero Subdivisions and the North Valley Neighborhood Coalition, as well as the Shepherd of the Valley Church, Village of Los Ranchos, City of Albuquerque Parks & Recreation and Planning Departments, Bernalillo County Extension Service, Middle Rio Grande Conservancy District, Rio Grande Nature Center State Park, USDA Natural Resources Conservation Service and US Fish and Wildlife Service.

From November 1998 through June 1999, the Team met monthly to discuss and draft the RMP. OSD staff facilitated the monthly meetings, during which Team members drafted the mission statement for the RMP, and discussed goals and activities. Several smaller committees formed to develop specific sections of the RMP, including project history, habitat information, agricultural activities and education. The team invited technical experts to discuss the level of development allowable within the LPF, and the possibility of allowing dogs off-leash, which were the most contentious management issues. The team invited a professional facilitator to lead the last meeting in June, in which team members voted on alternative management scenarios for the LPF. Team members could not reach consensus on any of the management scenarios.

In order to complete the RMP, OSD staff drew upon the topics and ideas developed by the Team in drafting the plan, and made decisions on issues about which the Team could not reach consensus. In May 2002, OSD invited Team members to review and comment on a draft RMP, and held two community open houses to enable further public review of the plan. Written comments submitted by the Team and members of the public were then incorporated into this RMP (see Appendix A4). This management plan builds upon eight months of hard work by the Citizen/Technical Planning Team, as well as written comments from the Team and the public, to which the OSD owes profound gratitude. The mission statement developed by the Team serves as a guide for this management plan, and the set of topics, activities and ideas defined by the Team serves as the framework.

1.7.6. The U.N.M. Design and Planning Assistance Center (DPAC).

During the fall of 1999, four graduate students from the Design and Planning Assistance Center (DPAC) at the University of New Mexico's School of Architecture and Planning worked with the OSD and RGCF to prepare a site analysis and propose a site design for LPF. The DPAC students envisioned this work to be a continuation of the public planning process already conducted by the OSD. Through meetings with OSD and RGCF staff, and conducting public surveys at the LPF during the annual Harvest Festival, the DPAC students identified four main management issues for which to explore design options: parking, wildlife, trails and built structures. The students then drafted physical designs for each of these issues. In addition, the team coordinated a planning charette and several meetings to develop a vision of a community garden at LPF, and draft design options for the garden area. Several aspects of the students' analyses and designs have been integrated into this Resource Management Plan. Further information on the DPAC project can be obtained from the University of New Mexico's School of Architecture and Planning.

2. SITE ANALYSIS & MANAGEMENT ISSUES

This section will describe the current activities at LPF, the natural, cultural and infrastructure resources available, and the issues OSD faces in managing these activities and resources. This information is also presented in Map 2. This chapter has been divided into sections according to topic. The goals and policies in Chapter 3 address the management issues described here, and are divided into these same topic categories.

2.1 Adaptive Management of Multiple Use.

LPF is currently managed as farmland, with a mixture of other complementary activities, including education programs, recreation, special events, and providing wildlife habitat. This mix of uses provides the public with unique outdoor opportunities, and has made the LPF a popular site among enthusiasts of farmland, open space and wildlife. The multiple uses are supported by an array of resources, including farm infrastructure and visitor facilities, as illustrated in the Site Analysis on Map 2. The overlying management issue at LPF is how to manage LPF as Open Space farmland, while providing compatible wildlife habitat and public use activities that minimize impact on the land. Section 3.1 will designate an Open Space management category for LPF that supports the unique purposes and multiple uses of the property. It will also establish permitted, conditional and prohibited uses of the property, in compliance with existing policy. Monitoring and evaluation of the resources and conditions at the property will enable the OSD to conduct adaptive management by balancing the multiple uses to ensure compatibility over time.

2.2 Agriculture.

The Citizen-Technical Team and numerous citizens have identified farmland preservation, wildlife and public view sheds of the agricultural landscape as important values associated with the Open Space. To manage LPF as farmland and produce feed crops for wildlife, OSD needs to contract farmers to farm and maintain it, and manage the pests and weeds. The responsibilities of contract farmers need to be addressed through Farm Operating Agreements.

2.2.1. Contract Farming.

RGCF and Rasband Dairy currently farm the property through Operating Agreements with OSD (Appendix A3). According to the Operating Agreements, each contractor grows crops for wildlife feed (such as field corn, sunflowers, sorghum, milo, and wheat) on 25% of the irrigable land, and grows food and hay crops for commercial purposes (such as sweet corn, peas, chiles, alfalfa) on the remaining land. RGCF produces crops without the use of chemical pesticides and fertilizers, whereas Rasband does use minimal amounts of fertilizers and pesticides on the alfalfa. Both farmers use tractors and other mechanized equipment for planting and harvesting, and rely upon the property's farm infrastructure, including irrigation ditches and farm roads, for farm operations. The condition of farm infrastructure will be discussed in section 2.3.

The contract farming system at LPF is typically a mixture of three types of crops: Commercial crops such as alfalfa, vegetables, and sweet corn; wildlife feed crops such as corn, sorghum, oats and sunflowers; and soil-building crops such as winter wheat, alfalfa, rye, oats and hairy vetch. These crops are usually grown in rotation, so that alfalfa fixes nitrogen into the soil, and cover crops add organic matter and improve soil texture. The following is a list of crops planted during the 2002 growing season. The field numbers refer to Map 2 and Figure 4.

Field 1:	Alfalfa, Millet.
Field 2:	Alfalfa, Millet.
Field 3:	Alfalfa.
Field 4:	School & Community Garden, Sweet Corn, Vegetables, and Corn Maze.
Field 5:	Alfalfa.
Field 6:	Sunflowers, Millet, Sorghum, Melons, Chili and Alfalfa.
Field 7:	Fallow (no irrigation).
Field 8:	Fallow (no irrigation).
Field 9:	Sudan Grass.
Field 10:	Sudan Grass.
Field 11:	Vegetables in northern third, southern two-thirds fallow (no irrigation).
Field 12:	Public parking lot on north side, south side in millet and grass.

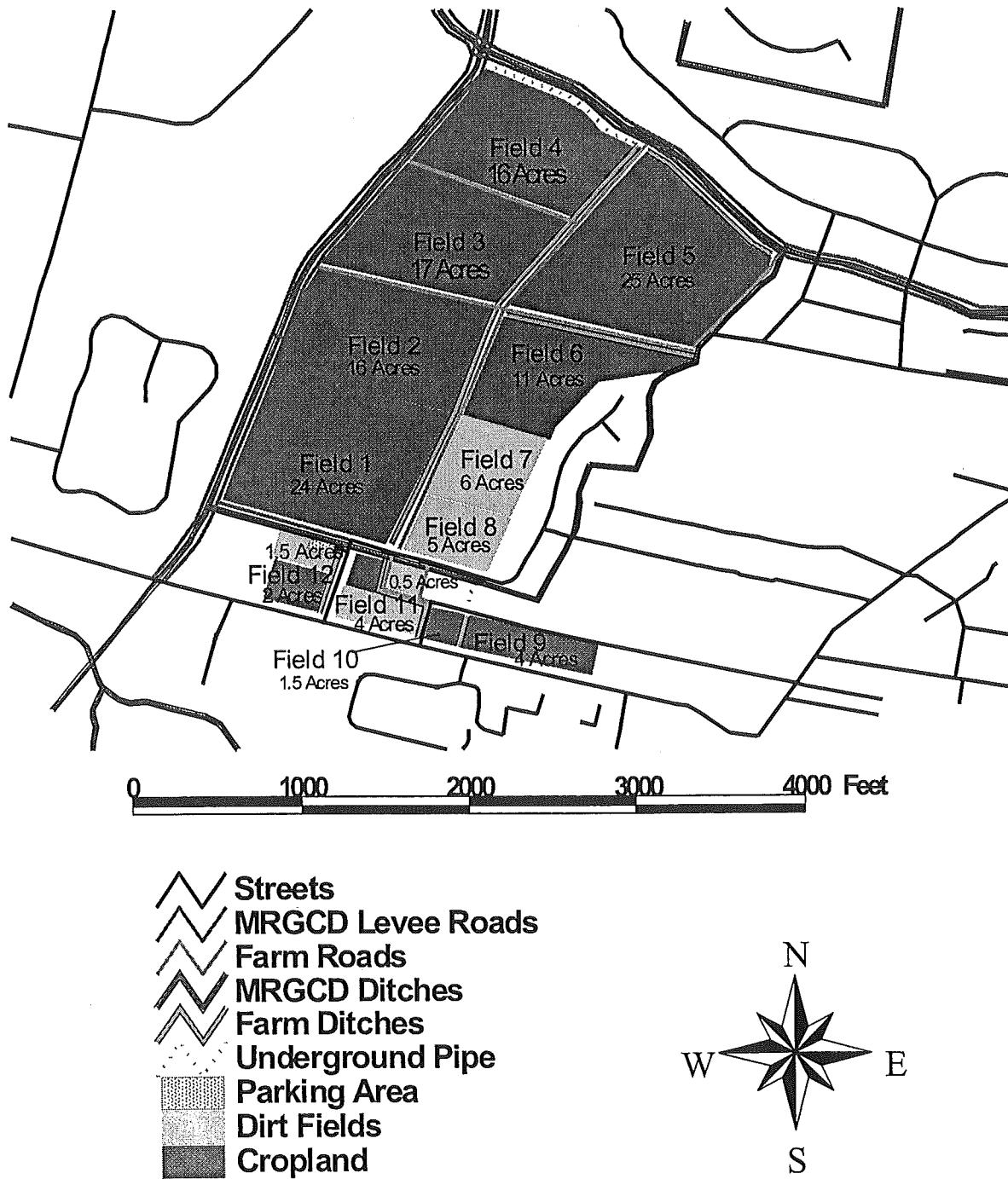
Management issues regarding contract farming include defining the contract farmer's responsibilities in crop planning and management, and farm maintenance.

2.2.2. Field Leveling.

One of the key components of flood irrigation is field leveling. Proper slope enables the correct amount of irrigation water to flow evenly from the ditch across the field. Water pooling in low spots can drown crops, and crops in high spots can suffer for lack of water. Where crops suffer, weeds thrive. Where the slope is too steep, irrigation water may not infiltrate the root zone; where slopes are too gentle, crops near the ditch can drown while those on the far side of the field don't get enough water, irrigation can be slow, and can consume larger volumes of water. Properly sloped fields result in better crop growth, fewer weeds, lower water consumption, and lower labor costs for irrigators.

Field leveling nowadays is done with sophisticated lasers, and can cost several hundred dollars per acre. The OSD does not have laser-leveling equipment, and has generally relied on farmers to level the fields. By 2001, most fields were in need of re-leveling. The OSD's farm operating agreements with Rasband Dairy and RGCF encourage the farmers to invest in field leveling and other irrigation improvements. Rasband has since re-leveled the Fields #1, #2, #3 and #5. Through an Environmental Quality Incentive Program (EQIP) cost-sharing project with RGCF and the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS), Field #4 was re-leveled when an underground irrigation pipe was installed (see Section 2.3.1.) The OSD also re-leveled Field #6 in order to stop accidental flooding of adjacent properties from escaped irrigation water. Other fields still need to be re-leveled, and one management issue is who should be responsible for laser leveling.

Figure 4. Field Acreages (Approximate).



2.2.3. Pest and Weed Management.

Like most farms, LPF is host to numerous pest and weed species. Animal pest species include gophers, whose tunnels can undermine concrete ditches and impede irrigation in fields. An important way to control gophers is simply to farm the land and keep it production. Several insect pests also create problems. Squash bugs have eliminated several squash crops. Farmers have avoided squash bug infestations by planting squash crops later in the season, typically around the July 1. Alfalfa weevils are other potential pests.

Weeds that are particularly problematic in some parts of the farm include a creeping perennial called field bindweed (*Convolvulus arvensis*) and Johnson grass (*Sorghum halepense*), a perennial grass. Field Bindweed has infested the southwest corner of Field #1, and Johnson grass grows along many ditches. If they are not controlled, they can spread to take over large areas of fields, compete with crops, and make farming difficult. Contract farmers control field bindweed by planting crops to compete with and surpass the growth of the weed. Johnson grass is controlled mainly through mowing.

Exotic elm trees are an invasive species that grow along ditches, and are breaking through ditches in several locations (see 2.3.1). Elm trees are growing along the boundaries between Fields #1 and #2, and on the boundaries between Fields #6, #7 and #8, as well as around the edges of Fields #9 and #10. They are also growing rapidly in the uncultivated, eastern portion of Field #7. Tree of Heaven is another invasive tree species, growing along and destroying the ditch in Field #11. Invasive trees growing in areas where they could destroy ditches and impede cropping operations need to be removed, urgently. Open Space personnel and contract farmers have invested several weeks each year into cutting elm trees, and when cutting is followed by the application of herbicide, tree of heaven and elm trees usually do not return. However, cutting has not been able to keep up with the spread and growth of the trees.

In some instances, weed trees do not pose such a threat. For example, elm trees growing along the boundary of Fields #1 and #2 do not threaten ditches, are kept from spreading by regular farm operations, and serve as useful perches for songbirds and raptors. Removal of such trees may not be a top priority.

Although RGCF practices chemical-free farming at LPF, other contract farmers may want to apply herbicides or insecticides to treat certain pests, and there are no explicit policies regarding pest and weed management on the farm. In order to protect wildlife and preserve soil and water quality at LPF, this management plan should develop policies that require contract farmers to limit chemical applications, as much as possible.

2.2.4. Vending.

RGCF has expressed interest in setting up vegetable stands to sell farm produce, hay and straw at LPF, and this could help support the profitability of farming the land. The contract farmer must follow State, County and City policies regulating the sale of farm produce. Management issues regarding the design and placement of vending stands are covered in Section 2.3.4.

2.3 Farm Infrastructure.

In order to keep the land in agricultural production, agriculture must be profitable. This requires adequate farm infrastructure, including irrigation ditches, wells, farm roads and storage space for equipment.

2.3.1. Irrigation.

There are about 8700 feet of cement-lined ditches on LPF (DPAC 1999). When the City acquired this property, most of the ditches were in poor condition, making irrigation difficult. For the past several years, the OSD and contract farmers have repaired and maintained ditches, and while some problems persist, the parties have recently begun making major improvements. The main threat has been from weeds and elm trees invading cracks in the cement along several ditches, causing them to crumble and impeding the flow of irrigation water. As a result, the ditch in Field #4 had to be replaced by an underground pipe (see 2.2.2), and the ditch on the north side of Field #3 had to be abandoned. A 150-foot section of that ditch had collapsed, making it impossible to irrigate the western side of that Field #3. In the spring of 2002, Rasband Dairy re-leveled the field to irrigate from the ditch on the east side, and returning the whole field to agricultural production.

Several irrigation problems remain. Due to the growth of exotic Trees of Heaven, portions of the ditch along the north and eastern side of Field #11 have also collapsed, and need to be rebuilt or replaced in order to effectively irrigate Field #11. Furthermore, it is impossible to irrigate Fields #7 and 8 because the construction of the Tierra Viva subdivision along the southeastern side of the farm has cut off the historic access to the Hackman Lateral. Finally, a profusion of elm trees growing along the northeast ditch north of Field #5, the ditch on the north side of Field #6, and the ditch on the east side of Field #12 require yearly cutting, and the ditches must be patched annually. Building new ditches to water Fields #7, #8 and #11, and ensuring adequate maintenance of the other ditches are critical to the future of farming at LPF. Section 3.3.1. will establish policies that define ditch renovation and maintenance responsibilities.

2.3.2. Wells.

There are two old wells on the property that may be restored to working condition. The wells are important because they could provide irrigation water if ditches are shut down in times of drought, as almost happened during the 2002 growing season. They could also provide water for filling wetlands and irrigating moist soils, especially during the winter, when the ditches are empty. One well is in the southeast corner of Field #4; the other is in the northeastern corner of Field #5. Both wells are very close to electrical lines, from which they could draw power. The wells are currently being tested to fully evaluate their potential. Depending on the cost of restoration, the OSD may only be able to restore one of the wells.

2.3.3. Farm Roads.

As illustrated in Map 2, MRGCD ditch maintenance roads extend around the north, west and south sides of the property, and there are several dirt farm roads within the property. These roads provide sufficient access for farm machinery, and there are no roads currently in need of repair. When a new ditch is built to water Fields #7 and #8, new farm roads may be needed between Fields #6 and #7, and between the ditch and the Tierra Viva subdivision. One

management issue is dust from the dirt farm roads, which may need to be controlled by adding gravel or another rustic surfacing material.

2.3.4. Farm Storage and Structures.

Currently there is a small, portable tool shed near the community garden. There are no secure storage facilities at LPF in which to store alfalfa and other harvested crops, farm supplies, tractors and other large farm equipment. As a result, farm equipment has been vandalized on several occasions, and the contract farmers are forced to look elsewhere to find storage space for crops and equipment. Currently, some farm equipment is stored in Field #7, but this field can and should be returned to cultivation. A new equipment area is needed. The area should provide some parking space for farm vehicles and large equipment, a storage structure for farm machinery, tools and supplies, and it should be fenced for security.

RGCF has received a grant from the City's Urban Enhancement Trust Fund to install a greenhouse at LPF, possibly with educational and storage space. A fenced equipment area would provide a secure site for this structure, and clustering these facilities would be convenient for the farmers and would keep the rest of the farm uncluttered. Water and electrical lines will be needed for equipment maintenance and the greenhouse, and a sewer line may be necessary to dispose of drainage. Management issues regarding farm storage and structures include security, and defining the parties responsible for their construction and maintenance.

2.4 Wildlife Habitat Areas.

Wildlife habitat is a key component of the mission statement, and birds are the focus of habitat planning efforts. The contract farmers plant feed crops for waterfowl and songbirds on 25% of the farm. During fall and winter months, cranes, geese and ducks arrive by the hundreds to feed on these crops. Aside from providing these species with abundant feed and a safe haven from development, LPF provides visitors with unparalleled opportunities to view and enjoy them within the City. LPF also hosts a variety of other bird species. According to informal surveys conducted by a local resident for several seasons, bird species at LPF change over the seasons, as illustrated in Figure 5, following page.

The narrow range of habitat types available limits the overall abundance and diversity of birds. Current habitat areas include field crops, irrigation ditches, fallow areas overtaken by weeds, and trees, many of which are invasive elms that threaten the irrigation system. These areas are subject to regular disturbance by farm operations and public use, and offer minimal protection to wildlife. Wetlands, moist soil areas, hedgerows and native trees could provide better protection and a broader range of habitat for a greater diversity of wildlife. Wetlands provide year-round habitat for a food web including riparian plants, waterfowl, shore and wading birds, turtles, frogs, salamanders, fish and aquatic invertebrates. Moist soil areas are generally very shallow and can be flooded seasonally. Hedgerows of shrubs and trees can be planted along field boundaries to provide corridors, habitat and food for birds such as songbirds and pheasants, and perches for raptors. Trees may be planted individually or in groups to create tree groves and fruit orchards. They could provide shade for visitors, additional habitat for birds, and fruit.

Figure 5. Seasonal distribution of birds at Los Poblanos Fields.

Year-round	Spring only	Spring-Summer	Fall-Winter
Meadowlark	White Faced Ibis	Barn Swallow	Canada Goose
Roadrunner	Bonaparte's Gull	Black Chinned Hummingbird	Sandhill Crane
American Crow	Ring-billed Gull	Broadtailed Hummingbird	Bushtit
Common Raven		Killdeer	Junco
Mourning Dove		Western Kingbird	Scrub Jay
American Kestrel		Common Grackle	American Goldfinch
Mallard		Boat Tailed Grackle	Say's Phoebe
Northern Flicker		Blue Grosbeak	Northern Harrier
House Sparrow		Gamble's Quail	Horned Owl
House Finch			Pigeon
Lesser Goldfinch			
Ring-necked Pheasant			
Red winged Blackbird			
Starling			

There are several issues involved in creating new habitat areas at LPF. One issue is their location, and how to avoid disturbance by visitors and farm operations. It is also important to ensure that habitat areas maintain and even enhance the rural landscape and public view sheds of the farm, and are compatible with farm operations and human visitation. Finally, management responsibilities for habitat areas need to be delineated. These issues will be addressed in 3.4.

In addition to making habitat improvements within the property, it must be recognized that Los Poblanos Fields is part of a larger agricultural landscape that is linked by adjacent farmland to the nearby bosque along the Rio Grande. This landscape provides a diversity of habitat types and protected corridors that allow for the movement of many bird species and other wildlife. As development pressure increases on the agricultural land between LPF and the bosque, creative mechanisms should be sought to preserve these farmland habitats and corridors.

2.4.1. Wetlands.

Wetlands were once abundant in the Middle Rio Grande Valley, and hosted numerous species of birds, mammals, fish, reptiles, amphibians and insects. Although it has been reported that there was once a wetland on the west side of the farm, there are currently no wetlands in the area of LPF, and only a few remain in the region. However, the Open Space Division has had considerable success building lined wetlands at the Candelaria Farm Preserve and Alameda/Rio Grande Open Space. At each location, the wetlands attract a great diversity and abundance of wildlife, particularly waterfowl. Construction of these lined wetlands has required considerable work and financial resources, as well as a large number of volunteers to plant native vegetation and remove undesirable plants. Water supply is a key issue. While the Alameda Wetland receives and cycles its water back into an irrigation ditch, the Candelaria wetland is fed by a well. The OSD would need to secure funds, volunteer support and interagency cooperation in order to build and maintain a new wetland.

2.4.2. Moist Soils.

Shallow moist soil areas typically attract waterfowl, as well as shore and wading birds, and have all but disappeared from the Middle Rio Grande Valley. The Bosque del Apache

Nation Wildlife Refuge has turned irrigated farmland into moist soil areas by flooding the fields periodically and mowing in the summer to support native vegetation and control weeds, and flooding the fields all fall and winter to provide optimum habitat for migratory birds. The Open Space Division is also experimenting with creating moist soil areas at the Candelaria Farm Preserve. When unlined, and planted with seeds instead of plant starts, moist soil areas may be less costly to construct than a permanent wetland. But they would require a winter water source (when irrigation ditches are typically dry) and coordinated management between the OSD and the contract farmers.

2.4.3. Hedgerows.

While field crops and fallow areas provide some habitat for birds, they are subject to disturbance by agricultural activities, and provide a narrow range of food and shelter for birds. Hedgerows of trees and shrubs may provide more permanent food and shelter for birds, and have the added benefit of reducing wind erosion. Several years ago, RGCF worked with volunteers to plant a hedgerow on the east side of Field #1. In the spring of 2002, RGCF and volunteers from UNM planted additional hedgerows along the west and south sides of Field #4, and the west side of Field #6. The OSD and the contract farmers could increase bird habitat by planting hedgerows along additional field borders. Mulch and landscape fabric can be used to control the growth of invasive weed species in hedgerows. This management plan will develop design standards for hedgerows, and delineate management responsibilities.

2.4.4. Trees.

Native trees can provide important food resources, perches and nest sites for birds, as well as shady areas for people to enjoy. Currently there is a small stand of cottonwood trees in Field #7. These trees provide valuable habitat for birds, as well as a shady gallery in which people can escape the heat. The cottonwood grove has hosted hundreds of people gathered for the annual Harvest Festival, and is a typical gathering spot for visiting school groups. Unfortunately, these trees appear to be suffering from water stress, possibly caused by a drop in the level of the water table and/or the loss of irrigation water from the Hackman Lateral ditch to the east. Special care must be taken to ensure that these valuable trees receive adequate water, and survive. Then, the cottonwood grove could be improved by planting additional young cottonwoods around the mature trees. There is also a beautiful cottonwood at the southwest corner of Field #1, with a picnic table underneath. RGCF has planted some small cottonwood trees along the southwest side of the farm, and OSD worked with volunteers to plant others on the northwest side.

In the future, the row of cottonwoods being created along the west side of the farm could be completed, providing shade for visitors walking along the Griegos Drain, and complementing the large cottonwoods growing west of the Drain. Additional native tree species could be planted around the parking area and integrated into hedgerows. RGCF has also mentioned interest in planting fruit trees in a small area of LPF. These could provide additional food and shelter for wildlife, as well as shade and fruit for people, over the long term. In the farming system, fruit trees have the benefit of requiring less maintenance than other crops, and could serve as windbreaks to prevent soil erosion. One issue to consider in planting trees is how to maintain large viewsheds across the property. Section 3.4. will address this.

2.5 Public Use Programs.

Public use programs at the farm include education/interpretation, recreation, community gardening and harvesting, special uses and events, and vending. Program accessibility is an important consideration in planning, and will also be considered. One management issue regarding public use in general is that of the farm's carrying capacity. In discussing public use of the property, the Team expressed concern that the number of visitors be managed so as not to crowd the area or diminish the property's rural ambiance. To address the crowding issue, Section 3.5 of this RMP will identify the property's carrying capacity for public uses.

2.5.1. Education/Interpretation.

Education is a key element in the LPF Mission Statement. Beginning in 1998, RGCF has hosted educational programs for Albuquerque-area school groups, in coordination with OSD staff. For example, students in the Hoover Middle School Cluster Initiative/Step Up Program mentored students from lower grade levels, helping them transition and develop leadership skills. During June and July of 1999, about fifty students participating in this program visited LPF twice a week. RGCF and OSD staff led hands-on educational activities focusing on the local environment, gardening and traditional farming activities, and archaeology. OSD and RGC have also conducted interpretive programs for schools and other groups at the farm, and OSD is interested in placing interpretive signs at key locations for the visiting public.

In addition to providing educational opportunities on site, the OSD routinely distributes public announcements, brochures and videos about Open Space properties and projects, and sets up information booths and displays at educational events. The OSD has already integrated the LPF into these off-site materials, and should continue to do so.

Issues to consider are how to manage group activities, develop interpretive programs and design facilities that maintain the rural feel of the landscape, and avoid obstructing farm operations or disturbing wildlife. Furthermore, the responsibilities of the contract farmers and the OSD with regard to leading educational activities need to be clarified.

2.5.2. Recreation.

Even before the City had acquired the LPF, local residents enjoyed free access to the dirt roads on the property, as well as along the Griegos Drain and the Gallegos Lateral, for walking, jogging, bird watching, bicycling and horseback riding. In meetings and surveys, the public has expressed strong interest in continuing these forms of low-impact recreation at LPF. The public still enjoys free access to LPF for low-impact recreation.

Major issues to consider in planning recreational use include how to minimize impact on the land, wildlife, farm operations and the rural landscape, and how to minimize conflict between recreational users such as dog-walkers, cyclists, and equestrians. One particularly contentious issue is whether to allow dogs off-leash. This is a historical use which some of the farm's neighbors would like to continue, yet is not allowed under current City and County ordinance for Open Space. In addition, federal law prohibits harassment of federally protected migratory bird species, such as geese and ducks. Members of the public have reported instances in which dogs off-leash have disturbed or harmed wildlife and even visitors, and this is a major concern.

2.5.3. Community Gardening and Harvesting.

In 1999, RGCF began working with the Alvarado Elementary School to plant and care for a school garden in the northwest corner of Field #4. This is part of a project to develop educational activities at the garden that help fulfill math and science requirements at the school. In 2000, RGCF created a temporary community garden in the southern end of Field #12, and in 2001 the community garden was moved to the southern end of Field #1. In 2002, the community garden was placed on the eastern side of Field #4, just south of the school garden. Families and community groups are managing about 50 individual garden plots, paying a membership fee, and RGCF is providing garden training, supervision and irrigation. This contributes to the income of the farm, and is a unique opportunity for community gardening within the City.

Part of the rationale behind the community garden is to empower people to grow their own food. In 2000, RGCF received a three-year Community Food Security Grant from the U.S. Department of Agriculture to work with community members growing food, particularly for people in need. This built on RGCF's previous work with a non-profit organization called Promotores de Derechos, helping immigrant families grow and market vegetables at the Candelaria Farm Preserve and LPF. In the 2001 season, RGCF worked with several community groups as well as low-income participants in the community garden to grow food for people in need. A related activity is community harvesting. With support from the Community Food Security Grant, RGCF has planted sweet corn, onions, squash and other crops, and invited school and service groups to come harvest the crops to donate to a local food bank. In 2002, RGCF donated about 3500 pounds of fresh vegetables to local food banks. Over the few years, RGCF hopes to expand community gardening and harvesting at LPF.

Another idea is to grow crops such as raspberries, sweet corn, pumpkins and fruit-tree orchards, for people to harvest for their own use. This could be a for-profit activity, whereby RGCF could charge harvesters a fee for the produce, and earn valuable income to reinvest in the farm.

The most important issues in planning community gardening and harvesting activities are how to divide responsibility for managing these activities between OSD and the contract farmers, and how to locate and manage the activities so as not to impede farm operations or disturb wildlife. Section 3.5.3. provides policies to for the management of community gardening and harvesting activities.

2.5.4. Special Uses and Events.

In recent years, RGCF has obtained special use permits from OSD to hold several special events at LPF, including the Maze and Harvest Festival. These events have become increasingly popular, and serve as great venues for education about the importance of preserving open space, wildlife habitat and farmland. They may also provide the contract farmers with needed income.

Each fall since 1998, RGCF has cut a maze out of a cornfield at LPF and hosted a maze event. Typically, school groups visit the maze on weekdays, and members of the general public visit on weekend, each paying a small entrance fee. Maps of the maze are provided, and cryptic clues placed along the trails. RGCF and OSD staff and volunteers provide visitors with orientation, as well as educational activities about the farm and its wildlife, and place educational signs about City Open Space, the Rio Grande flyway, organic farming, and other important

ecological themes throughout the maze. Volunteers standing on a bridge overlooking the maze keep track of the visitors. One or two weekends near the full moon, RGCF usually hosts a nighttime Moonlight Maze event. Open Space Law Enforcement Officers direct traffic during the moonlight maze, and volunteers direct parking.

The maze has educated a large number of people about Open Space. The maze has been extremely popular. In 1998, about 11,000 people visited the maze; in 1999 the number of visitors grew to nearly 17,000. Another benefit of the maze is that it provided valuable feed for migratory waterfowl. During the winter months, OSD staff cut portions of the corn and Sudan grass in the maze to leave on the field as feed for visiting cranes, geese and ducks.

In October of 1999, 2000 and 2001, the OSD, RGCF, La Montañita Coop and Wild Oats Community Market sponsored the North Valley Old Time Country Harvest Festival. Each year, between 400-700 people attend the Harvest Festival, paying a nominal admission fee that is used to send a local farmer to a national ecological farming conference. Visitors to the Harvest Festival enjoy a local farmers' market, educational booths, entertainment by area musicians and story-tellers under the cottonwood trees, traditional farming demonstrations, hayrides and walks through the corn maze. The Harvest Festival successfully combined outdoor fun with public education and the promotion of local agricultural heritage, activities and products.

OSD and RGCF have already addressed several management issues regarding Special Events. In 1999, the Harvest Festival and Moonlight Maze overwhelmed the farm's parking facilities and traffic circulation system, forcing cars to park on Tierra Viva Rd., and crowding pedestrian and vehicular traffic close together. OSD now assigns Law Enforcement Officers to direct traffic during these events, and staff and volunteers direct parking. Furthermore, Harvest Festival parking in 2001 was concentrated in the daily and overflow parking areas in Field #12, and in the adjacent Shepherd of the Valley Church parking lot, instead of being spread between these areas, Field #8 and the dirt field in Field #11. This helps keep vehicular traffic away from pedestrians along Tierra Viva Rd. between the parking area and the main entrance gate into the farm.

The large numbers of people visiting the maze has at times surpassed the capability of staff to present educational activities in an effective manner. OSD and RGCF have addressed this issue by limiting the size of school groups to 50 students, scheduling only one group per hour, and increasing the number of staff and volunteers on site.

Issues that remain to be addressed are safe pedestrian access between the parking areas in Field #12 and the farm, as well as how to delineate responsibility for managing special events between OSD and event organizers. Other potential issues are how to minimize disturbance to the farm's neighbors and wildlife. So far, disturbance to wildlife has been limited because the events have not been held during the migratory bird season.

Special Uses are a related type of public use. These are organized activities that attract a larger than usual number of visitors to the farm, emphasize activities not usually permitted, and/or take people beyond the visitor facilities provided at the farm. Special Use activities have the potential to impact farm operations, wildlife activities and habitat, nearby residents and traffic flow. One example is hot-air ballooning. Over the years, balloonists have held several special take-off and landing events at LPF, with special use permits from OSD. In addition, LPF has hosted several incidental balloon landings during Balloon Fiesta and at other times. OSD currently presents Fiesta balloonists with a map indicating where to land in LPF if they should

need to. Issues to consider in managing hot-air ballooning and other organized activities include preventing participants from trespassing through adjacent properties to access or exit the field, and coordinating the location and timing of activities to avoid farm operations and minimize impact on crops, visitors and habitat areas.

2.5.5. Program Accessibility.

The OSD and RGCF provide designated ADA parking spaces at all major special events, and is able to make ADA parking space available at most public activities, upon request. Another issue, beside the accessibility of the physical infrastructure, is program accessibility. The OSD has not been notified of any instances in which people with disabilities have been unable to participate in public use activities at LPF due to the nature of the activity, but the OSD may be requested to adjust programming to better accommodate disabled persons in the future.

2.6 Visitor Facilities.

Visitor facilities at LPF support public use programs, and include access points, gates, fencing, parking, trails, signs and interpretive facilities, and gathering and picnic areas. The accessibility of facilities by disabled persons is an important planning issue that will also be discussed.

2.6.1. Access Points, Gates and Fencing.

As indicated on Map 2, vehicles access LPF by turning north from Montaña Road onto Tierra Viva Rd, and then west into the parking area (see 2.6.2). Most pedestrians and bicyclists access the property from Montaña Rd. and neighboring areas, by turning north and east onto Tierra Viva Rd., and then going north around the gate onto the northbound farm road. People can also access LPF on foot from Adobe Rd. by going around the gate between Adobe Rd. and the dirt field on the west side of the Romero property. Some also access the farm on horseback, as well as on foot or bicycle, by passing around the gates along the Gallegos Lateral, Griegos Drain and Hackman Lateral, from which there are several points to access the farm on dirt farm roads. There is a footbridge with railings that provides pedestrian access over the Gallegos Lateral between the farm and the north side of the Gallegos Lateral. This bridge provides the only access to the farm from the Alvarado Elementary School, as well as the north side of the Griegos Drain and adjacent roads in the Village of Los Ranchos. Residents in the Village are interested in securing an additional access point from the west side of the farm.

Gates are used to control vehicular access along the MRGCD levee roads, and the dirt farm roads. Only vehicles belonging to the Open Space Division, contract farmers, MRGCD and other cooperating agencies have vehicular access through the gates. There is a gate on the main dirt farm road leading north into the property from Tierra Viva Rd. Another gate restricts vehicular access between Adobe Rd. and the dirt field on the west side of the Romero property. Gates in the dirt roads along the Hackman Lateral, the Griegos Drain, and the west side of the Gallegos Lateral control vehicular access on the west side of the farm. There are no gates controlling vehicular access coming from the Gallegos Lateral on the northeast side of the farm.

Four-foot tall, high-tensile fences are also used to control access to the property along Montaña Rd., between the Hackman Lateral and Field #1, and between Tierra Viva Rd. and

Field #8. A high-tensile fence also separates the south side of Field #12 from the parking area on the north side. And at the request of local homeowners, additional fencing has been temporarily installed along some stretches of the boundary between the Tierra Viva subdivision and the eastern side of LPF, to prevent vehicular trespassing there.

There are several management issues regarding access, gates and fencing. The lack of a gate at the parking area makes it difficult to restrict people from parking there after dark, when the property is technically closed to visitors. However, the lack of fencing around most of the property means that people could still enter the farm on foot, bicycle or horseback after sundown. To be effective, a fence would need to be tall and impenetrable, and the cost and unsightliness of such a fence around the whole property would make it impractical. Additional issues include visitor trespass onto unfenced agricultural fields, the lack of formal designation of the MRGCD ditch roads as access routes, and the narrow spaces around several of the gates entering the farm, which may restrict access by equestrians and wheelchairs (see Section 2.6.6.).

2.6.2. Parking.

On the northern part of Field #12, there is a gravel lot for daily visitor parking, with space for about 40 cars. This lot serves all visitors to the property for educational and recreational purposes, as well as those visiting the community garden and participating in community harvesting activities. It has also been designated as parking space available for those seeking to access the nearby Paseo del Bosque Trail, via the bike lane along Montañño Rd., the Griegos Drain or Gallegos Lateral. One issue with the daily lot is that there are no markers to indicate specific vehicle parking spaces. The gravel area is too small to provide parking and turnaround space for horse trailers and school buses. Furthermore, the daily lot does not provide designated parking for people with disabilities. The gravel surface may not be optimal for wheelchairs, and the slope of the ramp from Tierra Viva Rd. into the parking lot is too steep for them (DPAC, 1999).

During special events, the OSD uses the west and south side of Field #12 as overflow parking areas. Parking rows are marked ahead of time, and staff and volunteers help direct cars into parking spaces during special events. This results in smooth traffic flow. Vendors and visitors with mobility impairments have been allowed to park in the dirt area of Field #11, which is closer to the main entrance into the farm, or by the cottonwood trees in Field #7. Field # 8 was once used for overflow parking, but this brought a large number of vehicles along Tierra Viva Rd. and into the main gate at the northbound farm road, clogging the flow of pedestrian and vehicular traffic.

In addition to the south side of Field #12, the Shepherd of the Valley Church has allowed the OSD to use their parking lot as an overflow lot and exit during special events. Aside from providing a significant number of extra parking spaces, using the Church's parking lot enables safe, efficient, one-way vehicular traffic flow. Visitors arriving on Tierra Viva Rd. park in the parking area in Field #12, and when that is full they use a ramp to pass from Field #12 into the Church parking lot. The cars parked in Field #12 then use the ramp to exit the farm into the Church lot, and exit the Church onto Montañño Rd. By using the Church exit, vehicles don't have to drive back through pedestrians along Tierra Viva Rd.

It should be noted that although a footbridge provides pedestrian access into the farm near the Alvarado Elementary School and adjacent roadways, there is no formal parking area for

vehicles there. While some vehicles park at the school, or along the ditch road, a designated parking area would improve access for those driving to the property from the area along Rio Grande Blvd. and the Village of Los Ranchos. The OSD doesn't manage any of the land north of the Gallegos Lateral, and should work with the Village and other agencies to assess the possibility of designating official parking space there.

2.6.3. Trails.

Visitors to LPF currently use the dirt farm roads through the property, and the MRGCD ditch roads around the property as low-impact recreational trails for walking, jogging, bicycling and horseback riding. There are good opportunities to create trail linkages by connecting the farm roads at LPF with the bike lane along Montañó Blvd., which connects to the Paseo del Bosque trail west of the property. The Trails and Bikeways Facility Plan lists the Gallegos Lateral and Griegos Drain, on the north and west sides of LPF, respectively, as proposed secondary trails. These MRGCD irrigation ditches also connect with a number of other ditches proposed as secondary trails, and the Paseo del Bosque Trail. The City and the MRGCD have signed an agreement to cooperate in planning a bicycle trail along the Griegos Drain, but there are no formal agreements about the use of the other MRGCD ditch roads as trails.

There are several management issues regarding access and trails. A path running parallel to Tierra Viva Rd. would provide safer every day pedestrian access to the farm from Montañó. During large special events, pedestrian and vehicular traffic circulation between the main north-south farm road and the parking area has been a serious concern. Pedestrians walking along Tierra Viva Rd. between the parking area in Field #12 and the dirt road into the farm must wade through cars traveling in and out of that parking area, cars traveling to and from the overflow parking areas in Fields #8 and #11, and local traffic along Tierra Viva Rd. Even though event parking is now concentrated in the parking areas in Field #12, pedestrian and vehicular traffic can still crowd the entrance ramp into Field #12, and pedestrian traffic along Tierra Viva Rd. must still be controlled to stay out of the way of local vehicular traffic there. A new trail from the parking area in Field #12, over the Hackman Lateral, and into the farm would take pedestrian traffic off of Tierra Viva Rd.

2.6.4. Signs and Interpretive Facilities.

There are signs indicating the location of LPF along Montañó, and one that indicates the parking area along Tierra Viva Rd. There is also an informational sign near the entrance to the north-south farm road. In the future, the OSD is interested in installing an informational kiosk, and a viewing blind near a new wetland. These would be ideal locations for interpretive signs and displays about local history, farm practices and wildlife.

2.6.5. Gathering and Picnic Areas.

For several years, the shaded area under the cottonwood trees in Field #7 has served as a gathering area for educational activities and visitors at the Annual Corn Maze, Harvest Festival, and other events. In the summer of 2001, OSD staff set up a temporary hay bale amphitheater in Field #7, and invited the public to come hear speakers and storytellers one Saturday evening per month, in what was called the Summer Sunset Series. This will probably become routine in the summer. In the future, a gazebo may be installed to improve the site for class groups and special

events, and the existing concrete pad on the south side of the gathering area would be an ideal location for such a structure. Electrical outlets and a water faucet would be handy for educational purposes and special events, and a drinking fountain would benefit the public.

There are also other, smaller gathering areas around the farm. In the summer of 2000, the OSD installed a picnic table for visitors to enjoy under the large cottonwood in the southwest corner of the farm. OSD has also installed several wooden benches around the farm. And in the spring of 2002, RGCF set up small, temporary shade structure near the school/community garden in Field #4.

These gathering areas may require garbage cans and portable or permanent toilettes to be placed nearby. Management issues include who has responsibility for designing, building and maintaining gathering areas for the public, and making sure that such facilities fit into visitor circulation patterns and the lay of the land.

2.6.6. Accessibility of Visitor Facilities.

The existing access points, parking areas and the dirt roads used as trails have not been specifically designed to facilitate use by those with mobility impairments, and current facilities may indeed impede access in some cases. The dirt surface of the farm and ditch roads may be too bumpy, uneven or unstable for wheelchairs, and the space around some gates may be too narrow. Some roads may need to be re-graded and gates may need to be re-configured. In addition, new facilities should be designed and clustered along a route accessible to people with disabilities.

2.7 Archaeological Resources.

A recent archaeological survey conducted by SWCA Inc. supports historical information that people have farmed what is now LPF for several centuries.

2.7.1. Artifact Scatters.

The archaeological survey conducted at LPF identified artifact scatters in small areas within Fields #1, #3, #4, #6, #7, #9, #10 and #12. Most of the cultural artifacts identified by the survey appear to have originated between the 1700s and the early 1900s. The artifact scatters in Field #4 indicate that the field may have been an extension of the Plaza de Los Poblanos, which had already been identified by artifacts on the west side of the Griegos Drain. The artifact scatters in Fields #6, #7 and #12 indicate that these areas were probably outliers of the Plaza de los Griegos. The artifact scatters in Fields #1, #9 and #10 do not appear to be linked with the historical Plazas.

Potshards and other elements of artifact scatters do not legally warrant any special preservation under the National Register of Historic Places. However, they do suggest that the historical use of the area was extensive, and that intact cultural artifacts may lie underground, below the reach of farm equipment. The main issue in managing archaeological resources is preventing disturbance to possible intact cultural artifacts or sites underground. The surveyors recommend that excavation be avoided at these sites until their potential for intact, subsurface artifacts is assessed. Should such artifacts be discovered, they would indeed merit protection and consideration for the National Register.

2.8 Adjacent Properties and Viewsheds.

The MPOS Facility Plan states that Resource Management Plans must evaluate how proposed development within Open Space is likely to impact adjacent properties. Many of the farm's neighbors value the quiet, rural nature of the farm landscape, and local people enjoy viewsheds across the property from within the farm, from adjacent roads and neighboring properties. This section describes the potential for disturbance to adjacent properties and viewsheds from proposed farm development and public use activities.

2.8.1. Disturbance to Adjacent Properties.

Two noted impacts on adjacent properties resulting from irrigation difficulties have been dust and minor flooding. Dust blowing west from Fields #7 and #8, which have not been irrigated due to loss of access to the Hackman Lateral on the east side of the Tierra Viva subdivision, has been a particular concern of adjacent homeowners. Returning these fields to irrigated agriculture would reduce the dust problem. Another issue has been the accidental flooding of the yards of some of the homeowners adjacent to Field #6. The OSD has successfully addressed this problem by re-leveling the field and creating a berm around the adjacent homes (see Map 2). One problem with the berm has been visitors using it as a trail. At the request of local homeowners, the OSD has added signage to prohibit public use of the berm.

There are other potential impacts on adjacent properties from farm operations and public use programs. Dust from fields could be an issue if they are left bare between harvesting and re-planting. Dried crops left standing could be a fire hazard. Other farm operations that could impact adjacent properties include smoke from burning ditches, the smell of manure, dust from earthmoving, and noise from late-night farming activities. Noise from public use programs and special events could also be an issue. While adjacent property owners may expect some disturbance from living next to a working farm and Major Public Open Space property, annual crop and special event planning should try to minimize disturbance to adjacent properties, as much as possible.

2.8.2. Viewsheds.

Visitors walking the ditch roads around the property, or the farm roads within it, enjoy some wonderful views across the property towards the Sandias on the east, and to the volcanoes on the west. The views across the property from the north and south are also impressive. There are homes on almost all sides of the farm, except along Montaña Blvd., and they also enjoy views across the property. The Shepherd of the Valley church, on the southwest corner of the property, and the Alvarado Elementary School, on the northwest corner, also have views across the property. The public in general enjoys views of the property from Montaña Blvd. How to preserve views across the property, particularly with regard to proposed habitat areas and farm structures, is a significant management issue.

2.9 Administration.

Administration at LPF includes the topics of staffing, law enforcement, public participation and interagency cooperation.

2.9.1. Staffing.

Currently, Open Space Division staff from the Resource Management & Visitor Services (RMVS), Maintenance & Operations (MO), and Strategic Support (Support) units oversees and provide technical assistance in managing the property. MO staff coordinates with the contract farmers in maintaining and operating the farm infrastructure, and maintain the visitor facilities. RMVS staff coordinates with and oversee the work of the contract farmers, including farming, community gardening and harvesting, volunteer projects, special events, and educational activities. With help from Support staff, they also develop and oversee the farmers' compliance with Operating Agreement. RMVS staff has also led the planning process, including meetings of the Citizen-Technical Planning Team, and other bodies, in developing this RMP. Support staff allocates Open Space funds and do accounting for farm projects, and supervise RMVS and MO staff. One staffing issues is continued delineation of responsibilities between the contract farmers, and OSD's MO and RMVS staff. This will be addressed throughout the policy chapter of this document.

2.9.2. Law Enforcement.

OSD Law Enforcement Officers oversee the enforcement of Open Space rules and regulations at all Open Space properties. Each group of officers is assigned to patrol different areas of the City, and is in touch with a radio dispatcher at the OSD headquarters who can receive calls from the public and direct officers to check into possible law enforcement issues at specific locations. One issue is that because OSD Law Enforcement Officers are assigned to numerous Open Space properties, they cannot always be available to oversee policy enforcement at LPF. OSD Trailwatch Volunteers could greatly assist them in this service. Trailwatch Volunteers regularly visit Open Space properties and are trained by the OSD to provide guidance to visitors, monitor visitor compliance with policies and monitor resource conditions.

2.9.3. Public Participation.

Open Space in Albuquerque has historically received enormous public support, and public participation in managing Open Space properties is critical to the success of the program. Local citizens rallied to preserve LPF from development, there was widespread public support for the City of Albuquerque's purchase of this property for Open Space, and local people also played a vital role in the planning process for LPF. OSD would like to encourage continued public participation in the management of the property. In accordance with current policy, public participation must occur during public hearings to review Site Development Plans and Management Plan proposals and revisions. The OSD is also available to create opportunities for public input in managing the property on an ongoing basis, by creating volunteer opportunities and attending meetings with neighborhood groups and other interested parties. For example, OSD representatives attended a meeting with the Tierra Viva Homeowners Association to discuss management and planning for the property in January 2001, and again in April 2002.

2.9.4. Interagency Cooperation.

The OSD currently manages the property through an inter-governmental agreement with the Village of Los Ranchos and Bernalillo County. Other opportunities for interagency cooperation abound at LPF. These include creating habitat areas within the property and habitat corridors through adjacent farmland to the bosque, as well as designing and building new farm infrastructure and visitor facilities, including a possible additional access point for Village residents on the west side of the farm. In addition to the Village of Los Ranchos and Bernalillo County, the City of Albuquerque Public Works Department, Parks and Recreation Department, the State Game and Fish Department, US Fish and Wildlife Service, Natural Resource and Conservation Service, Middle Rio Grande Conservancy District and local Land Trusts could lend valuable support in managing the property. The OSD should foster interagency cooperation whenever possible in managing LPF.

3. MANAGEMENT GOALS AND POLICIES.

This section is divided into the same topics used in Chapter 2. Under each topic heading, there will be a goal statement. Below each goal statement are policies to guide the OSD in addressing the management issues described in Chapter 2. The goal statements and policies incorporate input provided by the Citizen-Technical Planning Team, DPAC and the Community Open Houses. Furthermore, the goals and policies have also been crafted to fit within the broader policy framework (see Appendix A1). In order to adapt to changing circumstances and address unforeseen issues, the OSD may amend the policy framework as necessary in order to efficiently and effectively manage the property according to the Mission Statement and management goals outlined below.

3.1 Adaptive Management of Multiple Use.

The goal is to:

Maintain agriculture as the primary use of the property, and provide compatible wildlife habitat areas, public use programs and visitor facilities, while preserving archaeological resources and minimizing impact on adjacent properties and viewsheds.

A primary objective of the Citizen-Technical Planning Team has been to maintain the agricultural landscape at LPF. The public, through the North Valley Area Plan and the Village of Los Ranchos Master Plan (see Appendices A1.1 and A1.7), have also expressed a concern for preserving the area's agricultural land. The best way to preserve farmland is to continue farming it. Therefore, agriculture must be the priority use, and other uses must be compatible with it. The Open Space Division shall work with other agencies and volunteers to periodically monitor farmland health and farm infrastructure, wildlife habitat, public use and visitor facilities, archaeological resources, adjacent properties and viewsheds, and administrative needs. While these monitoring tasks may be carried out separately, the OSD will need to integrate the results to evaluate the on-going compatibility between land uses, and perform adaptive management.

The MPOS Facility Plan states that a Resource Management Plan for a given Open Space property must categorize the property by MPOS type. It defines several types of Open Space, based on resource and public use characteristics. Because the Facility Plan does not include a category for Agricultural Open Space, the most appropriate designation for LPF is "Special Use Area". The MPOS Facility Plan defines a Special Use Area as "a parcel within the MPOS Network that serves a unique function and is developed with facilities that are unique in the POST (Parks, Open Space and Trails) Network. These facilities contribute to the inventory of recreational opportunities in the metropolitan area but are not commonly found in the MPOS Network. These facilities generally require special programming or management." Policy A.1.F. of the MPOS Facility Plan states: "Special use areas must serve an open space purpose. These areas shall include facilities that are not allowable in other MPOS types but that contribute to overall network needs. Management policies applicable in other types shall be applicable in this type. However, more specialized uses may require specific policies."

LPF fits into this definition of Special Use Areas. The farm performs functions typical of Open Space properties, including conserving natural resources, and providing opportunities for

public education and recreation. LPF also has functions unique within the MPOS Network, such as preserving farmland, producing crops for wildlife, providing opportunities for community gardening and harvesting, and hosting farm-related special events. These multiple uses contribute to the array of outdoor opportunities within the Albuquerque area, would not be explicitly permitted in other MPOS types, and require special management to ensure that each is compatible with the fundamental objective of preserving the LPF as farmland. While City-wide Open Space policies are applicable to the LPF, this document will develop a set of policies specific to the LPF and its multiple uses as a Special Use Area.

The MPOS Facility Plan also states that Resource Management Plans for a given Open Space property establish both permissive and conditional uses of the property, consistent with its category designation. This section will establish such policy, as well as prohibited uses.

Policy 3.1.1. Designated Open Space Category and Purposes.

This plan designates the LPF as an *Open Space Special Use Area*.

- The LPF shall serve the following general Open Space purposes:
 - Conservation of natural resources and environmental features, including farmland, important public viewsheds, and habitat for native plants and animals.
 - Provision of opportunities for outdoor education and low-impact recreation.
 - Shaping of the urban form, by preserving farmland and viewsheds.
 - Conservation of archaeological resources, if and when intact cultural artifacts or sites are found within the property.
 - Provision of trail corridors, within the farm, along its boundaries, and linking with other local trails.
- In addition to the above purposes, LPF shall serve the unique purposes of maintaining agricultural use, producing food for wildlife, and providing opportunities for public participation in farming and farm-related special events.
- The LPF may be managed by private entities such as contract farmers and non-profit organizations, through leases or Operating Agreements with OSD.
- This management plan will establish permissive and conditional uses of the property that do not negatively impact the land.
- The cultivation of crops and operation of farm vehicles and machinery, which are not normally allowed in MPOS properties, are permitted in the LPF Special Use Area.
- This management plan will establish general maintenance requirements and development limitations, which may also be further specified in Operating Agreements or leases with contract farmers.

Policy 3.1.2. Permissive Uses.

Permissive uses are those which are compatible with the preservation of the LPF as farmland, and which will not impede each other, including:

- agriculture and related research and demonstration projects, for commercial use as well as wildlife feed, as approved in an annual cropping plan (see Policy 3.2.1);
- permanent farm infrastructure, including permanent ditches, wells and other irrigation structures, and dirt roads, and related maintenance (see section 3.3);
- pest and weed control activities, as approved by the OSD (see section 3.2.3);

- temporary farm buildings, including storage buildings, vending stands and shade structures, as approved by the OSD (see section 3.3.4);
- habitat areas, such as wetlands, hedgerows and tree groves, and related research and demonstration projects (see section 3.4).
- educational and interpretive activities facilitated by or with approval of the OSD (see Policy 3.5.1.);
- low-impact recreation, including walking, jogging, bicycling, horseback-riding, nature study and observation, photography and picnicking (see Policy 3.5.2);
- community gardens and harvesting, as approved in cropping plan (see Policy 3.5.3.);
- visitor facilities including access points, parking areas, trails, interpretive signs and exhibits, picnic tables, and gathering areas, and related maintenance (see section 3.6).

Policy 3.1.3. Conditional Uses.

Conditional uses, requiring special approval beyond the OSD:

- Buildings and other permanent facilities other than trails, fencing, signs, incidental parking lots and access roads, which may require approval of a Site Development Plan by the City's Environmental Planning Commission (see Policy 3.3.4), as specified by the MPOS Facility Plan and the Extraordinary Facility Ordinance (Council Bill 0-165, enactment #79-1989).
- Facilities that are not considered Extraordinary, which will pass through the required City approval process (such as the Development Review Committee or Development Review Board) prior to construction.
- Special Uses and Events, which require a Special Use Permit from the Open Space Division, and possibly a City Special Events Permit (see Policy 3.5.4);

Policy 3.1.4. Prohibited Uses.

Prohibited uses are those not allowed by existing City, County, State and Federal law.

Among prohibited activities sited in the Albuquerque Open Space Management Ordinance (RO-1994, Section 5, Article 8), and the County's Open Space Management Ordinance (#88-9) are:

- Trespass by unofficial vehicles,
- Carrying or discharging of firearms or other weapons,
- Removing of natural resources or archaeological artifacts,
- Harming or harassing wildlife,
- Dumping waste,
- Consuming alcoholic beverages or
- Possessing glass containers.

The City Animal Control Ordinance (RO-1994, Section 9, Article 2), and County Ordinance 88-16-5D and 6A state that:

- Dogs are prohibited from running at large, and must be on a leash.

Policy 3.1.5. Monitoring and Evaluation.

The OSD shall conduct periodic monitoring and evaluation of the resources and conditions at the property, and its use, to ensure compatibility between uses, and that the goal statements for each of the following topics are met in a timely fashion.

3.2 Agriculture.

The goal is to:

Farm the land in a way that maintains the agricultural landscape, ensures long-term agricultural productivity, preserves soil and water quality, protects wildlife and habitat areas, and produces food for migratory waterfowl and other birds.

Because they do not currently have the staff and resources necessary to farm the land, the OSD will continue to contract an individual, group or organization to maintain the property, and will provide farming guidelines and policies to address management issues. The OSD will work with the contract farmers to periodically monitor farm health and evaluate progress toward the goal statement above.

Policy 3.2.1. Contract Farming.

The Open Space Division may contract one or more individuals, groups or organizations to farm the land according to an Operating Agreement, for a renewable period of up to five years.

- The OSD shall seek out and select contract farmers who have the ability to meet the goals and follow the policies of this plan, and work with the selected farmers to develop an Operating Agreement to which the farmers are bound in farming the land.
- The Operating Agreement shall contain policies to ensure that the land is farmed in a way that preserves the agricultural landscape and maintains long-term agricultural productivity, safeguards groundwater quality and soil stability, protects wildlife and habitat areas, and produces food for birds and other migrating waterfowl.
- The Operating Agreement may contain policies for lease and water delivery payments.
- The Operating Agreement shall contain policies to ensure the proper maintenance of farm infrastructure.
- The Operating Agreement shall direct the contract farmers to seek OSD permission prior to installing temporary or permanent structures on the property.
- The Operating Agreement shall direct the contract farmers to prepare an annual cropping plan, and submit it to OSD for approval prior to implementation. The cropping plan will describe which crops are to be planted in which fields, the timing of planting and specific management practices, and the location and scope of community gardening and harvesting activities, research and demonstration projects. Crops should be rotated so as to maintain and improve the soil. Crop planning should pay special attention to controlling dust by minimizing the time soil is bare between harvesting and planting crops, and mowing dried crops when necessary to reduce fire danger.
- To evaluate the contract farmers' compliance with the RMP, the Operating Agreement, and the annual cropping plan, the OSD may inspect the property at any time, and may request that the contract farmer prepare reports on activities such as crop production, weed and pest management, and infrastructure maintenance.
- The Operating Agreement shall contain provisions allowing the OSD to terminate the Agreement if the OSD determines that the contract farmers is not in compliance with the RMP or Operating Agreement.

Policy 3.2.2. Field Leveling.

Unless negotiated otherwise with the Open Space Division, the contract farmer shall have responsibility for field leveling, and shall include field-leveling activities in annual cropping plans and reports.

- The OSD may be responsible for field leveling in combination with new berms, ditches, pipes or other OSD irrigation improvements.
- For the purpose of compensation for termination of farm operating agreements, the OSD may amortize the cost of field leveling and other irrigation improvements over the term of the contract.

Policy 3.2.3. Pest and Weed Management.

With supervision from the Open Space Division, the contract farmers shall monitor and treat pest and weed infestations as necessary to maintain the long-term productivity of the farm, without harming wildlife.

- The OSD and the contract farmers should periodically monitor pest and weed abundance and distribution, and adjust farm operations and other management practices as necessary to treat weeds and pests.
- OSD and the contract farmers are encouraged to use organic, non-chemical pest and weed management methods whenever possible in the fields. The primary method of weed control shall be through well-timed crop management. Crop planning should specifically address weed infestation problems. Pesticides, insecticides and herbicides may only be used with the permission of the OSD Superintendent, when absolutely necessary to treat pests or weeds, and only if the chemical and application methods do not threaten water quality, crops or wildlife.
- The contract farmers shall be responsible for the removal of weeds, elm trees and trees of heaven growing along ditches, to keep ditches operational (see Policy 3.3.1).
- Elm trees growing on field borders, and not along ditches, may be removed over time, and should be replaced with native species and hedgerows.
- To remove small mammal pests such as gophers and rock squirrels, the OSD and contract farmers are encouraged to contact the proper wildlife management agencies for assistance (see Appendix A1.2, policy 5.2). If assistance is not forthcoming, the OSD may use traps or other means that do not pose a threat to other wildlife.

Policy 3.2.4. Vending

The contract farmers, with permission from OSD, may sell farm produce at LPF, including, but not limited to, hay bales, fruit and vegetables.

- With prior approval from the OSD, the contract farmers may set up temporary vegetable stands to sell farm produce in the parking area, adjacent to access points or along trails, in accordance with Policy 3.3.4.
- Prior to the vending of farm produce, the contract farmers must obtain the necessary permits as required by City, County and State law. These may include a Raw Produce Vending Permit, and a Business Registration.

3.3 Farm infrastructure.

The goal is to:

Design, build and maintain the farm infrastructure required for long-term agricultural productivity, irrigation efficiency, and public safety at Los Poblanos Fields.

In order to be able to farm efficiently and sustain agricultural productivity, the contract farmers must be provided with adequate farm infrastructure, and must maintain it. Chapter 2 describes the current state of farm infrastructure. The OSD will work with the farmers to monitor progress toward the goal statement mentioned above.

Policy 3.3.1. Irrigation.

The Open Space Division is responsible for providing irrigation infrastructure at LPF; the contract farmers will use and maintain this infrastructure to farm the land.

- OSD is responsible for building new ditches, installing alternative irrigation technologies, and making major repairs to ditches resulting from regular use, as funds become available; The contract farmers are also encouraged to make improvements to the irrigation system, in consultation with the OSD.
- OSD shall pursue efficiency improvements in the irrigation system whenever possible.
- The contract farmers are responsible for managing irrigation activities and coordinating with the MRGCD to schedule delivery of irrigation water.
- In developing the Operating Agreement, the OSD may negotiate payment of the MRGCD water delivery fees with contract farmers.
- The contract farmers 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, unless the OSD specifically agrees to provide assistance with these activities. The OSD may assist with these activities as resources become available.
- Weeds growing in ditches may only be burned with prior written approval of the OSD. Prior to burning, the contract farmers must obtain the burning permits required by the City and/or County, notify the local fire department, and notify neighbors who may be affected by smoke.
- The contract farmers are responsible for any damages to ditches or other irrigation technologies resulting from misuse or neglect by the contract farmers.

Policy 3.3.2. Wells.

The Open Space Division shall be responsible for restoring the wells at the property, as funds become available.

- The intended purposes of the wells shall be to provide water for irrigation during times of drought, and/or for the wetland and moist soil areas.
- If MRGCD delivery ditches are shut down during drought, the contract farmers may use the wells for irrigation purposes, with prior approval from the OSD. The contract farmers will then be responsible for maintenance and repairing any damages to wells resulting from misuse or damage by the contract farmers.

- If the wells are used for agricultural purposes, the OSD may require the contract farmers to pay fees associated with operating the wells.

Policy 3.3.3. Farm Roads.

The farm roads shall be maintained in their natural condition for use by the contract farmers in farm operations, and most will be open to visitors as trails.

- The Open Space Division shall be responsible for maintaining the farm roads within the property in their natural condition, and making repairs required by normal use.
- The contract farmers will be responsible for repairing any damages to farm roads resulting from misuse by the contract farmers.
- Vehicles and farm equipment must drive slowly on farm roads, so as to maintain public safety and avoid creating dust.
- Gravel or other suitable materials may be added as needed to control dust.
- Farm roads adjacent to neighboring properties may be closed to public use, as needed.

Policy 3.3.4. Farm Storage and Structures.

The dirt area in Field #11 shall be designated as the Greenhouse & Equipment Area. To the extent possible, farm structures and farm equipment should be kept in this area, in accordance with the policies below:

- Farm vehicles and equipment should be parked in the Greenhouse & Equipment Area, except when actively in use elsewhere on the property.
- If necessary, the Greenhouse & Equipment Area may be fenced for security purposes.
- Water, sewer and electrical lines may be extended to the Greenhouse & Equipment Area as needed. Buildings may include bathrooms, with prior permission from the OSD.
- To the extent possible, the OSD and contract farmers shall cluster the greenhouse and farm storage structures in the Greenhouse & Equipment Area, in accordance with the policies below:
 - Prior to placing permanent or temporary farm buildings or portable structures (such as tool sheds and portable toilets) on the property, the contract farmers must obtain approval from the OSD on the design and location of the building or structure.
 - In accordance with the Extraordinary Facility Ordinance, a Site Development Plan may be needed prior to the construction of permanent buildings on the property.
 - To minimize impact of viewsheds, farm buildings should be under two stories tall.
 - The contract farmers shall be responsible for the design, construction, installation and maintenance of the temporary buildings and portable structures necessary for farming, as well as for their damage or loss, and their removal from the property upon termination of the Operating Agreement or as requested by the OSD.
 - The contract farmers are encouraged to work with the OSD and other supporting agencies to fund, design and construct the required permanent farm buildings and structures.
 - The contract farmers shall be responsible for regular maintenance of permanent farm buildings or structures, and for repairing damages caused by misuse or neglect; the OSD shall be responsible for major renovations to permanent farm buildings when needed, and as funds become available.

- In accordance with MPOS Facility Plan policies and design standards (see Appendices A1.2. and A1.3.), the site and design of temporary and permanent farm storage structures should:
 - Minimize impact on the farm landscape, avoid habitat areas, and preserve productive farmland (see Appendix A5, Soil Maps 2 and 3).
 - Fit into circulation routes for farm equipment.
 - Replicate regional construction styles, using natural materials if possible.
 - Offer the highest possible level of accessibility according to ADA standards (only in the case of permanent buildings that will be accessed by the public).
 - Use recycled and salvaged materials when possible, as long as they meet the guidelines outlined above.

3.4 Wildlife Habitat Areas.

The goal is to:

Restore and protect habitat in which native and migratory birds and aquatic wildlife can thrive.

The lack of diversity of habitat areas, and their regular disturbance by farm operations, is a constraint for native plant and animal populations. The Citizen-Technical Planning Team, and many members of the public polled by DPAC students, voiced an interest in providing more diverse and protected habitat areas for wildlife at LPF, particularly for birds and aquatic species. The MPOS Facility Plan (Appendix A1.2., Policies C.6.C. and D) and Management Guide (Appendix A1.3., Policies 5.1 and 5.2), and the Village of Los Ranchos Master Plan (Appendix A1.7) also support wildlife protection and habitat enhancement.

The objective of new habitat areas should be to increase the complexity of the farm ecosystem, by increasing the species diversity of native plants, birds and aquatic wildlife, in ways that are compatible with the farm system. In particular, habitat areas should be designed and protected so as to increase the diversity of songbirds, migrating waterfowl, shore and wading birds, and raptors. The habitat areas should also provide a sufficient abundance and diversity of terrestrial and aquatic plants, and aquatic insects, reptiles and amphibians that may support the desired bird species. Besides protecting birds and native plants that support them, these habitat projects could meet additional public goals such as improving educational and interpretive opportunities, and complimenting the rural flavor of the farm. The OSD is encouraged to work with city, state and federal agencies, the contract farmers, the MRGCD, the University of New Mexico and other interested in designing and building habitat areas, and monitoring progress toward the wildlife habitat goal statement mentioned above.

Protecting wildlife corridors across adjacent farmland from LPF to the bosque will require innovative methods not yet ready to include in this RMP. These mechanisms may include voluntary measures on the part of private landowners, such as cost-sharing agreements with the USDA/Natural Resource Conservation Service to improve habitat across a portion of farmland, and agricultural or conservation easements to keep land from being developed. The OSD is encouraged to pursue these and other appropriate habitat preservation measures through cooperative efforts with the Village of Los Ranchos, landowners and other interested parties.

Policy 3.4.1. Wetlands.

Permanent wetlands may be designed to target waterfowl, shore and wading birds.

- The design and location of wetlands must facilitate their filling, water circulation and drainage, and maintenance.
- OSD must have the required water rights and permits before building permanent wetlands.
- OSD should conduct subsurface archaeological testing prior to excavating wetlands in areas with artifact scatters.
- Wetlands should be planted in native vegetation, and, when possible, should include one or more islands to provide plants and animals with additional protection.

- Public access trails should not enter wetland areas. Instead, trails may lead to hidden blinds, from which the public can observe the wetland without disturbing wildlife. The blinds should be located at least 25 feet from the water's edge.
- Wetlands should be located so as to avoid conflict with farm operations, away from Montañío and Tierra Viva roads, not immediately adjacent to trails, farm and ditch roads, in areas where the soil can hold shallow water, and near wildlife feed crops, moist soil areas, hedgerows and other habitat areas.
- OSD shall be responsible for the design, construction, planting and maintenance of wetlands at LPF, and is encouraged to seek the cooperation of other agencies in these tasks.
- OSD is encouraged to work with volunteers and other agencies to monitor the diversity and abundance of native plants and animals at the wetland. The impacts of farming operations and public use will be monitored and adjusted to minimize negative effects on wildlife.

Policy 3.4.2. Moist soils.

Moist soil areas may be designed and constructed for use by migratory waterfowl, shore and wading birds, particularly in the autumn and winter months.

- The design and location of wetlands must facilitate their filling, drainage and maintenance.
- OSD must have the required water rights and permits before building moist soil areas.
- Moist soil areas should grow native grasses, sedges and rushes and other moist soil plants that provide food for targeted bird species.
- Moist soil vegetation should be managed to discourage invasive weeds, through techniques such as carefully timed flooding and mowing.
- Moist soil areas should be located away from Montañío and Tierra Viva roads, not immediately adjacent to trails, farm and ditch roads, in areas where the soil can hold shallow water, and near wildlife feed crops, wetlands, hedgerows and other habitat areas.
- As is the case with wetlands, public access trails must not enter moist soil areas. Instead, trails may lead to hidden blinds, from which the public can observe the wetland without disturbing wildlife. The blinds should be located at least 25 feet from the water's edge.
- The Open Space Division shall be responsible for the design, construction, planting and maintenance of moist soil areas, and may cooperate with the contract farmers and other agencies.
- Moist soil areas may also be built, flooded and maintained by the contract farmers, with prior approval from the OSD. If they provide food for waterfowl, shore and wading birds, moist soil areas may count towards meeting the wildlife crop acreage required by the Operating Agreement.
- OSD is encouraged to work with volunteers and other agencies to monitor the diversity and abundance of plants and animals in the moist soil areas. The impacts of farm operations and public use will also be monitored and adjusted to minimize negative effects on wildlife.

Policy 3.4.3. Hedgerows.

Hedgerows may be designed and planted along the edge of fields, so as to provide habitat corridors and erosion windbreaks. Hedgerows may also serve as vegetative screens to separate people, dogs and farm operations from wildlife areas.

- Hedgerows should be planted with species that support a variety of birds with a mixture of native grasses, forbs, shrubs and/or trees, and may also include non-native (yet non-invasive) fruit-producers.
- Hedgerows should be planted to facilitate their irrigation, but to avoid ditches and obstructing farm operations.
- Hedgerows should not obstruct large viewsheds. Near adjacent homes, plant height should generally be limited to four feet, by planting low-growing shrubs and/or pruning. Taller trees and shrubs should be widely spaced within a hedgerow, so as not to obstruct large areas from view.
- The Open Space Division shall be responsible for planting and maintaining hedgerows.
- The contract farmers may also plant hedgerows, with prior approval from the OSD.
- OSD is encouraged to work with volunteers and other agencies to monitor the diversity and abundance of native plants and wildlife in the hedgerows. The impacts of farm operations and public use will also be monitored and adjusted to minimize negative effects on wildlife.

Policy 3.4.4. Trees.

Trees may be planted as needed to improve agriculture, wildlife habitat, visitor facilities and viewsheds, according to the following guidelines.

- Cottonwoods may be planted separately along the western edge of the farm, to provide erosion windbreaks, bird perches and shade for visitors.
- Trees should be widely spaced so as to avoid obstructing large areas from view (except between Field #11 and the adjacent property, where visual screening is the intention).
- The cottonwood grove in Field #7 may be expanded with new cottonwood trees, once irrigation returns to the field. This area will serve as the Gathering Area (see Policy 3.6.5).
- The OSD shall be responsible for planting and maintaining cottonwood trees along the west side of the farm, and in the Cottonwood Gathering Area.
- With approval from OSD, the contract farmers may plant and maintain additional trees, as specified herein.
- Orchards may be planted in areas secured from unauthorized harvesting, and shall be maintained by the contract farmers.
- OSD shall work with volunteers and other agencies to monitor the diversity and abundance of native plants and animals in tree groves and hedgerows. The impacts of farm operations and public use will also be monitored and adjusted as needed to minimize negative effects on wildlife.

3.5 Public Use Programs.

The goal is to:

Provide opportunities for low-impact public use of LPF through educational and interpretive activities, recreation, community gardening and harvesting, special uses and events, while not surpassing the carrying capacity of the property to support such activities.

One of the main goals of the Citizen-Technical Planning Team was to provide the public with farm-oriented educational opportunities at LPF. The MPOS Facility Plan Management Guide (Appendix A1.3., Policy 1) encourages Open Space facilities to incorporate opportunities for outdoor education and recreation, which are an important part of the general Open Space mission and a popular current use of the property. Community gardening and harvesting activities are growing in popularity, as are special events. While the Team wanted to provide for public use, it also wanted to avoid crowding the farm and diminishing its quiet, rural atmosphere. Furthermore, public use should not impede farming operations, or cause unnecessary disturbance to wildlife and adjacent properties. The MPOS Facility Plan requires RMPs to identify carrying capacity, which can address these issues. For the purposes of this RMP, carrying capacity is defined as the number of visitors that can be supported by the property's visitor infrastructure, without significantly diminishing the experience of other visitors, impeding farm operations, or disturbing the farm's wildlife or nearby residents. This section will identify the farm's carrying capacity for each public use, and will delineate management responsibilities. The OSD will periodically monitor public use, its impacts on farm resources, and progress toward the public use goal statement mentioned above. Through ongoing monitoring and adaptive management, the OSD may periodically adjust carrying capacities to ensure compatibility between land uses.

Policy 3.5.1. Education/Interpretation.

The OSD or other interested groups may develop and implement educational and interpretive activities to teach the public about LPF.

- In accordance with the MPOS Facility Plan (Appendix A1.2, Policies C.8.A. and B), educational programs and materials should educate the public about the history and current use of the property and the importance of preserving it as farmland and wildlife habitat, as well as ongoing resource protection activities, conservation ethics, ditch safety, trail safety and etiquette, and available recreational facilities.
- OSD staff is responsible for developing plans and curricula for educational activities at LPF, and making educational activities available to school groups, local residents, community groups, farmers, and others interested parties. OSD staff is also responsible for producing, distributing or displaying informational materials such as brochures, news bulletins and videos about LPF to members of the general public.
- The OSD should notify the contract farmers at least one week prior to conducting educational activities at LPF, and should not impede scheduled farm operations. Likewise, farm operations should not impede agreed upon educational activities.
- The contract farmers may also design and lead educational activities for the public, as specified in the Operating Agreement.

- Educational activities should avoid farm operations, keep visitors on trails and farm roads as much as possible, and avoid disturbing wildlife in habitat areas.
- Educational groups must remove their trash from the farm, or place trash in trash receptacles at LPF.
- OSD staff or the contract farmers must supervise educational groups, to ensure compliance with the above.
- In accordance with existing OSD policy, the provisional carrying capacity for educational activities at the farm shall be 35 students per activity, and there must be 1 non-OSD adult supervisor for every 6-8 students present. The OSD may adjust these numbers as experience demonstrates necessary.

Policy 3.5.2. Recreation.

Walking, jogging, bicycling, horseback riding, walking dogs on leash, and visiting the farm in wheel chairs or other non-automotive devices used by people with mobility impairments are permissible forms of low-impact recreation at LPF (see Section 3.1 regarding permissive, conditional and prohibited uses).

- The OSD is responsible for managing recreational activities at LPF in a way that does not impede farm operations, or cause unnecessary disturbance to wildlife habitat areas or adjacent properties.
- Recreational users shall only be allowed on farm roads and trails, and shall not trespass onto the fields.
- When visiting LPF and using farm roads and trails for recreational purposes, visitors should follow trail use rules and etiquette promoted by the City of Albuquerque's Parks and Recreation Department:
 - Stay to the right and allow others to pass.
 - Announce yourself before passing. Pass others cautiously, on the left and in single file.
 - Upon encountering a horse on a trail, slow to a stop, avoid making sudden moves, and ask the rider how to proceed.
 - Dogs must be on-leash, and owners must pick up their wastes.
 - All users should yield to persons in wheel chairs or persons with disabilities.
- The number of recreational users at any one time should not surpass the capacity of on-site parking spaces, trails, and other facilities, and should not diminish visitors' experience of visiting an Open Space farm. Therefore, this plan sets a recreational carrying capacity of 20 recreational users on farm roads at any one time. The OSD shall periodically evaluate whether recreational use is diminishing visitors' experience or threatening farm resources, and further refine the provisional carrying capacity as needed.

Policy 3.5.3. Community gardening and harvesting.

The contract farmers are encouraged to develop community gardens and community harvesting activities, as well as school gardens and other ways to involve the public in farming.

- The contract farmers should include the location of school and community gardens and harvesting areas in the annual crop plan submitted to the OSD. The contract farmers

must receive OSD approval of community gardens and harvesting areas prior to implementation.

- School and community gardens and harvesting areas should be located so as to minimize the possibility of disturbing farm operations, wildlife, normal public use and adjacent properties, facilitate safe public access from existing trails and parking lots, and keep the public away from dangerous farm equipment and machinery.
- The carrying capacity for school and community gardening and harvesting activities is provisionally set at 35 people at one time. The OSD may adjust this number if needed. Community gardening or harvesting activities involving more than 35 people may be considered special uses, and the contract farmers must request an OSD Special Use Permit prior to implementation (see Policy 3.5.3).
- The contract farmers is responsible for the developing the school and community gardens and harvesting areas, organizing public participation, and assumes liability for public access to and use of these areas.
- The role of the Open Space Division shall be to provide technical guidance and oversight in planning and implementing gardening and harvesting activities.
- School and community gardens may be used as gathering areas in accordance with Policy 3.6.5.

Policy 3.5.4. Special Uses and Events.

The OSD, or the contract farmers or other parties with prior authorization from the OSD, may organize special uses or hold special events at Los Poblanos Fields, in accordance with the following:

- In compliance with current Open Space policy, and with the exception of community gardening and harvesting activities (see Policy 3.5.3), special uses and events that require prior approval from the OSD are those which involve:
 - Groups of over 20 people, or:
 - The use of fields and other off-trail areas at the farm not designated for public use, or:
 - Potential disturbance to adjacent properties, or:
 - Potential disruption of farm operations, local traffic patterns, or normal public use of the property.
- Parties other than the OSD seeking to conduct a special use or event at LPF must apply for a Special Use Permit from the OSD. The OSD will provide guidelines, evaluate requests, and forward request for events and activities that will involve cooking, open fires or other potential public and environmental health issues, and traffic or potential public safety problems, to the City of Albuquerque's Special Events Committee.
- The OSD may approve those special uses and events at LPF that meet the following Special Use and Special Event Guidelines:
 - Explain why the Special Use or Event cannot occur elsewhere in the City, or has a good reason for being held at LPF.
 - Raise public awareness of LPF and its resources.
 - Ensure protection of wildlife and habitat areas.
 - Keep the public away from crop areas, farm machinery and farm operations.

- Minimize disturbance to local residents.
 - The number of visitors will not surpass the number of parking spaces available.
 - At least 2 attendants will be available to staff the parking area.
 - Each parking area, entrance and exit in use will be clearly marked, and parking rows should be clearly delineated within each parking area.
 - Provide and clearly post an adequate number of ADA-designated parking spaces.
 - If considered necessary by the OSD, contract OSD law enforcement officers to help ensure public safety and direct traffic on Montañó Rd.
 - Provide at least 2 ADA-designated portable toilettes per event, and one additional portable toilette per every 500 people expected.
 - Follow education/interpretation carrying capacity guidelines if such activities are part of the special use or event (see Policy 3.5.1).
 - The required City and County permits have been obtained for the sale of food and merchandise. This may include a Business Registration, and a Raw Produce Vending Permit.
 - Provide adequate lighting for nighttime events.
 - Provide proof that Special Use and Event participants are covered under insurance and liability policies held by event organizers, and the City is released from liability associated with the Special Use or Event.
 - Provide rationale for any entrance or other Special Use or Event fees charged to attendees.
- To minimize disturbance to adjacent properties, people gathering for special events should use the Cottonwood Gathering Area in Field #7.
 - With prior approval from the OSD, Special Use and Event organizers may charge attendees for entrance or other fees associated with Special Uses and Events.
 - With prior approval from the OSD, Special Use and Event organizers may place temporary structures on the property, and are responsible for their installation, damage or loss, and removal from the property upon conclusion of the event.
 - Open Space Division staff may be present at any special event or activity to ensure compliance with the above Guidelines and promote public awareness about LPF.
 - Special Use and Event organizers must provide prior notice to adjacent property owners if there is a likelihood of disturbance.

Policy 3.5.5. Program Accessibility.

The OSD shall comply with Title II of the Americans with Disability Act and other applicable Federal and State accessibility standards in making reasonable accommodations, whenever possible, to provide access for people with disabilities to participate in the public use programs and activities at LPF enjoyed by the public at large, according to the following guidelines:

- Reasonable accommodations may include, but are not limited to: adapting program and activity rules and registration processes to people with disabilities, providing extra staff to assist disabled users, providing the required aids to people with speech or hearing impairments, providing Braille, large print documents, or other aids, for those suffering

vision impairments, and removing physical barriers to disabled visitors in the site (see section 3.6.5.).

- Reasonable accommodations may not need not to be made if they would cause the City to suffer undue economic or administrative burden, or fundamentally change the nature of the program or activity; but even in these cases, the OSD must take some action to provide disabled users with access to public programs and activities at LPF.
- Whenever possible, whenever necessary to accommodate disabled users, and with the exception of the recreational use of farm and ditch roads as trails, public programs and activities shall be sited along fully accessible routes that maximize potential use by people with and without disabilities (see section 3.6.5.).

3.6. Visitor Facilities.

The goal is to:

Provide the public with adequate, safe facilities to enjoy public use programs at LPF, while keeping the level of public use within identified carrying capacities.

Visitor facilities include access points, parking areas, trails, signs and interpretive facilities, picnic and gathering areas. In accordance with the MPOS Facility Plan (Appendix A1.2, Policy B.2.A) and Management Guide (Appendix A1.3, Policy 1), the OSD needs to design these facilities to provide for low-impact public use of the property while maintaining the visual integrity of the site, and without degrading the productivity of the farm, wildlife habitat, visual resources, or the farm's rural atmosphere. This section will designate visitor access points and parking areas, and establish site design guidelines for all visitor facilities. Accessibility issues will also be discussed. Throughout the implementation of this plan, the OSD will monitor the condition of visitor facilities as well as progress toward the goal statement mentioned above.

Policy 3.6.1. Access Points, Gates and Fencing.

In accordance with the MPOS Facility Plan (Appendix A1.2, Policies B.2.H., B.2.J. and C.5.B, and Appendix A1.3., Policies 1 and 3), the OSD shall design, build and maintain a network of public access points, gates and fencing that controls visitor access to LPF, providing adequate public access to visitor facilities while protecting farm resources. Access shall be on dirt roads or primitive trails, and coordinated with the sidewalk system and trails proposed in the Trails and Bikeways Facility Plan (Appendix A1.5).

- Public access to visitor facilities for pedestrians, equestrians, bicycles and wheelchairs will be available around the gate where the north-south farm road meets Tierra Viva Rd., on dirt roads leading into the property from the Griegos Drain and the Gallegos and Hackman Laterals, and around the gate at Adobe Rd.
- The OSD may seek licenses from MRGCD to use the maintenance roads along the Griegos Drain, Gallegos Lateral and Hackman Lateral, and bridges across the ditches, as additional pedestrian/equestrian access routes to the property.
- The OSD may work with the MRGCD to replace the footbridge over the Gallegos Lateral with a more fortified bridge, perhaps accessible to equestrians.
- The OSD may design and build additional public access points for specific uses in appropriate locations, as necessary. The OSD is specifically encouraged to work with the Village of Los Ranchos de Albuquerque in developing an access point from the west side of the property.
- Gates into the property shall remain closed and locked, opened only by the OSD, the contract farmers, the MRGCD, their agents and employees, to enter or exit the farm.
- In order to avoid damaging crops or obstructing farm operations, and to maintain public safety, the public shall not have access to the agricultural fields, except during guided public use programs taking place on fields.
- If necessary, the OSD may install signage, gates and fencing to prevent unauthorized vehicles from entering the property, or unauthorized access to areas closed to regular public use, such as agricultural fields, wildlife habitat areas and equipment storage areas.

- If necessary, the OSD may install dog waste scooper dispensers at appropriate access points.

Policy 3.6.2. Parking.

In accordance with the MPOS Facility Plan (Appendix A1.2., Policies B.2.I. and B.2.K.) and Management Guide (Appendix A1.3., Policy 2), the OSD shall design, build and maintain visitor parking areas that are visible and safe, and provide access to the property and area trails by a range of users, including the disabled.

- The gravel lot in Field #12 is designated as the official parking area for visitors to LPF, and for those wishing to access the Paseo del Bosque Trail. This lot may be expanded to provide designated space for school buses and horse trailers, as well as additional parking spaces for access to area trails, in accordance with the public use carrying capacities identified in Section 3.5.
- The south side of Field #12 shall be designated as temporary, overflow parking for special events. This area shall remain irrigated for pasture, trees or other vegetation that can withstand and not impede this use. Special event organizers are also encouraged to request permission from the Shepherd of the Valley Church to use their lot as additional overflow parking and a vehicular exit onto Montaña Rd.
- To facilitate vehicular circulation during special events, the OSD may build a new vehicular access route between the overflow parking area in the southern end of Field #12 and Tierra Viva Rd.; then, during special events, the current vehicular access route at the north end of the field can be used as an entrance, and the access route on the south can be used as an exit.
- The Greenhouse & Equipment Area shall provide some additional parking spaces for farm vehicles. When not in active use on the property, farm vehicles and equipment shall be parked in the Greenhouse & Equipment Area.
- A small parking area designated for visitors with mobility impairments, and designed according to ADA or other applicable standards, may be built adjacent to the gate and farm road in Field #8, or another location that provides convenient access to the property and public use programs.
- Temporary and permanent vehicular entrance/exit points in the parking areas will be clearly marked with signs.
- The OSD may work with the Village of Los Ranchos de Albuquerque, MRGCD and other interested parties to secure and designate additional parking space north of the farm, near the footbridge over the Gallegos Lateral. This is the only access point for visitors coming from Rio Grande Blvd. and areas north of the farm in Los Ranchos.

Policy 3.6.3. Trails.

In accordance with the MPOS Facility Plan (Appendix A1.2., Policies B.2.H., B.2.J-L.) and Management Guide (Appendix A1.3., Policy 4), and the Trails and Bikeways Facility Plan (Appendix A1.5), the OSD will create and maintain a trail system for educational and interpretive activities, low-impact recreation and visitor circulation. The trail system shall conform to the landscape, avoid fragile farm resources, connect to nearby trails and neighborhoods, and create one or more recreational loops.

- The dirt roads within the farm are designated as trails for educational and interpretive activities, and low-impact recreation. If a new farm road is built along a new ditch next to the Tierra Viva subdivision, it shall not be designated as a trail for public access.
- The OSD may make arrangements with the MRGCD to designate MRGCD ditch roads adjacent to LPF as trails, and may seek licenses to install bridges or culverts across MRGCD ditches to facilitate visitor access and circulation.
- OSD may build additional trails within the property as required to improve visitor access and circulation patterns, or to access new facilities.
- New trails should not traverse fields in places where they may obstruct farming activities, and they should avoid habitat areas.
- To maintain the rural atmosphere of the farm, trail surfaces should remain unpaved. This plan recommends the continued use of hard-packed dirt, which blends with the natural landscape and is accessible to the greatest possible diversity of permissive uses.
- Gravel, crusher fine, or other rustic materials may be added to control dust, as needed.
- Trails should be at least 10 ft. wide in order to accommodate pedestrians, equestrians, bicycles and wheel chairs. The farm roads meet this requirement.
- Trails should provide visitors with disabilities the highest level of accessibility possible, and, at a minimum, they must meet ADA standards. According to current ADA standards, trail entrances should be at least 32 inches wide; cross slope should not exceed 2%; elevation gain should not exceed 5%. OSD may re-grade some roads to reduce cross slope and improve accessibility.
- Within 150 feet of wetlands and moist soil areas, trails should be screened from wildlife by vegetation. Open Space Division may build wildlife viewing blinds where trails approach wetlands and moist soil areas. In order to avoid disturbing wildlife, trails and blinds shall be located at least 25 feet from the water's edge at wetlands and moist soil areas (see Policy 3.4.1.). Blinds shall be designed to appear natural while offering stability and durability (see Policy 3.6.4.).
- Trails shall link with parking and access routes to the property. To the extent possible, these links should be designed according to ADA or other applicable guidelines.
- The trails and parking areas at LPF shall link to current or future public bicycle or multiple use trails, such as the bicycle lane and sidewalk along Montaña Rd., the Griegos Drain and Gallegos Lateral. The OSD shall publicize these links on signs and promotional literature.

Policy 3.6.4. Signs and Interpretive Facilities.

In accordance with the MPOS Facility Plan Management Guide (Appendix A1.3., Policies 1, 4 and 7), the OSD shall design, build and maintain visually appealing, low-maintenance signs and interpretive facilities which inform visitors about the programs and facilities available at LPF, and provide interpretive information about the farming system, local history, native plants and animals, Open Space regulations, safety and trail use ethics.

- OSD shall install and maintain signs at access points, indicating permitted types of recreational use, recreational routes, and interpretive information about the natural resources and history of the property.

- Permanent interpretive signs should be limited to key sites, to avoid cluttering the landscape. The proposed information kiosk in the Cottonwood Gathering Area and viewing blind at the wetland are appropriate sites for interpretive signs.
- Educational and interpretive facilities should be accessible to people with disabilities, and follow accessibility standards established by ADA or other applicable sources.

Policy 3.6.5. Gathering and Picnic Areas.

In accordance with the MPOS Facility Plan Management Guides (Appendix A1.3, Policy 1), the OSD may design and build gathering and picnic areas that blend in with the landscape, to provide the public with opportunities to gather for programs and picnics and enjoy the farm.

- This plan designates the cottonwood grove in Field #7 as the Cottonwood Gathering Area for special events, educational activities and picnics. Whenever possible, public use programs should be based there.
- A shade structure may be installed by the OSD, or by the contract farmer with prior permission from OSD. Water faucets, drinking fountains and electrical outlets may also be installed as needed.
- In accordance with the Extraordinary Facility Ordinance, a Site Development Plan may be needed in order to install permanent shade structures and related facilities.
- Additional, small gathering areas may also be created as necessary near the school and community garden. Other temporary gathering areas may be located as necessary, with prior approval from the OSD.
- The picnic bench in the southwest corner of Field #1 and the cottonwood grove in Field #7 (to which picnic tables may be installed) are designated as picnic areas, open to the public.
- The OSD and contract farmers (with the OSD's approval) may place garbage cans and portable toilettes in locations accessible to those visiting gathering areas, as necessary.
- In order to fit into the rural landscape, and to the extent possible, improvements to gathering and picnic areas should be constructed of stone, wood, adobe or other natural materials (with the exception of portable toilets and garbage cans).
- Gathering and picnic facilities should be designed and located so as to minimize long-term maintenance needs.
- The OSD should consult with the contract farmers before developing additional gathering or picnic areas; the contract farmers must obtain OSD approval prior to installing any gathering areas, including shade structures.
- The design and location of additional gathering and picnic areas should minimize impact on wildlife habitat and adjacent properties, while fitting into visitor circulation and farm operation patterns.

Policy 3.6.6. Accessibility of Visitor Facilities.

The OSD shall comply with Title II of the Americans with Disability Act, the MPOS Facility Plan and Management Guide (Appendices A1.2 and 3), the Mayor's Executive Instruction Number 8 (Appendix A1.6), and other Federal and State policies and standards in designing visitor facilities that are accessible and usable by people with disabilities, according to the following guidelines:

- The OSD may need to change existing facilities if doing so is the only way to provide equitable access to visitor programs and activities for people with disabilities.
- New facilities shall, whenever possible, be constructed to enable access and use by people with disabilities.
- The OSD may not need to make changes to existing facilities, or design new facilities to enable access by people with disabilities, if doing so would change the fundamental nature of the site, program or activity, or if it would create an undue administrative or financial burden; but even in these cases, the OSD must take some action to provide disabled users with access to public programs and activities at LPF.
- Where possible, essential visitor facilities should be clustered along a fully accessible route that enables equal access by disabled visitors and the public at large.

3.7 Archaeological Resources.

The goal is to:

Detect and protect any intact archaeological artifacts or sites prior to excavating and constructing new facilities and infrastructure at LPF.

In accordance with the MPOS Facility Plan Management Guide (Appendix A1.2, Policy 5.4), an archaeological survey was conducted at LPF, and it identified several artifact scatters on the surface of fields. The artifact scatters suggest that the historical use of the area was extensive, and that intact cultural artifacts may still be found below the surface of the fields, and beneath the plow zone. If intact artifacts or cultural sites are discovered, the OSD may need to monitor on-going protection.

Policy 3.7.1. Artifact Scatters.

Because no intact cultural artifacts have been found on the surface of the fields, agricultural use may continue. However, there may be intact cultural artifacts underground, below the reach of farm equipment, and these resources should be protected, in accordance with the MPOS Facility Plan (Appendix A1.2, Policy 5.4) and Management Guide (Appendix A1.3, Policy 5.4). Therefore, prior to excavating for wetlands, moist soils, and new farm infrastructure or visitor facilities in areas where there are artifact scatters (see 2.7.1), OSD should:

- Conduct subsurface archaeological testing to detect potentially intact artifacts and sites.
- Conduct mitigation to protect intact artifacts and sites. Sites should be preserved in place or avoided whenever possible.
- If appropriate, integrate information about archaeological artifacts and sites into educational materials and interpretive facilities.

3.8 Adjacent Properties and Viewsheds.

The goal is to:

Protect adjacent properties from unnecessary disturbance, and preserve views of the farm landscape.

Some activities at LPF, notably farm operations and special events, may cause some disturbance to adjacent properties. While some disturbance may be the inevitable result of living next to an agricultural Open Space, previous policies provide some guidance in minimizing unnecessary disturbance from farming and public use. This section will summarize applicable policies, and develop specific policies to further minimize such disturbance.

The Citizen/Technical Team emphasized the importance of maintaining the agricultural landscape at Los Poblanos Fields. The North Valley Area Plan (Appendix A1.1) and Village of Los Ranchos Master Plan (Appendix A1.7) also emphasize the importance of maintaining the agricultural landscape. In addition, the MPOS Facility Plan (Appendix A1.2, Policy C.6.E) recognizes that Open Space lands provide visual relief from urban development, and protect important visual resources, such as viewsheds and view corridors. This plan employs several approaches to protect views of the farm landscape. Section 4.2 addressed the need to preserve the farm landscape by continuing agricultural use, and develops policies that guide the OSD in reaching this goal. The goals regarding farm infrastructure, visitor facilities and new habitat areas list design and location policies that aim to preserve the rural character of the farm and avoid obstructing large areas from view. Section 3.8.2. summarizes these policies and provides others to further safeguard views of the farm. The OSD will need to periodically monitor and evaluate disturbances to adjacent properties and the preservation of farm viewsheds, and may need to adjust uses of the property as necessary.

Policy 3.8.1. Disturbance to Adjacent Properties.

In order to avoid unnecessary disturbance of adjacent properties, the OSD should ensure that:

- Annual cropping plans minimize dust from bare soil, the risk of fire from dried crops left standing next to adjacent properties, and other potential disturbances.
- The contract farmers notify adjacent landowners prior to spreading manure, burning ditches or other farming activities that might cause unusual disturbance (see Policy 3.2.1.).
- Irrigation water is carefully managed to avoid accidental flooding of adjacent properties.
- Community gardening and harvesting areas, new farm infrastructure, habitat areas and visitor facilities are designed and located to minimize disturbance to adjacent properties (see Sections 3.3, 3.4, 3.5 and 3.6).
- Special uses and events are located and managed to minimize disturbance to adjacent properties. The Cottonwood Gathering Area in Field #7 is the primary gathering area for public use programs and special events (see Policy 3.5.4).
- Adjacent landowners are informed prior to special events being held that may cause unusual disturbance (see Policy 3.5.4.).

Policy 3.8.2. Viewsheds.

Open Space Division shall ensure that new vegetation and structures do not obstruct large views of the farm.

- In order to avoid cluttering the agricultural landscape, farm equipment and structures should be concentrated in the Greenhouse & Equipment Area, which should be screened from the adjacent property by vegetation (see Policy 3.3.4.).
- Buildings and other structures should be placed so as not to obstruct large viewsheds, should blend into the farm landscape, and should be fewer than two stories high (see Policy 3.3.4.).
- In general, the height of plants in hedgerows should be limited to four feet, by planting low-growing shrubs and/or pruning (see Policy 3.4.3).
- With the exception of the Cottonwood Gathering Area and the vegetative screen between the Greenhouse & Equipment Area and the adjacent property to the east, trees planted on the farm should be widely spaced so as not to block large areas of the farm from view (see Policies 3.4.3. and 3.4.4.).

3.9 Administration.

The goal is to:

Provide sufficient staffing, law enforcement, public participation and interagency cooperation to ensure proper management of the property.

There are several management issues regarding administration. One issue is how to delineate the responsibilities of OSD staff in relation to the contract farmers. The policies for staffing summarize how responsibilities for agriculture, public involvement in farming, farm infrastructure and visitor facilities, habitat, education, recreation, and special events have been delineated in previous policies.

The main issue in law enforcement is that Open Space Law Enforcement Officers cannot always be present at LPF to inform visitors about Open Space policies and carry out enforcement duties. Trailwatch Volunteers may be able to assist Law Enforcement Officers in patrolling the LPF.

Public participation is vital to managing the property in a way that is sensitive to the needs of visitors and adjacent landowners. Local citizens can and should play a vital role in articulating the aspirations of the community, guiding the management of LPF, and participating in volunteer activities to make improvements to the property and monitoring conditions. The OSD needs to seek ways to incorporate the public in major management decisions and volunteer projects.

There are numerous agencies with which the OSD can work in planning, designing and building new facilities and habitat areas. Examples of such agencies include the City Public Works, Planning, Environmental Health, and Family and Community Services Departments, the Bernalillo County Parks and Recreation Department, the State Game and Fish Department, the Middle Rio Grande Conservancy District, the Natural Resource and Conservation Service, United States Fish and Wildlife Service, and assorted non-profit organizations working with farms, wildlife, education and recreation. Neighborhood associations may also provide valuable assistance.

The OSD should periodically monitor demands on administrative needs at LPF, and may make adjustments to better meet the goals for staffing, law enforcement, public participation and interagency coordination.

Policy 3.9.1. Staffing.

OSD staff shall work with the contract farmers, the public and cooperating agencies in managing the property.

- RMVS staff shall coordinate with the contract farmers in:
 - Monitoring compliance to the Operating Agreement.
 - Evaluating requests for Special Events and Special Use permits.
 - Planning and overseeing farming activities, public involvement projects, special events and educational activities.
 - Planning and designing new habitat areas, and farm and visitor facilities.
 - Making sure adjacent landowners receive prior notification of special events or farming activities that may create disturbance.

- Monitoring and evaluating progress towards agricultural and farm infrastructure goals.
- As needed, RMVS staff shall coordinate with applicable government bodies (the Open Space Advisory Board, Special Events Committee, Environmental Planning Commission and City Council, Bernalillo County Commission, Village of Los Ranchos) in:
 - Conducting public hearings regarding Site Development Plans, large Special Events, and revisions of this Resource Management Plan.
- RMVS staff shall coordinate with local citizen groups to
 - Attend meetings to discuss on-going management issues at LPF.
- RMVS staff shall work with interested parties in monitoring and evaluating the multiple uses of the property, and the condition of farm resources.
- MO Staff shall coordinate with the contract farmers in:
 - Maintaining farm infrastructure, including the roads, ditches and parking lot.
 - Maintaining visitor facilities.
 - Planning and designing new habitat areas, and farm and visitor facilities.
- Support staff shall continue to allocate funding for LPF projects, do budgeting and accounting, and supervise RMVS and MO staff.

Policy 3.9.2. Law Enforcement.

In accordance with the MPOS Facility Plan (Appendix A1.2, Policy C.7.A) and Management Guide (Appendix A1.3, Policy 6), Open Space Law Enforcement Officers should continue to monitor and enforce applicable policies at LPF, with the assistance of Trailwatch Volunteers.

- Nearby residents are encouraged to participate in the Trailwatch Volunteer program, and to report unauthorized activities to the OSD.

Policy 3.9.3. Public Participation.

In accordance with the MPOS Facility Plan (Appendix A1.2, Policy A.2.G), the OSD shall seek public participation on major management decisions at LPF, making improvements, and monitoring conditions at the property.

- OSD staff will work with the applicable government entities and follow City policy in providing adequate public notice and holding public hearings to review Site Development Plans and revisions to this RMP.
- OSD staff shall meet with citizen groups seeking to understand or provide input on LPF management issues.
- OSD shall seek to create opportunities for the public to volunteer on improvement projects, monitoring conditions at the property, and serving as Trailwatch Volunteers.

Policy 3.9.4. Interagency Cooperation.

In accordance with the MPOS Facility Plan (Appendix A1.2, Policies C.3.A-E), the OSD should:

- Work through existing joint powers agreements with Bernalillo County and the Village of Los Ranchos de Albuquerque (see Appendix A2.) on managing and making improvements to the property. This might include, for example, an additional access point from the west side of the farm.
- Seek the assistance of other government entities and interested parties in planning, designing, building, monitoring and maintaining new farm infrastructure, visitor facilities and wildlife habitat areas within the property, and working with private landowners to create habitat corridors connecting LPF with adjacent farmland and the bosque.
- Work with the appropriate City body (such as the Development Review Committee, Development Review Board and Environmental Planning Commission) to ensure that new facilities meet required codes and design guidelines, and receive the acquired development approval prior to construction.

4. SITE DESIGN

4.1 Adaptive Management of Multiple Use.

The Site Design in Map 3 maintains LPF as farmland, provides compatible public uses and wildlife habitat areas, and minimizes disturbance to archaeological resources, adjacent properties and viewsheds. This Site Design addresses the management issues discussed in Chapter 2, and aims to achieve the goals and follow the policy guidelines in Chapter 3. As outlined in Section 5.1, OSD will conduct periodic monitoring and evaluation of the multiple uses at their designated sites to ensure on-going compatibility and progress towards the goal statements in Chapter 3. This Site Design is based on current understanding of farm resources and management issues, and may be amended as needed in order to incorporate new knowledge, deal with changing circumstances and unforeseen issues, ensure compatibility between land uses and meet management goals.

As mentioned throughout this chapter, soil qualities are a key factor in developing a design for new farm infrastructure, habitat areas and visitor facilities on the property. Additional information on the soil types is included in Appendix A5, which includes various soil maps.

This chapter also aims to meet the MPOS Facility Plan requirement of evaluating impacts of proposed development on adjacent areas, as well as reasonable alternative development schemes.

4.2 Agriculture.

4.2.1. Contract farming.

As illustrated on Map 3, new or repaired ditches in Fields #7, #8 and #11 allow those fields to be returned to agriculture, enhancing farm potential and viewsheds. Wildlife crops are rotated with commercial and soil-building crops throughout the farm, as necessary. Farm Operating Agreements maintain that 25% of the farm be planted in wildlife crops each year (see Policy 3.2.1).

Soil Maps 2 and 3 in appendix A5 indicate the potential for crops at LPF. The Greenhouse & Equipment Area is placed on Field #11 (see section 4.3.4.) and the parking area is expanded in Field #12 (see section 4.6.2.). These fields have the least productive soils for agriculture.

4.2.2. Field Leveling.

Fields #1-6 have recently been re-leveled, and will probably only need touch-ups for the next several years. Fields #7 and #8 will be re-leveled when the new ditch is built there, and Field #11 will be re-leveled when the new irrigation pipe is installed. Fields #9 and #10 may also need re-leveling.

4.2.3. Pest and Weed Management.

Elm trees growing along the ditches in Fields #4 and #12 are removed, as are the elm trees growing dispersed in Field #7, and the trees of heaven along the ditch in Field #11. Hedgerows replace the habitat value of the trees cut along the ditches, and their removal enhances the sustainability of the farm, as well as farm viewsheds. The elms growing along field boundaries are also removed and replaced with native plants and hedgerows. Although these

trees do not appear to pose a threat to the farm operation, they spread seeds throughout the fields, are a potent allergen, and obstruct some viewsheds. In addition, replacing the elms with native, fruit-bearing plants will greatly increase the habitat value of the space they occupy.

4.2.4. Vending.

The contract farmers place temporary vegetable stands in appropriate sites, as permitted by the OSD, for the sale of farm produce.

4.3 Farm Infrastructure.

4.3.1. Irrigation.

As illustrated in Map 3, the ditch irrigating Field #11 is replaced with an underground irrigation pipe. In addition, a new ditch is built to water Fields #7 and #8, with a service road between the ditch and adjacent homes to enable ditch maintenance and emergency repairs. To minimize disturbance to adjacent properties, the service road and the berm on the east side of Field #6 are not open to public use. These improvements bring several large areas back into production, and will enhance views of the farm landscape.

4.3.2. Wells.

The well in the southeast corner of Field #4 is restored for use during droughts and for filling a wetland and moist soil area. This location of this well is suited to provide water to Fields #1, #2, #3 and #4, as well as the maze and perhaps the community garden during drought. It could also provide water for a wetland/moist soil area in Field #4.

4.3.3. Farm Roads.

As illustrated in the site design on Map 3, new farm roads will be built between Fields #6 and #7, and between the new ditch and the Tierra Viva subdivision. Due to the proximity of adjacent homes, these roads will be for farm and official vehicles only, and are not open to public use. Other existing roads are maintained for use in farm operations, and as trails for recreation and education (see 4.2. and 4.6).

4.3.4. Farm Storage and Structures.

A temporary tool shed is placed near the current community garden area in Field #4. The dirt area in Field #11 is designated as the Greenhouse & Equipment Area, where a greenhouse/storage/educational structure is installed and farm equipment is stored. Water, sewer and electrical lines will be extended to the site. If bathrooms are not included in the structure, portable toilets can be installed on site. Gates will be placed along Tierra Viva Rd., and the area will be fenced to provide security. A fenced corridor will be provided along the eastern edge of the property for continued visitor access from Adobe Rd. to Tierra Viva Rd. and the rest of the farm.

The dirt part of Field #11 has been chosen as the site for the Greenhouse & Equipment Area because it meets several important criteria, while other potential sites do not. Perhaps the most important criterion is access for farmers arriving to the property via Tierra Viva Rd., and for farmers needing to take farm equipment into the rest of the farm. The dirt area in Field #11 is uniquely situated to provide easy access for farmers upon arrival, as well as easy access into the rest of the farm. There are two existing culverts over the Hackman Lateral, providing good vehicle access from Tierra Viva Rd. into the site. For farmers to bring equipment into the fields north of Tierra Viva Rd., they only have to cross a culvert and the paved road, and go through the gate immediately opposite the dirt area in Field #11. This site also has direct access to Adobe Rd. and the adjacent fields there. No other site has good access to both areas. Fields #1, #8 and #12 are also easily accessible from Tierra Viva Rd., but do not provide good access to the fields along Adobe Rd.

A second important criterion is current use. Most other fields are irrigated and farmed, and the irrigated acreage of the property should be maintained in order to keep the acreage at a profitable scale for contract farmers to manage and maintain. The dirt part of Field #11 has never been irrigated, and is not designed for irrigation. Creating an irrigation system for that area would be costly. Current use of that area consists only of temporary parking during large special events, and unsanctioned late night gatherings with alcoholic beverages (the containers of which are often left on-site). Securing this field for a greenhouse and farm equipment would reduce these gatherings, and the noise and trash they produce. Field #1 and the south (overflow parking) area of Field #12 are irrigated; Field #8 will be irrigated and returned to agriculture soon. The north side of Field #12 is not irrigated, but it is being proposed as an expanded parking area for horse trailers and school buses.

A third criterion is impact on existing vehicular and pedestrian traffic patterns by farm equipment. From the dirt area in Field #11, the farmers only have to cross Tierra Viva Rd. to enter the farm, or open a gate to reach Adobe Rd. and the fields there. From Field #12, the farmers would have to bring farm equipment through the parking area and along Tierra Viva Rd. for several hundred yards to access the fields, potentially disrupting local traffic.

A fourth criterion is access to existing utilities. There are electrical lines along Tierra Viva Rd. and Montafio, and sewer and water lines along both Adobe Rd. and Montafio. Both Fields #11 and #12 are close to these lines, but Field #11 is preferable for reasons stated above.

One concern about using the dirt area in Field #11 as the Greenhouse & Equipment Area is the possible visual and noise impact of activities there on the adjacent property east of the field. To provide a visual buffer between the adjacent property and the new facilities, a vegetative screen will need to be planted along the eastern side of the field. This can be irrigated from the existing ditch or from a City water line. To reduce disturbance from noise, farm equipment and storage structures will be placed as far west in the dirt area as possible. The contract farmers should also notify the adjacent landowner when noisy activities there are likely.

4.4 Wildlife Habitat Areas.

The wetland, moist soils and several hedgerows are clustered together, located away from Montaña and Tierra Viva roads, to create a larger protected wildlife area that fulfills the habitat needs of a diversity of bird life. Additional trees and hedgerows are planted along the field boundaries that do not have irrigation ditches. With encouragement from the City and Village of Los Ranchos, private landowners may also protect habitat corridors from LPF across adjacent farmland to the bosque.

4.4.1. Wetland.

A 5-acre wetland will be constructed in the southwest corner of Field #5. This site has been chosen for several reasons. Currently, water naturally collects there after irrigation, and the wetland could be built to take advantage of this surplus irrigation water. In addition, the wetland can be filled and topped-off from either the well in the southeast corner of Field #4, as planned, or from the well in the northeast corner of Field #5. The wetland site and design will allow continued flood irrigation on the rest of the field, and periodic drainage to maintain wetland water quality. Soil Map 5, in Appendix A5, illustrates that the soils in this field have good potential to hold shallow water. Field #5 is large enough to provide its own buffers from public use, such as moist soil areas and hedgerows. Clustering these features provides additional benefit to wildlife. The only projected impact of the wetland on adjacent properties is increased wildlife viewing opportunities.

The southeast corner of Field #4 is an alternative wetland site. There is a well there, and the soils have good potential for wetlands. Although there are artifact scatters in Field #4, none are located in the southeast corner. Field #6 also has soils with good potential for wetlands, but would require a new well, and also contains artifact scatters.

4.4.2. Moist Soils.

Several moist soil areas can be created in combination with the wetland in Field #5, to cluster wildlife habitat types, and buffer the wetland from trail users. Field #5 is an advantageous site for moist soils for the same reasons as discussed above. Furthermore, the moist soil areas can be located to enable filling from the same well, or from wetland drainage. The moist soils can be planted with native grasses, sedges, rushes and other moist soil vegetation. The southeast corner of Field #4 is an alternative location.

4.4.3. Hedgerows.

As indicated in Appendix A5, Soil Map 6, some soil types may require amendments before planting hedgerows. Hedgerows are planted in clusters along the boundaries of fields throughout the farm, except where their roots may interfere with ditches. Hedgerows will replace the rows of elm trees already growing along the boundaries of Fields #1 and #2, #6 and #7, #7 and #8 and around #9 and #10. Hedgerows may impact adjacent properties by providing some buffer from public use and improving wildlife viewing opportunities. Wherever possible, they will be designed to enhance, and not obstruct, important viewsheds.

4.4.4. Trees.

As illustrated on Map 3, the cottonwood trees in the Cottonwood Gathering Area in Field #7 are irrigated from a new ditch along the eastern side of Fields #7 and #8. Additional cottonwoods are planted in this area to create a grove, providing perches for birds and shade for visitors enjoying the new picnic tables and straw bale amphitheater (see 3.6.4). Cottonwood trees are planted individually along the western boundary of Fields #1-4, to compliment those already planted along that edge of the farm. These trees are separated so as not to block large views.

A small orchard consisting of fruit and nut trees may be planted instead of, or in addition to the vegetative screen between the Greenhouse & Equipment Area and the adjacent property to the east. Fruit trees may also be planted around the new farm buildings there. The Greenhouse & Equipment Area has the advantage of being fenced, thereby allowing the farmers to control access to the fruit trees, and harvesting. Additional orchards of dwarf trees may be located on the southern and western edges of the temporary parking area in Field #12, or in other locations where they may be watered, but do not obstruct important viewsheds. However, uncontrolled access to the orchard could be an issue at these sites.

4.5 Public Use Programs.

In general, public use will be managed and sited so as to minimize disturbance to adjacent properties, wildlife habitat areas and farm operations (see Policy 3.5).

4.5.1. Education/Interpretation.

Educational and interpretive activities will use the farm roads within the property as visitor trails. A viewing blind located off the trail on the east side of Field #5 will allow educational and interpretive activities to approach the wetland and moist soils without disturbing wildlife. An informational kiosk is placed near the cottonwood grove along the main farm road, introducing visitors to the farm's history and purpose, agricultural and wildlife resources, and regulations. The Cottonwood Gathering Area in Field #7 (see 4.6.4.) provides an outdoor site for fireside chats and guided educational activities. The school and community gardens and greenhouse may also host some educational activities.

4.5.2. Recreation.

Recreational activities take place on farm and ditch roads at LPF. By limiting recreational use as defined in Sections 3.1 and 3.5.2, and limiting recreational activities mainly to existing roads, recreational use should not significantly impact farm operations, habitat areas or adjacent properties. Section 4.6.3 discusses new trail features.

4.5.3. Community Gardening and Harvesting.

Map 3 illustrates the location of the school and community garden on the west side of Field #4. This site is adjacent to the Alvarado Elementary School, and is also advantageous because the new pipe can irrigate the garden with more control than flood irrigation from a ditch. In the future, the community garden may move to Field #11. Although the soils do not seem to be very productive, and may need amending, the field is easily accessed from the parking area in Field #12, and from the adjacent Greenhouse & Equipment Area (see sections 4.3.4 and 4.6.5). Both sites minimize disturbance to adjacent properties. The contract farmers may need to rotate the location of the community garden, to address issues such as soil fertility and weeds, and may select alternative sites with prior approval from the OSD.

The school garden will remain in Field #4, within which it may be rotated to other sites as necessary. This field is the closest to the school, and gardening there should not disturb adjacent properties. A temporary shade structure for school gardeners may be installed there if needed.

The community and school gardens, and other community gardening and harvesting areas, will be included in the annual crop plans, and sited to avoid disturbing wildlife and adjacent properties. To further minimize disturbance of wildlife, these activities will not overlap with visitation by migratory waterfowl during the winter months.

4.5.4. Special Uses and Events.

Special Uses and Events are sited so as to minimize disturbance to farm operations, wildlife and adjacent properties. The corn maze continues to be rotated within Fields #1 and #2, which are easily accessed from parking facilities, as well as the Cottonwood Gathering Area in Field #7. The harvest festival and similar gatherings are held in the Cottonwood Gathering Area.

These sites are not immediately adjacent to homes. In addition, event organizers will provide prior notice to adjacent property owners.

4.5.5. Program Accessibility.

When needed, staff makes special programming arrangements that enable people with disabilities to participate in public use activities. Access to facilities is addressed in section 4.6.5.

4.6 Visitor Facilities.

4.6.1. Access Points, Gates and Fencing.

Pedestrian access from the parking area into the farm is improved by constructing a bridge or culvert over the Hackman Lateral, between the parking area in Field #12 and Field #1. (see 4.6.3). Another bridge or culvert may be needed over the Gallegos Lateral, to provide better access from the north side of the Gallegos Lateral road into the farm. An additional access route from the west side of the farm may also be developed by the City and Village of Los Ranchos. These new access points improve the visitor circulation pattern without significantly impacting farm operations, disturbing adjacent properties or wildlife habitat.

Several gates may need to be re-positioned to provide improved access for equestrians and wheelchairs. A gate may be placed at the parking area, and others placed between the Gallegos Lateral and the dirt roads leading into the property from the northeast side of the farm, if necessary. Gates and a new fence will be installed around the Greenhouse & Equipment Area, to protect the new greenhouse and storage structure. The fence around this area will be built to provide continued access to Adobe Rd. To protect wildlife, gates and a fence may be needed around the new wetland and moist soil areas. This Site Design limits new fencing to sites where it is necessary to protect farm equipment and wildlife. This small amount of new gates and fencing should not significantly impact adjacent properties.

4.6.2. Parking.

The public use carrying capacities identified in Section 3.5 are designed to approximately match the size of the daily use parking lot. Currently, the gravel lot can hold 40 cars, and the number of cars in the parking area at any one time does not exceed 40, except during special events. However, if 35 educational users, 20 recreational users and 35 community gardeners came to LPF at the same time, there would be 90 visitors. However, the parking lot is also intended for use by people seeking to access the Paseo del Bosque Trail and other area trails, and for school buses and horse trailers. Assuming that each car brings approximately 2 people, the 40 spaces available in the gravel lot would not be sufficient. Therefore, as illustrated in Map 3, the current gravel lot is expanded to the west and south within the northern half of Field #12, thereby providing additional space for school buses, horse trailers, and other vehicles.

In addition to expanding the gravel parking lot, an ADA-accessible parking area will be built along Tierra Viva Rd., near the gate into the farm in Field #8. Due to the proximity of the proposed accessible route to the Cottonwood Gathering Area and wetland, and the lack of slope between the proposed ADA parking area and these sites, an ADA parking area in Field #8 would be much easier for mobility-impaired visitors to use than the gravel parking area.

Farm vehicles will have parking space in the Greenhouse and Equipment Area. This will minimize the need for farmers to drive their private vehicles into the fields, and the gates and fencing will provide them with greater security for their farm equipment as well as their vehicles.

The southern end of Field #12 will provide temporary, overflow parking for special events. This field is suited for such use because it is one of the least productive fields for agriculture, and is not adjacent to any homes. Field #12 contains artifact scatters, and should not be excavated for buildings. The southern side of the field lies within the view shed of the property from Montaña Rd., and will remain irrigated and planted in pasture and trees to

maintain the viewshed. Field #8 has served as overflow parking for special events, but this creates unnecessary disturbance to adjacent property owners. Field #8 also has moderate to high potential for crops, and should be restored for agriculture.

The OSD will work with the MRGCD and the Village of Los Ranchos to designate a parking area on the north side of the Gallegos Lateral, which would provide parking for visitors arriving from the north side of the property, and would serve the community garden at its current site in Field #4.

4.6.3. Trails.

With the exception of the berm and proposed farm road immediately adjacent to the Tierra Viva subdivision, the dirt roads in and around LPF remain in use as trails. This minimizes the amount of new trails required, and the impact on farm resources. One new trail will be built from the ditch crossing at the parking area, around the south side of Field #1, to the north-south farm road. Another new trail will allow safer pedestrian access from the sidewalk along Montaña Rd. north along the east edge of Field #12, and then to the new trail into Field #1. This is an unirrigated area, and could be xeriscaped with native plants. The farm road leading north from the gate along Tierra Viva Rd. to the Cottonwood Gathering Area and proposed wetland will be re-graded, creating an accessible route to these locations, and allowing disabled visitors to participate in most of the public programs at LPF. As illustrated on Soil Map 7 in Appendix A5, the OSD may need to add stabilizing material to the soil, depending on the specific soil characteristics. None of the new trails should impact adjacent properties, and the improvements should decrease pedestrian traffic on Tierra Viva Rd. This Site Design maintains trail linkages to the bicycle lane along Montaña, adjacent ditch roads, and nearby neighborhoods. The trails form several recreational loops.

4.6.4. Signs and Interpretive Facilities.

Temporary signs have been placed at access points, asking visitors to stay off the agricultural fields. An informational kiosk is placed near the Cottonwood Gathering Area to provide visitors with information about public use programs, facilities and policies, as well as farm history, wildlife and farming activities. Interpretive signs are placed at the kiosk and wetland blind.

4.6.5. Gathering and Picnic Areas.

A few wheel-chair accessible picnic tables are placed under the shade of the cottonwood grove in Field #7, some of which are wheelchair accessible. The small hay bale amphitheater is sited in the middle of the grove, and may be taken down and piled elsewhere when not in use. A shade structure is placed on the existing concrete pad on the south side of the gathering area. A drinking fountain, faucet and electrical outlets are provided at the shade structure. Adjacent properties are buffered from disturbance by visitors in the Cottonwood Gathering Area by the cottonwoods themselves, and the field separating the area from adjacent homes.

RGCF continues to maintain the existing shade structure by the school garden in Field #4, and this may be removed and re-located if the school and community garden changes location. The picnic table on the southwest corner of Field #1 is maintained by the OSD. Garbage cans and portable or permanent toilettes are placed near these areas, as necessary.

4.6.6. Accessibility of Visitor Facilities.

An accessible route provides disabled visitors and the general public with equal access to basic facilities at LPF. A small, ADA-designated parking area along the south side of Field #8 links to the re-graded farm road which creates an accessible route leading toward the Cottonwood Gathering Area, wheel-chair accessible picnic tables, and the blind at the wetland. Gates are adjusted to provide improved access to wheelchairs in other areas of the property.

4.7 Archaeological Resources.

4.7.1. Artifact Scatters.

Fields containing artifact scatters (see 2.7.1) remain in their current use. This site design avoids excavation in areas containing artifact scatters.

4.8 Adjacent Properties and Viewsheds.

4.8.1. Disturbance to Adjacent Properties.

New policies in Sections 3.5.4 and 3.8.1 direct the contract farmers and special event organizers to minimize disturbance to adjacent properties, and to notify adjacent property owners before commencing any activities that might cause unusual disturbance. Re-leveling the field and building a berm have already controlled the accidental flooding east of Field #6. Building a new ditch and returning Fields #7 and #8 to agriculture will reduce dust from those fields. The berm and ditch service road adjacent to the Tierra Viva subdivision are not designated public use trails, and are not used as such. The community garden is sited and managed so as to avoid disturbing adjacent properties. The Cottonwood Gathering Area in Field #7 is not immediately adjacent to neighboring homes, and provides some buffer from disturbance by special events and educational activities. The corn maze will remain in the middle of the farm, far from the wetland, and not immediately adjacent to homes surrounding the property. Permanent and temporary parking are clustered in Field #12, and a new ditch crossing and trail take pedestrian traffic off of Tierra Viva Rd. These parking and access improvements will reduce the impact of special events on local traffic, and also minimize disturbance to adjacent homes.

The only new feature of the Site Design that may create new disturbance to an adjacent property is Greenhouse & Equipment Area. However, a safe, fenced storage space is a necessity, and clustering equipment and storage structures here will keep the rest of the property uncluttered. Furthermore, the proposed site is the best one for a Greenhouse & Equipment Area, as discussed in section 4.3.4. To minimize possible disturbance to the adjacent property on the east, farm equipment and storage structures will be placed on the west side of the site, and a vegetative screen will be planted along the eastern boundary.

4.8.2. Viewsheds.

This site design protects important views from Montañó Rd, from adjacent ditch roads, from farm roads within the property, and from most of the adjacent homes. The cottonwood trees along the west edge of the farm provide shade for visitors, and are widely spaced so as not to block large areas from view. The expanded cottonwood grove in Field #7 is fairly compact, and should not make a substantial impact on the viewshed from adjacent properties. Restoring Fields #7 and #8 into agriculture will improve this viewshed. While the Greenhouse & Equipment Area will obstruct some of the view from the adjacent property to the east, a vegetative buffer will minimize the impact of the buildings.

5. IMPLEMENTATION TASKS, TIMELINE AND BUDGET

This chapter will outline the tasks to accomplish in order to implement the management goals and site design described in Chapters 3 and 4, respectively. Some tasks will be incorporated into the ongoing duties of OSD staff; others will have specific implementation timelines and budgets. The implementation timeframe is 10 years, divided into five, two-year phases. Each phase is intended to coincide with City bond cycles, which could finance some of the proposed improvements. Phase 1, which begins upon adoption of this plan, will focus on the top priority for ensuring the ongoing viability of the farm: improving farm infrastructure. Some Phase 1 tasks are already being implemented. Phase 2 will focus on the creation of a wetland and moist soil area for wildlife habitat, since the OSD is already pursuing funds for these projects. Phase 3 will emphasize the expansion of visitor facilities, such as trails, a wetland viewing blind and ADA access. Phase 4 will improve the parking situation, and Phase 5 can be used to finish any incomplete projects and evaluate progress to prepare a new or revised RMP. A table synthesizing the timeline and budget estimates is included in Figure 7, at the end of the chapter. Through adaptive management, the timeline and budget may be adjusted in order to meet management goals more effectively and efficiently in the face of changing circumstances.

5.1 Adaptive Management of Multiple Use.

Throughout the implementation of this plan, the OSD will have the task of monitoring each of the multiple uses, evaluating their impacts, measuring progress towards the goal statements outlined in Chapter 3, and ensuring on-going compatibility. The following methods are recommended as ways of monitoring and evaluating the farm's multiple uses.

Figure 6. Monitoring Plan.

Monitoring Tool:	Topics Covered:	Frequency:	Conducted by:
Farm Health Assessment	▪ Agricultural productivity ▪ Soil fertility ▪ Pest & weed infestations ▪ Condition of farm infrastructure	Annual	OSD/Farmers
Wildlife Surveys	▪ Wildlife habitat conditions ▪ Wildlife abundance, diversity & distribution	Annual counts/ Detailed survey every 3-5 years	OSD/Volunteers
Visitor Surveys	▪ Balance of multiple uses ▪ Condition of visitor facilities ▪ Public use programs ▪ Condition of viewsheds	Bi-Annual	OSD/Volunteers
OSD Program Report	▪ Completion of farm infrastructure, visitor facilities, and habitat areas ▪ Public use programs ▪ Projects involving public participation and interagency coordination ▪ Law enforcement issues.	Annual	OSD

By completing these separate monitoring tasks and comparing the results, OSD will be able to adapt management as needed to ensure compatibility between uses. The OSD is encouraged to seek the cooperation of the contract farmers, other agencies and volunteers in this monitoring work.

5.2 Agriculture.

LPF will be used for agriculture throughout the term of this RMP. The renovation of farm infrastructure, to be tackled in Phase 1, will improve the viability of agriculture at the farm.

5.2.1. Contract Farming.

Contract farmers will keep the farm in agricultural use, and maintain its infrastructure. OSD staff will periodically work with contract farmers to develop Operating Agreements, and update them to include the protection of new habitat areas or improve ecosystem management. The contract farmers will develop annual cropping plans for OSD review, and may be required to submit annual reports. OSD staff will oversee compliance with Operating Agreements, cropping plans and this RMP. OSD will work with the contract farmers to monitor farm health, including crop productivity, soil fertility, and pest and weed infestations.

5.2.2. Field Leveling.

In Phase 1, Fields #7, #8 and #11 will be re-leveled when irrigation improvements are made there (see 5.3.1), and Fields #9 and #10 may also need to be re-leveled. The OSD and contract farmers will periodically assess the need to re-level fields through farm health assessments.

5.2.3. Pest and Weed Management.

Several weed infestations already require urgent action. These include the trees of heaven growing along the ditch in Field #11, and the elm trees growing along the ditches that irrigate Fields #4 and #12, and in Field #7. These trees will be cut, and herbicide applied, in Phase 1, in conjunction with scheduled ditch repairs and renovations (see 5.3.1.). Removal may need to be repeated if they grow back. The elm trees growing along field boundaries will be cut as time and resources allow, and replaced with native plants and hedgerows.

In addition to removing elm trees, OSD staff and the contract farmers will monitor pest and weed infestations in the fields throughout the year. Problematic infestations will be addressed in annual cropping plans, and treated as necessary.

5.2.4. Vending.

Upon receiving approval from the OSD, and acquiring the proper State, County and City permits, the contract farmers can place temporary vending stands at appropriate locations on the property for the sale of farm produce. This can take place throughout the term of this RMP.

5.3 Farm Infrastructure.

In order to increase and maintain agricultural productivity on the farm, the OSD needs make several improvements in farm infrastructure. Irrigation improvements and the Greenhouse and Equipment Area are priorities to be addressed in Phase 1. Roads need to be maintained throughout the term of this RMP. The OSD will work with the contract farmers to monitor farm infrastructure through an annual farm health assessment.

5.3.1. Irrigation.

Restoring and maintaining irrigation ditches at the farm is critical to maintaining its agricultural productivity, and should be completed in Phase 1. The OSD will build a new ditch to irrigate Fields #7 and #8, remove the elm trees growing in those fields, re-level the fields and build new roads to service the fields and the ditch (see 5.3.3) for a cost of about \$40,000. OSD will also install an irrigation pipe in Field #11, re-level that field and possibly remove the broken concrete ditch. This may cost \$20,000. OSD is encouraged to pursue cost-sharing arrangements with contract farmers and other interested parties, especially the USDA/NRCS Environmental Quality Incentive Program, to secure outside funds for irrigation improvements. The contract farmers will maintain new and existing ditches, which may involve cleaning out weeds and patching cracks, as needed.

5.3.2. Wells.

Due to concern about drought and the potential for losing irrigation water at the farm, the OSD will test the wells as soon as possible, and restore one or both of them, as soon as possible. Testing may cost about 2,500\$, and it may cost about \$10,000 to restore one well. Because a well will be required to fill and top-off the wetland and moist soils areas, well testing and restoration should be complete prior to constructing the wetland and moist soil areas in Phase 3.

5.3.3. Farm Roads.

In Phase 1, new farm roads are built between Fields #6 and #7, and between the new ditch and the Tierra Viva subdivision. These costs are included in the cost of the new ditch (see 5.3.1.) The OSD maintains all farm roads, as necessary. In Phase 3, wheelchair access will be improved by re-grading the road from the ADA parking area near the main gate to the Cottonwood Gathering Area and the wildlife viewing blind at the wetland, thereby creating an accessible route as discussed in 5.6.6. Because the OSD has the equipment, material and personnel necessary for this job, it will not require extra funding. If the OSD assumes the management and maintenance of the MRGCD roads along ditches surrounding the property, OSD may need to budget additional staff resources for this purpose.

5.3.4. Farm Storage and Structures.

The Greenhouse & Equipment Area will be finished in Phase 1. RGCF will use the \$72,500 grant from the Urban Enhancement Trust Fund to design and build the greenhouse/educational/storage structure. Other costs will probably include \$5,000 for gates and fencing, \$5,000 for water and electrical lines, and \$3,000 for landscaping and a vegetative screen

buffer along the eastern boundary. Throughout the term of this RMP, the contract farmers may install tool sheds, vending stands and other temporary structures on the property as needed according to Policy 3.3.4.

5.4 Wildlife Habitat Areas.

The OSD will need to work with the contract farmers and other interested parties in designing the new habitat areas, and monitoring their condition and use by wildlife. Since the OSD has already begun pursuing funds for a wetland and moist soil area, Phase 2 will focus on habitat improvements. Annual program reports will describe habitat improvements made each year, and volunteers will be recruited to monitor wildlife activities. With encouragement from the City and Village of Los Ranchos, it is hoped that landowners will create habitat corridors between LPF and the bosque, throughout the timeframe of this RMP.

5.4.1. Wetland.

Of the different types of habitat that can be added to the farm, permanent wetlands would provide for the greatest diversity of plants and animals that are compatible with the farming system, but wetland can be costly and labor-intensive to construct. Prior to constructing a permanent wetland, the OSD needs to work with the MRGCD and State Engineer's Office to secure adequate water rights, and then will need to raise adequate funds for the project, and create a design. Construction will involve surveying the site, excavating it according to the design specifications, and installing some sort of lining material to hold water. OSD can then fill the wetland and work with volunteers to plant native aquatic vegetation inside the wetland and at the water's edge, moist soil vegetation in wet ground surrounding the wetland, and terrestrial vegetation around the outside of the wetland. Ideally, vegetation should be planted in the spring, so that it is well established by the time waterfowl arrive to forage in the fall. OSD will work with volunteers and other agencies to monitor ecological conditions and species at the wetland. It may cost about \$120,000 to design, build and plant a 5-acre wetland. The OSD has been granted \$25,000 from the US Fish and Wildlife Service, and will seek additional assistance from other agencies to design and build the wetland. After construction, RMVS will need to work with other interested parties to develop a biological monitoring program for the wetland.

5.4.2. Moist Soils.

The OSD will design, construct, plant and maintain moist soil areas in coordination with the contract farmers and other interested agencies. The OSD may need to acquire water rights prior to constructing moist soil areas. Because moist soil areas are shallow and may not require a liner, OSD personnel can probably construct the moist soil areas, with the help of the contract farmers, volunteers and other agencies, without substantial extra funding. Construction will probably involve leveling the moist soil area, building berms around it, and planting the area with native seed or plant starts. The cost of a 2-acre moist soil area is probably about \$2,000. Once the moist soils have been built, the OSD should work with other agencies and volunteers to develop a biological monitoring program.

5.4.3. Hedgerows.

Hedgerow clusters are relatively easy to construct. OSD staff can work with the contract farmers, volunteer groups, and other interested parties to acquire design the hedgerows and acquire and care for plants. The hedgerow plants can be flood-irrigated in conjunction with field crops, or drip-irrigated with well water. The hedgerows along field boundaries should be planted as elm trees are removed, and as time and resources become available. The main cost of hedgerows will be plant materials, and mulch or weed barrier fabric, estimated at \$5,000 divided over the 10-year timeframe of this plan. OSD will work with other interested parties to monitor the health and use by wildlife species, and use this information in selecting plant materials for future hedgerows.

5.4.4. Trees.

In Phase 1, or as soon as possible thereafter, the OSD should plant additional cottonwood trees in the Cottonwood Gathering Area in Field #7 (see 5.6.5). The OSD can plant other cottonwoods individually along the western edge of the farm in Phase 2, or as trees, time and resources become available. 18 cottonwoods may cost \$1,000. OSD staff and volunteers may need to periodically prune trees, and will monitor their health and wildlife activities. The contract farmers may plant and maintain a small orchard at their expense, in accordance with Policy 3.4.4. The contract farmers will then be responsible for the purchase and maintenance of orchard trees.

5.5. Public Use Programs.

After farm infrastructure (see 5.3) and wildlife habitat areas (see 5.4) are improved in Phases 1 and 2, visitor facilities can be expanded in Phases 3 & 4 (see Section 5.6) to provide a broader array of opportunities for the public to enjoy the renovated farm and habitat areas through compatible public use programs. The OSD will periodically evaluate the level of public use through visitor surveys and an annual program report for Los Poblanos. The program report will describe and list public programs held at Los Poblanos, and the number of people attending.

5.5.1. Education/Interpretation.

As visitor facilities and wildlife habitat areas are completed throughout the term of this RMP, OSD staff may begin expanding educational and interpretive activities at LPF, and producing off-site written information and videos about the property. OSD will periodically monitor and evaluate the impact of educational activities and group sizes on farm resources and visitor experience.

5.5.2. Recreation.

The information kiosk installed in Phase 1 will inform the public about permitted forms of recreation, designated trails, and trail use etiquette. Phase 3 discussions with the MRGCD about using ditch roads as trails may create additional trail linkages for recreational use. Parking facilities will be expanded in Phase 4 to provide more spaces for people wishing to access the Paseo del Bosque Trail and other nearby trails to park cars and horse trailers. OSD staff and

volunteers will periodically monitor the number of recreational users, and their effects on the farm ecosystem and visitor experiences at the farm.

5.5.3. Community gardening and harvesting.

Each year, the contract farmers will work with the OSD to site any community gardening and harvesting activities that are being planned, and will secure the necessary staff resources and funding to implement projects.

5.5.4. Special Uses and Events.

Special Use and Event organizers will continue to submit applications for approval by the OSD. OSD will provide guidelines, and review applications. Throughout the term of this RMP, OSD staff and volunteers will monitor Special Use activities and Events and their impact on the land and neighborhood, and update guidelines as needed. Phases 3 and 4 will provide improved access, parking and gathering facilities for Special Uses and Events.

5.5.5. Program Accessibility.

Upon request and at any time, the OSD may need to adjust public use programs to make them fully accessible to disabled users.

5.6. Visitor Facilities.

Phase 3 will focus on the expansion of visitor facilities. While not as urgent as improving farm infrastructure, improving visitor facilities is a priority because public use already occurs at the farm, and there are public safety, traffic circulation and accessibility issues to address. Although the current layout of the gravel parking lot and adjacent dirt area does not designate specific parking spaces for cars, school buses and horse trailers, it does provide enough overall space for current levels of use. Therefore, expanding the gravel lot and designating specific parking spaces may be delayed until Phase 4. OSD will then maintain the area. Annual OSD program reports will track improvements made to visitor facilities, and conduct periodic visitor surveys to evaluate the their condition and adequacy.

5.6.1. Access Points, Gates and Fencing.

The OSD may need to require dog waste scooper dispensers at key access points, such as at the north and south ends of the main dirt road through the farm. Two scooper dispensers may cost about \$1,000, and the OSD may work with Neighborhood Associations to maintain them. New gates and fencing may be needed around the Greenhouse & Equipment Area (5.3.4) and wetland (5.4.1). New gates may also be needed at the parking area (5.6.2.), and between the Gallegos Lateral and the dirt roads along the northeast side of the farm. The two latter gates will cost about \$1500. The City and Village of Los Ranchos may develop possible access route on the west side of the farm as options are analyzed and time and resources become available.

5.6.2. Parking.

If the community garden remains in Field #4, the OSD may need to work with the MRGCD and the Village of Los Ranchos to designate space for parking north of Field #4, as

early as Phase 1. The design and construction of the ADA designated parking area along Tierra Viva Rd. should be completed in Phase 3, and may cost \$20,000. It may cost \$75,000 to design and construct the expanded gravel parking in Field #12, with specific parking spaces for cars, school buses and horse trailers, to be completed in Phase 4. Building a new vehicular access from the overflow parking area to Tierra Viva Rd., also in Phase 4, may cost \$5,000. If necessary, the OSD will install gates in the daily and overflow parking areas. Installing gates at the entrance and exit to the overflow parking area, which will probably be a necessity, will cost about \$1500.

5.6.3. Trails.

Farm roads at LPF will continue to be used as recreational and interpretive trails throughout the term of this RMP. While improving visitor facilities in Phase 3, the OSD can make arrangements with the MRGCD to use the maintenance roads along the Griegos Drain and Gallegos Lateral as LPF pedestrian/equestrian access routes and trails, and possibly as links to the Paseo del Bosque Trail and other nearby trails. Also during Phase 3, the OSD will design and build the new ditch crossing to provide visitor access from the parking area into Field #1, with a trail linking this access to the north-south farm road. This new ditch crossing and trail may cost \$25,000. The trail and xeriscaping from the sidewalk along Montaña north along the west edge of Field #12, and connecting to the new ditch crossing may cost \$15,000.

5.6.4. Signs and Interpretive Facilities.

The Cottonwood Gathering Area is currently used for fireside chats, special events and educational activities. The OSD has ordered a 3-panel interpretive kiosk, costing about \$1600, and will install it in Phase 1. The OSD and contract farmers can add information about crops and activities at the farm to the kiosk, when necessary. After the wetland has been built in Phase 2 (see section 5.3.1.), the OSD will construct a viewing blind along the trail adjacent to the wetland, in Phase 3. Design and construction of the wooden blind may cost around \$15,000.

5.6.5. Gathering and Picnic Areas.

In Phase 1, the OSD will return Fields #7 and #8 to irrigation, and can plant cottonwood trees around the Cottonwood Gathering Area in Phase 2. It may cost about \$1,000 to plant 10 large cottonwood trees. In Phase 3, OSD may install a gazebo for about \$6,000, two ADA standard picnic tables for about \$1500, and a drinking fountain, faucet and electrical outlets for \$5,000. The OSD and contract farmers may install garbage cans and portable toilettes near gathering areas, as necessary. Installation and annual maintenance of an ADA-accessible portable toilet costs about \$500. Permanent structures may require a Site Development Plan.

5.6.6. Accessibility of Visitor Facilities.

The existing dirt road will be re-graded to provide an accessible route from the ADA parking area to the Cottonwood Gathering Area and wetland viewing blind in Phase 3. Re-grading the existing dirt road can probably be done in-house. Several gates may also need to be re-configured so that wheelchairs can get around them.

5.7. Archaeological Resources

5.7.1. Artifact Scatters.

The Site Design does not place any new facilities where there are artifact scatters. If new facilities are proposed in these areas, the OSD may need to contract archaeologists to conduct subsurface archaeological testing and assess the potential for intact subsurface cultural artifacts and sites. Significant subsurface sites and artifacts may need to be excavated to preserve them prior to disturbance. If necessary, subsurface testing should be completed prior to the Site Development Plan. If noteworthy artifacts or sites are discovered and preserved on site, their condition should be monitored and evaluated in the program report.

5.8. Adjacent Properties and Viewsheds.

The OSD will monitor disturbances to adjacent properties and the condition of viewsheds by documenting any complaints in the annual program report, and through visitor surveys.

5.8.1. Disturbance to Adjacent Properties.

The tasks involved in minimizing disturbance to adjacent properties are routine in nature, will take place throughout the implementation of this RMP, and will not require extra resources. Annual crop planning will seek to minimize impact on adjacent properties. Each growing season, the contract farmers will notify adjacent landowners prior to spreading manure, burning ditches or other farming activities that might cause significant disturbance. If special uses and events are planned which may disturb adjacent homeowners, event organizers must notify the homeowners.

5.8.2. Viewsheds.

In Phase 1, a vegetative buffer will be planted along the east edge of the Greenhouse & Equipment Area (see 5.3.4). Throughout implementation, hedgerows are generally kept short, and trees widely spaced.

5.9. Administration.

The OSD will keep track of administrative activities and document them in the annual program report.

5.9.1. Staffing.

OSD staff shall continue their current, ongoing activities. This includes working with the contract farmers to develop Operating Agreements and Annual Cropping Plans, and overseeing farmer compliance with these agreements and with this RMP.

RMVS staff will assume new activities such as the design and planning of new farm infrastructure, visitor facilities and habitat areas. As needed, RMVS staff shall coordinate with the contract farmers and appropriate government entities to review Site Development Plans, proposed Special Events, and revisions of this Resource Management Plan. RMVS staff will also be available to discuss on-going management issues at LPF with local citizens. RMVS educational personnel will gradually expand educational/interpretive activities at LPF,

particularly after habitat areas are expanded in Phase 2. RMVS will coordinate monitoring work, including farm health assessments, wildlife surveys, the program report, and visitor surveys.

OM staff shall oversee the contract farmers' maintenance of farm infrastructure, and will continue maintaining the farm roads. As new visitor facilities and habitat areas are developed, OM staff will take on the duty of maintaining these.

Because RMVS and OM staff are already very busy, success in implementing the above activities will depend largely upon volunteer assistance. Staff will work together with the contract farmers, other agencies and volunteers to maintain visitor facilities and habitat areas, and monitor these areas as well as visitor use and the farm ecosystem. Support staff will continue to provide assistance through the allocation of funds, budgeting, accounting and supervision.

5.9.2. Law Enforcement.

OSD Law Enforcement Officers will continue to inform visitors about the LPF property, trails, resources and policies, and enforce OSD policies. To assist the Officers, the OSD should organize and train Trailwatch Volunteers to inform visitors about the LPF property, trails, resources and policies, monitor policy compliance and report policy infractions to the OSD. Trailwatch volunteers could also provide assistance in monitor the conditions of LPF visitor facilities, farm infrastructure, natural resources and habitat areas.

5.9.3. Public Participation.

The public will have opportunities to participate in managing the property at several levels. In community meetings and public hearings, citizens will provide input on drafts of this Management Plan, Site Development Plans and proposed Special Events. In addition, OSD staff has the ongoing duty of attending meetings at the invitation of citizen groups to discuss the ongoing management of LPF. The public will also be able to participate through volunteer projects to create and maintain habitat areas, and conduct monitoring activities.

5.9.4. Interagency Cooperation.

During each phase of implementation, the OSD will seek the assistance of other agencies and organizations in planning, designing and building new visitor facilities, farm infrastructure and habitat areas. Interagency cooperation could also be very important in biological monitoring at habitat areas.

Figure 7. Implementation Tasks, Budget Estimates, Timeline, Responsible Parties.

Task	Cost \$	Phase					Implemented By:
		1	2	3	4	5	
5.1 Adaptive Management of Multiple Use							
Monitor, evaluate & adapt multiple uses of property through:							
▪ Annual Farm Health Assessments		x	x	x	x	x	OSD/Farmers
▪ Annual Wildlife Surveys		x	x	x	x	x	OSD/Volunteers
▪ Bi-Annual Visitor Surveys		x	x	x	x	x	OSD/Volunteers
▪ Annual Program Reports		x	x	x	x	x	OSD
5.2 Agriculture							
5.2.1. Contract Farming							
▪ Draft, sign & update Operating Agreement		x	x	x	x	x	OSD/Farmers
▪ Develop Crop Plan for Open Space review		x	x	x	x	x	Farmers
▪ Oversee farmer compliance with RMP and Crop Plan		x	x	x	x	x	OSD
5.2.2. Field Re-leveling.							
▪ Fields #7, #8 and #11 re-leveled as irrigation improvements are made (see 5.3.1.)		x					OSD
▪ Assess need to re-level Fields #9 and #10		x					OSD/Farmers
▪ Periodically evaluate need to re-level fields.		x	x	x	x	x	OSD/Farmers
5.2.3. Pest and Weed Management.							
▪ Remove trees along ditches in Fields #4, #11 and #12		x					OSD/Farmers
▪ Keep ditches free of trees		x	x	x	x	x	Farmers
▪ Remove elms from Field #7, when new ditch installed		x					OSD
▪ Replace elms along field boundaries with hedgerows		x	x	x	x	x	OSD/Farmers/Vols
▪ Monitor & treat infestations as needed		x	x	x	x	x	Farmers/OSD
5.2.4. Vending							
▪ Farmers get vending permits, as needed.		x	x	x	x	x	Farmers
5.3 Farm Infrastructure							
5.3.1. Irrigation							
▪ Design and build ditch to irrigate fields #7 & #8, along with elm tree removal, field re-leveling and new roads	40,000	x					OSD
▪ Remove old ditch in Field #11, replace with underground irrigation pipe and re-level fields	20,000	x					OSD
▪ Maintain irrigation infrastructure		x	x	x	x	x	Farmers
5.3.2. Wells							
▪ Restore 1 well to provide drought relief and fill wetland/moist soil areas when built	10,000	x					OSD
▪ Maintain well		x	x	x	x	x	OSD/Farmers
5.3.3. Roads							
▪ Maintain farm roads		x	x	x	x	x	OSD
5.3.4. Farm Storage and Structures							
▪ Design and construct Greenhouse structure (w/UETF \$)	72,500	x					RGCF/OSD/UETF
▪ Install gates & fencing around Greenhouse & Equipment Area.	5,000	x					OSD
▪ Install portable tool sheds w/OSD permission		x	x	x	x	x	Farmers
▪ Install water faucet and electrical outlet	5,000	x					
▪ Produce Site Development Plan, if necessary.		x					CIP/OSD/Farmers
▪ Landscape site and plant vegetative buffer	3,000	x					OSD/Farmers

Task	Cost \$	Phase					Implemented by:
		1	2	3	4	5	
5.4 Wildlife Habitat Areas							
5.4.1. Wetland							
▪ Secure water rights for wetland & moist soils.		x					OSD/Agencies
▪ Design, construct & plant permanent 5 acre wetland (includes \$25,000 from USFWS)	120,000	x					OSD/ Agencies/ Volunteers
▪ Install gates & fencing around wetland & moist soils.	10,000	x					OSD
5.4.2. Moist Soils							
▪ Design, construct & plant 2 acre moist soil area	2,000	x					OSD/Agencies/ Volunteers
5.4.3. Hedgerows							
▪ Plant hedgerows along field boundaries (1000\$/phase)	5,000	x	x	x	x	x	OSD/Volunteers
5.4.4. Trees							
▪ Plant small orchard, as needed, w/OSD approval		x	x	x	x	x	Farmers
▪ Plant cottonwood trees on west side of farm	1,000	x					OSD/Volunteers
5.5 Public Use Programs							
5.5.1. Education/Interpretation							
▪ Conduct educational activities and produce materials		x	x	x	x	x	OSD/Farmers/vols
5.5.2. Recreation							
▪ MRGCD ditch roads possibly designated as trails.			x				OSD/MRGCD
▪ Access and parking are improved for recreational use.			x	x			OSD
5.5.3. Community Gardening and Harvesting							
▪ Plan & implement garden & harvesting projects		x	x	x	x	x	Farmers/OSD
5.5.4. Special Uses and Events							
▪ Submit permit applications		x	x	x	x	x	Event Organizers
▪ Provide guidelines, review applications, monitor events		x	x	x	x	x	OSD
5.5.5. Program Accessibility.							
▪ Accommodate disabled users in public use programs		x	x	x	x	x	OSD
5.6 Visitor Facilities							
5.6.1. Access Points, Gates & Fencing.							
▪ Install dog waste scooper dispensers at access pts.	1,000		x				OSD
▪ Install 2 gates between Gallegos Lateral and farm rds.	1,500	x					
5.6.2. Parking.							
▪ Designate parking space north of Field #4, if necessary		x					OSD/MRGCD/VLR
▪ Design/build expanded gravel parking area	75,000			x			OSD
▪ Design/build additional vehicular exit from overflow	5,000			x			OSD
▪ Design/build 6 ADA parking spaces in Field #8.	20,000			x			OSD
▪ Install gates at parking areas (if necessary)	2,500			x			OSD
5.6.3. Trails.							
▪ Design/build bridge & trail from Field #12 to Field #1	25,000		x				OSD
▪ Design/build xeriscaped trail on east edge of Field #12	15,000		x				OSD
▪ Designate ditch roads and bridges for public use/trails			x				OSD/MRGCD
5.6.4. Signs and Interpretive Facilities.							
▪ Install information kiosk in Cottonwood Gathering Area	1,600	x					OSD
▪ Design and build wetland blind	15,000		x				OSD

Task	Cost \$	Phase					Implemented by:
		1	2	3	4	5	
5.6.5. Gathering and Picnic Areas.							
▪ Plant cottonwoods in Cottonwood Gathering Area #7	1,000	x					OSD/Volunteers
▪ Install 2 picnic tables in Field #7	1,500		x				OSD
▪ Install shade structure in Field #7	6,000		x				Farmers/UETF\$
▪ Install drinking fountain, faucet and electrical outlet	5,000		x				OSD
▪ Contract porto-lettes and garbage cans (1000\$/yr)	5,000	x	x	x	x	x	OSD/Farmers
5.6.6. Accessibility of Visitor Facilities							
▪ Re-grade road to Cottonwood Gathering Area and wildlife viewing blind			x				OSD
▪ Adjust gates for wheelchair access, if needed			x				OSD
5.7 Archaeological Resources							
5.7.1. Artifact Scatters.							
▪ Conduct subsurface testing prior to excavation for new structures (if necessary)		x					OSD
5.8. Adjacent Properties & Viewsheds							
5.8.1. Disturbance to Adjacent Properties							
▪ Notify adjacent properties prior to ditch burning/manure		x	x	x	x	x	Farmers
▪ Notify adjacent properties prior to special events		x	x	x	x	x	Event organizer
5.8.2. Viewsheds							
▪ Plant vegetative screen east of Greenhouse/Equip Area		x					OSD/Farmers/Vols
5.9 Administration.							
5.9.1. Staffing							
▪ Develop and monitor farmers' compliance with Operating Agreement and Annual Cropping Plan.		x	x	x	x	x	OSD
▪ Create Site Development Plan		x					OSD
▪ Plan, design & build new habitat areas, farm and visitor facilities.		x	x	x	x	x	OSD/Farmers/ Agencies/Vols
▪ Evaluate requests for Special Events.		x	x	x	x	x	OSD/SpecEvCom
▪ Discuss LPF management issues with local citizens.		x	x	x	x	x	OSD
▪ Plan, conduct and/or oversee educational activities.		x	x	x	x	x	OSD/Farmers/Vols
▪ Oversee farmers' compliance w/RMP and Crop Plan.		x	x	x	x	x	OSD
▪ Maintain visitor facilities, habitat areas & farm roads		x	x	x	x	x	OSD/Volunteers
▪ Maintain farm infrastructure		x	x	x	x	x	Farmers
▪ Monitor farm ecosystem, habitat areas, visitor facilities and public use.		x	x	x	x	x	OSD/Farmers/ Volunteers
5.9.2. Law Enforcement							
▪ Inform visitors about LPF, and OSD policies		x	x	x	x	x	OSD/TWV
▪ Enforce OSD policies		x	x	x	x	x	OSD
5.9.3. Public Participation							
▪ Review Site Development Plan		x	x	x	x	x	OSD/OSAB/ EPC/Public
▪ Review Special Event proposals		x	x	x	x	x	OSD/SpecEvCom/ Public
▪ Attend community meetings to discuss mgt issues		x	x	x	x	x	OSD/Public
▪ Participate in projects to create, maintain and monitor habitat areas, farm infrastructure and visitor facilities.		x	x	x	x	x	OSD/Volunteers Farmers/Agencies

Task	Cost \$	Phase					Implemented by:
		1	2	3	4	5	
5.9.4. Inter-agency Cooperation							
▪ Plan, design, build & monitor farm infrastructure, habitat areas and visitor facilities.		x	x	x	x	x	OSD/Agencies/ Farmers/Vols

Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Total Cost
88,100 + \$72,500 UETF	111,000 + \$25,000 USFWS	70,500	104,500	\$2,000	372,100 +\$72,500 UETF +\$25,000 USFWS

APPENDICES.

A1. Applicable Planning Documents.

A1.1. North Valley Area Plan (1993)

In 1993, the City of Albuquerque and Bernalillo County adopted the North Valley Area Plan as a Rank II area plan to guide future development by addressing general land use, zoning, air quality, wastewater, drainage, transportation, housing, community design and agriculture. The LPF lies within the area covered by the North Valley Area Plan.

Goals of the North Valley Area Plan that are relevant to the LPF include (p.5-6):

- To preserve and enhance the environmental quality of the North Valley Area by:
 - a) maintaining the rural flavor of the North Valley.
- To increase and improve public recreation and open space areas (including MRGCD-maintained ditches) compatible with neighborhood desires.
- To develop incentives to preserve farmland and open space and to maintain ditches and acequias for agricultural and low-impact recreational purposes.

North Valley Area Plan policies relevant to the LPF are:

- The County and City shall promote small scale agriculture and retention of open space in the valley (p.18).
- The County and City shall encourage or require retention of access to ditches for open space and irrigation purposes (p.19).

A1.2. MPOS Facility Plan (1999)

The Major Public Open Space (MPOS) Facility Plan is a Rank II Facility Plan that sets guidelines and policies for implementing the goals of the Open Space Network as established by the Albuquerque/Bernalillo County Comprehensive Plan. The MPOS Facility Plan also describes policies regarding facility location and design, access and parking, trails, interagency cooperation, maintenance, visitor management, resource management, law enforcement/public safety, and public awareness/public education. These policies apply to LPF, and are included below.

Public Involvement.

Policy A.2.G. Public involvement shall occur throughout the planning process. Land use and facility planning shall be done in consultation with adjacent landowners (both private landowners and public agencies) and community planning area partnerships.

At a minimum, public meetings will be held at points of initial scooping, draft report and final draft of Resource Management, Master Plans and site plans for conditional uses. Minimum notification for these meetings shall be: posting at major entrances to the site, legal published notice in a local newspaper, written notification to the parks, open space, trails community planner, a certified mailing to recognized City and County neighborhood associations, and a mailing to persons attending previous meetings for a plan. These notifications shall be made at least two weeks prior to the meetings.

Facility Location and Design.

Policy B.2.A. Facilities within Major Public Open Space shall be designed to minimize their impact on natural processes or natural, visual or cultural resources.

Policy B.2.B. Archaeological surveys and mitigation shall be conducted prior to facility development. Facilities shall not be located in a manner that will cover, undermine or otherwise damage archaeological or cultural sites. Sites should be preserved in place or avoided whenever possible. If appropriate, information about archaeological sites will be integrated into interpretive facilities.

Policy B.2.C. Facilities within Major Public Open Space shall be located and designed to protect the public from natural hazards such as unstable slopes and flood prone areas. No facilities shall be developed on areas with slopes exceeding 25 percent.

Policy B.2.D. High risk uses shall not be allowed in any instance where the possibility of damage to the resource is anticipated. High risk activities may include rock climbing, hang gliding, shooting ranges and others.

Policy B.2.E. Facilities intended for public use shall be designed to facilitate fee collection. This may include the installation of access control devices, entry kiosks and, when possible, visitor centers and buildings.

Policy B.2.F. Recycled and salvaged materials should be used when possible. However, the cost savings must be balanced against the aesthetics and long term maintenance in overall site design.

Policy B.2.G. Public access trails and easements are recommended as an integral part of private development adjacent to Major Public Open Space. The locations of trails and access points should be coordinated with Open Space staff.

Policy B.2.H. Access to open space preserves should be by primitive trails. Access should be restricted to protect vegetation, wildlife habitat, and other fragile resources.

Policy B.2.I. Parking lots shall be designed to fit with the MPOS type, facility needs and the landscape where they are sited. Parking lots should provide access to Major Public Open Space for a full range of user, arriving to the site in multiple transportation modes (pedestrians, bikes, buses, etc.).

Policy B.2.J. The Open Space trail system shall accommodate a variety of users on single- and multi-purpose trails. Trails should be designed, as much as possible, to meet the requirements and intents of the Americans with Disabilities Act and should accommodate a range of ability levels. Multiple use of trails is encouraged, but in some areas, designated trails may be developed to minimize resource damage. Public information regarding trail etiquette shall be provided at manned facilities.

Policy B.2.K. The location of access points, parking and trail heads will be coordinated with the sidewalk system, existing and proposed trails identified in the Bikeways and Trails Facility Plan and on adjacent Federal lands.

Policy B.2.L. Trails shall be designed and managed to minimize environmental damage and to conform to the greatest degree possible to the materials and topography of the natural landscape.

Staffing

Policy C.2.A. Most Protected, Undeveloped Open Space requires minimal management, with staffing needs increasing with the level of use. Management of Major Public Open Space will require the attention of additional full and part time staff as use increases and new facilities are built to accommodate these users. Additional enforcement, visitor services and maintenance staff should be added as the network expands to ensure adequate protection and management.

Interagency Cooperation

- Policy C.3.A. Opportunities to share responsibility with other public agencies shall be encouraged in all management agreements. Agency coordination should include cross-referencing regulations and distributing information about agency functions.*
- Policy C.3.B. The Open Space Division should complete a joint powers agreement with Bernalillo County for coordination of development and management of open space within the unincorporated County, and the Open Space Division should pursue management agreements with all jurisdictions in which it owns property other than land bank lands.*
- Policy C.3.C. Joint facility development and operations shall be considered, particularly for facilities located outside the Albuquerque municipal limits. A City/County joint powers agreement for Major Public Open Space acquisition and/or management and the participation with AMAFCA in acquiring, developing and managing Major Public Open Space arroyos are examples of joint activities. City participation should be visible through a City logo on signs and materials and the presence of City staff at manned facilities.*
- Policy C.3.D. The City shall have no responsibility for improvements, operation or maintenance of private facilities.*
- Policy C.3.E. Other City of Albuquerque Departments, and other jurisdictions that maintain facilities on City-owned Major Public Open Space, shall conform to the policies of the MPOS Facility Plan, and such lands shall fall under the management authority of the Open Space Division.*

Maintenance

- Policy C.4.A. Maintenance of facilities and maintenance of the landscape to minimize impact from use shall be an essential part of the operating budget.*
- Policy C.4.B. Maintenance and impact mitigation costs shall be included in the development and operation of facilities.*

Visitor Management

- Policy C.5.B. Access to Major Public Open Space shall be controlled in such a way as to protect and preserve it from degradation and disturbance due to overuse. Access to Major Public Open Space shall be controlled through facility development, trails, gates or fencing.*

Resource Management

Policy C.6.A. Major Public Open Space shall be managed with resource protection and enhancement as primary objectives.

Policy C.6.B. Major Public Open Space resources shall be managed to encourage natural processes. The Open Space Division shall actively manage lands to encourage natural plant succession, wildlife migration and other processes which occurred in the Albuquerque area prior to urbanization. When natural processes have been stopped, the Open Space Division may recreate these processes in open space preserves.

Policy C.6.C. All native wildlife within each ecologic zone in the MPOS Network shall be protected for conservation purposes. This includes threatened, endangered and rare species and other identified native wildlife populations. All methods of wildlife management and control shall be accepted within environmental tolerances.

Policy C.6.D. The restoration of native plant and animal communities shall include protection, enhancement and retention of natural habitat. The objective is to restore native communities in each ecologic zone encompassed by the MPOS Network. Accepted management techniques shall be used to control and abate invading species.

Policy C.6.E. Major Public Open Space lands provide a visual relief from the impacts of urban development; as such, all lands within the Network comprise a visual resource. These resources include view sheds, view corridors, mountain tops and high points, escarpments and others.

Policy C.6.F. All significant cultural, historical and archaeological components of the MPOS Network shall be protected and/or enhanced for their intrinsic educational and historical value.

Policy C.6.G. Surface or groundwater quality and soil stability within the MPOS Network shall be maintained.

Law enforcement/public safety

Policy C.7.A. Rules and regulations in Major Public Open Space shall be enforced to ensure visitor safety and discourage illegal activities.

Policy C.7.B. The City shall revise the Open Space Management Ordinance (Section 5-6 R.O. 1974, multiple enactments) to authorize Open Space rangers to cite trail users for inappropriate use of trails.

Policy C.7.C. The operation of motorized vehicles is prohibited in all open space facilities, except in well marked areas and by open space personnel.

Policy C.7.D. Motorized boat and vehicle operation on MPOS lands by emergency personnel such as paramedics, fire crews, law enforcement officers and search and rescue crews shall be allowed. Emergency access points shall be anticipated and designed with the installation of all fencing. Gate keys, or other access devices, shall be forwarded to the applicable emergency agencies. Open space personnel shall assist emergency operations as much as possible throughout the MPOS Network, as needed.

Public Awareness/Public Education

Policy C.8.A. A program shall be developed which educates the public about natural, cultural and archaeological resource protection, conservation and land use ethics, water safety, trails safety and etiquette, and the nature, location and availability of recreational facilities.

Policy C.8.B. The City shall develop brochures which include trail information, trail use etiquette, and environmental, historic and cultural interpretive information.

A1.3. MPOS Facility Plan: Management Guide

This management guide is intended to supplement the main text of the facility plan by providing detailed management policy applicable to specific areas or conditions.

1. General Facility Design Standards

General Site Work. Protection and enhancement of the natural environment should be the highest priority with respect to open space facilities. Materials such as stone, wood, adobe and concrete are encouraged as opposed to plastics, metals, and other man-made construction materials which conflict with the environment. An adequate pedestrian circulation system should be constructed in areas of activity. Walkways should be surfaced with bark, gravel, or other natural materials, with concrete and asphalt used primarily for heavy circulation areas. Sizing should accommodate peak crowds, especially at entries and junctures between parking and other walkways.

- The visual integrity of the site should be maintained and site development should be conducted to work in harmony with the lay of the land when determining the location and orientation of structures. Existing natural vegetation or landforms should be utilized as buffers whenever possible.
- Facility locations should avoid woodlands, marshlands, aquifer recharge areas, poorly drained soils, highly erodible soils, steep slopes and floodplains whenever possible.
- Facilities within open space shall not degrade the natural, visual or cultural resources of an area beyond current conditions.
- Facilities shall incorporate opportunities for outdoor education and recreation whenever possible.
- *Signing.* All signing should be designed to integrate with the ambient natural color and orientation of the subject facility. Signing should be low maintenance. To mitigate rusting and vandalism, sign materials should include wood, concrete, and non-rusting or oxidizing metal. Wood, concrete or non-punched metal posts should be used to support signs in most applications, however, if possible, signs should be mounted onto walls, buildings, and shelters in order to reduce visual clutter. Signs should use wordless graphics (or simple and easily read text), with symbols of a high intensity, fully reflectorized white with appropriately colored backgrounds.
- *Access Roads.* Roads for Class I open space facilities should be paved with asphalt, concrete, chip seal, gravel or stabilized soil. Graded and unstabilized soil will not be allowed. Use, topography, soil type, and orientation to the sun should be the primary determinant of material with the most heavily used facilities requiring asphalt or concrete pavement. Control devices should include guardrails (in no circumstances shall concrete wall barriers be used), bollard and cable, curb and gutter (generally where drainage is a problem), fences and natural landforms. Natural topography should be used to determine horizontal and vertical road geometry with relatively little grading or landshaping performed.
- *Picnic Facilities.* Picnic areas for Class II Facilities should be handicapped accessible as defined in the Americans with Disabilities Act. Picnic facilities include tables, benches, and trash receptacles. No electrical service is available. These facilities should be designed to blend with specific locations within the Open Space Network in color, texture, material and overall aesthetic appeal. Construction materials shall include concrete with earthtone pigmentation, wood, powder coated metals such as

steel or aluminum, and expanded metal with oven cured poly-vinyl coating (at least 1/8" thickness). In areas where soils create unsafe conditions or structural problems, concrete pads should be considered under all tables and benches. All construction materials should be chosen for low maintenance and abatement of vandalism, as well as aesthetic appeal.

- *Restrooms.* Restrooms should be designed to meet all of the requirements of the Americans with Disabilities Act. Restrooms should be designed to include lavatories, water closets, urinals and trash receptacles in sufficient numbers to meet the need of the specific facility. Construction materials for the building should conform to other facility elements and the location within the Open Space Network in color, character, material and orientation. Construction materials shall generally consist of treated wood, pigmented concrete or concrete block, metal and other ecologically appropriate materials. The use of recycled materials is recommended.
- *Fencing.* Fencing shall be constructed in such a way as to restrict passage of vehicles beyond the outside edge of the roadway, parking lots, the road shoulder and pull-off zones. Directional and informational signs will be used to guide the vehicular user to open space facilities. Materials shall be chosen based on locale, facility classification, and ecologic zone. Fencing shall meet the requirements of ASHTO, ANSI and other governmental agencies having jurisdiction.
- *Other Structures.* Structures not included in other classes of open space facilities and within the Open Space Network should be designed to meet all of the requirements of the Americans with Disabilities Act. Structures can include: walls, small natural amphitheaters, picnic shelters, visitor centers, fee collection booths, offices and other built facilities. Construction materials for the structures should be selected so as not to disrupt the visual contiguity of the site. The materials should be chosen based on location within Bernalillo County, due to the varying ecologic zones within each open space facility. Low profile structures are encouraged in order to minimize impact. Construction materials and techniques should consist of treated wood, colored concrete, concrete block, metal ornamental and accent materials such as ornamental iron, ceramic tile, glass block, slump block, stone and brick, as well as, other environmentally appropriate materials. Exposed standard block is discouraged and it is recommended that all concrete block should be treated with stucco art and plaster. Prefabricated structures are not encouraged, in order to create exterior facades which are more in harmony with site surroundings. The use of recycled materials is recommended.

2. Parking Lot Design

- Parking lots will be designated for day use, overnight use or overflow use. Parking lots should include space for automobiles, trucks, motorcycles, bicycles, horse trailers and equestrians, open space maintenance vehicles and, in some cases, mass transit. Bike racks will be provided at most facilities. All parking lots will meet the requirements of the Americans with Disabilities Act (ADA) and it is recommended that drop off points be included in the design for physically handicapped users. Trash receptacles shall be provided at all parking lot areas.
- Design and grading of all parking lots will be done sensitively leaving natural landforms, stands of important native vegetation and other important features intact. If possible, design of parking lots will take advantage of natural rainfall and direct water to surrounding vegetation, especially if newly planted.
- All parking shall be as visible as possible to abate burglary or vandalism to parked vehicles.

- Parking lots shall be designed in such a way as to limit automobile access beyond the lot boundaries to authorized personnel and to direct pedestrians and other trail users to trail access points.
- The number of spaces provided and the design of the parking surface will be determined on a site by site basis. Gravel lots are acceptable when they are designed to meet environmental and ADA requirements.
- Access shall generally meet the standard requirements set forth in the Americans With Disabilities Act. Developed amenities at access points may include horse tie ups, bike racks and trash receptacles. New access points will be developed where parking is provided.

3. Access Points

- *Direction and Control.* Controlled access shall be provided to all open space lands. Open, dispersed access shall not be allowed in most cases unless it is deemed to be of benefit to the facility. Barriers, such as fencing, walls and natural landforms, will be used to restrict access. In general, developed facilities will provide areas for intense public use. Other areas and trails intended for public use will be well marked and defined. All facilities will be constructed with materials which are appropriate to the site, blend visually to the natural environment and are unobtrusive to the natural setting in color, texture and material. Users of motorized vehicles will be directed through the use of control devices associated with vehicular transport. This includes access control devices, fencing, barricades, natural barriers, signing and other means. As much as possible naturally occurring landforms such as escarpments, arroyos, rivers and streams will be used to control access of motorized vehicles.
- *Access Points.* Access points to open space facilities shall be controlled by use of lockable gates, walk-overs, fence openings and other apparatus. Signs shall be posted to designate and describe all access points. Directional signage to designated trail access points shall be provided. Access points shall be monitored for safety. In certain sensitive areas, access will be restricted to guided tours by open space personnel. Access points to undeveloped open space and adjacent lands shall be provided at open space facilities.
- *Landforms.* As much as possible naturally occurring landforms such as escarpments, arroyos, rivers and streams will be used to control access.
- *Joint Development.* Coordination of access points with other agencies and joint development of facilities at access are encouraged.

4. Trails

- Designated trails shall be designed and managed to control and limit the damage caused by trail users.
- Trails shall be developed to link open space trails with other trails in the POST network and the National Forest. Interpretive trails shall be developed and manned in appropriate areas. Joint use of utility corridors and arroyos should be considered in site selection and alignment study of new trails. Trails shall be located to minimize the impact on adjacent protected lands or lands in private ownership. Trails shall be developed with varying levels of challenge to meet the experiential needs of the entire community.

- New trails shall be carefully located to avoid sensitive habitats, wildlife and vegetation or after extensive study of the area occurs. Alignments of trails shall take ambient vegetation, rock outcrops and other natural features into consideration and should avoid disturbance of those elements. Construction materials should blend into overall location within the Open Space Network dependent on use, local soil type and orientation of trail. Construction materials of trails may include: asphalt, concrete, decomposed granite, fine crushed gravel, stabilized soil, and wood decking. In the case of fine crushed gravels and soil stabilants, the use of concrete edging is recommended.
- The City shall close trails which are not part of a formal trail system to allow recovery from use and rotate use areas to minimize damage to the resource. Existing roads not intended for use as trails shall be closed and reclaimed using proper techniques. When determined prudent by staff, trails shall be temporarily closed to alleviate excessive damage to the resource.
- Signage shall be incorporated to advise users regarding location and distances of access and exit points, challenge levels, steep slopes and interpretation. Where necessary, trail users shall be educated regarding the safe use of trails along waterways or other features through the use of signage and other means.

5. Resource Management

5.1 General

- *Protection.* The use of vegetation in open space facilities will be restricted to natural and endemic species. The use of non-native exotic species or species unable to naturalize will not be allowed. Because of the wide variety of ecologic zones within the City of Albuquerque and Bernalillo County, vegetation will vary, a list of applicable plant and seed species by area is included in Appendix F. The use or adaptation of vegetation will include strategies for protection, reclamation and enhancement.
 - Existing vegetation will be protected from the deleterious effects of development whether from within the system or from adjacent parcels not under control of the Division. Protection methods will be defined in the Rank III plan for the area and regulated through overlay zones. All Open space lands will be continually monitored on an informal basis by open space staff.
 - If and when development occurs adjacent to open space lands, protective barriers shall be utilized around important or endangered vegetation. Confidentiality of sensitive sites, including areas with rare or endangered species, shall be maintained. Methods of protection may include erosion control, fencing, natural brush piles, signage and other such protective measures.
 - Appropriate environmental mitigation techniques shall be used for impact abatement. These techniques shall include: erosion and sediment control measures, educational signage and interpretive exhibits illustrating environmental impacts.
- *Reclamation.* Any land disturbed by erosion or for purposes other than the construction of permanent facilities shall be reclaimed with an appropriate reclamation technique. Reclamation includes grading, land stabilization, seeding, overseeding, planting with containerized plant materials, and pole planting. Revegetation of disturbed areas shall occur immediately following development.

Development of any site shall be timed such that reclamation can be performed within the current growing season. If reclamation efforts cannot be performed, an approved method of land stabilization shall be used. The growing season shall be defined as April 15 to September 15 dependent on weather.

- If reseeding is not successful by the second growing season, the responsible party will repeat the reseeding process.
- Species proposed for use in reclamation shall be compatible with those found at the site prior to development if commercially available. Reclamation of fire damaged areas shall include the removal of downed trees as necessary for public safety, and the control of invasion by exotic species. Prescribed burning or the creation of fire breaks in susceptible areas shall be evaluated on a case by case basis, after a study of the area in question has been made.
- *Enhancement.* Species proposed for enhancement of open space areas may be derived from native or endemic plant lists as shown in Appendix F. Species proposed must be compatible with those found at the site in its original condition. Enhancements to vegetation may include the following:
 - Restoration of damaged areas.
 - Wetlands in conjunction with storm water outfalls.
 - Pole planting and controlled flooding of specific areas within the Bosque, for the purpose of encouraging restoration of cottonwood forests.
 - Controlled burning or the removal of invasive species within the Bosque area, as determined by open space staff.
 - Creation of wildlife habitat enhancements such as quail guzzlers.
 - Creation of visual or noise screens and buffers for protected areas, or adjacent to developed parcels.

5.2 Wildlife

- *Protection.* Informal monitoring shall be conducted continually by open space staff. Protection of rare or endangered species and their habitats shall be provided. Access to areas which contain such wildlife and protection methods shall be determined on a case by case basis. Confidentiality of sensitive sites may be maintained by the Open Space Division.
 - Monitoring of habitat indicators shall include known locations of dens, perches, nests, washes, forage areas, and migration areas. In instances where a decline in a local population has been observed, the proper steps shall be taken to prevent further loss of habitat and wildlife. A biological study shall be conducted prior to implementation of a specific wildlife management program.
 - Control of nuisance populations of wildlife and instances of threat to public safety shall be referred to the proper wildlife management agency, as applicable.

- *Enhancement.* Enhancements to wildlife areas shall be conducted in cooperation with other government agencies, such as the US Fish and Wildlife Service or the New Mexico Game and Fish Department. Projects which encourage wildlife enhancement shall be implemented in conjunction with other resource management projects, such as erosion control measures.

Enhancement methods may include: Quail guzzlers, thickets, hawk roosts and other such devices which encourage and enhance wildlife regeneration.

5.3 Views

- *Protection.* It is recommended that current ordinances be amended to provide for the protection of visual resources from the impacts of neighboring development through the implementation and enforcement of existing design restrictions and overlay zones. New zoning and land use policies or protective visual buffers, can be put in place through Rank III plans.
- The acquisition of lands buffering the Open Space Network from adjacent future development is recommended. Agricultural lands and arroyos are examples of appropriate buffers.
- *Enhancement.* When development does occur, consideration shall be made for the incorporation of scenic vistas, and screened viewing areas.

5.4 Cultural, historical and archeological resources

- *Protection.* Open space lands will be surveyed and an inventory of locations and site descriptions will be maintained for planning purposes.
 - Special areas of significant value may be accessed for cultural or religious purposes. Access shall be provided through a permit, or as guided by open space staff.
 - Unique or rare sites of historical value should be prohibited from access. Confidentiality of such sites shall be maintained. Removal of threatened artifacts by qualified open space staff shall be allowed when deemed necessary following a thorough study of the site. Artifacts shall be retained by the Open Space Division per guidelines for curating such artifacts.
- *Enhancement.* Any development or disturbance of open space land shall be coordinated through the State Historic Preservation Office. The interpretive and educational value of archaeological, historical and cultural sites should be considered in the management of open space facilities.

5.5 Water quality and soil stability

- *Protection.* Activities on open space lands by staff personnel or others shall not unnecessarily encourage the harmful disturbance of soil or water.
 - *Protection during construction.* In instances of development, access to the site by construction vehicles shall be restricted to specifically located areas within the site. Stockpiling or temporary storage areas will be minimized. Fencing of areas to be protected during construction shall be required. Runoff shall be directed away from disturbed areas. Temporary diversion berms may

be utilized to divert water to stable waterways or vegetated areas. Open space lands shall be protected from adjacent development impacts. It shall be the responsibility of the adjacent landowner to ensure protection from airborne debris, dust and water of poor quality.

- *Use of Chemicals.* The use of herbicides and insecticides shall be restricted on open space lands unless deemed necessary for exotic species control or for the public welfare by the Environmental Health Division of the City of Albuquerque, or other governing bodies having jurisdiction.
- *Topsoil Stabilization.* Topsoil shall be stabilized by means of geotextiles, jute mesh stabilization systems, rip rap and other technologies. Erosion and sediment control measures shall be implemented as soon as problem areas are located. Environmentally acceptable methods of erosion control shall be used in all cases. Unvegetated slopes should be temporarily scarified to reduce runoff velocities. Compacted soils, as in instances of roads or trails closure, shall be reclaimed. Grama straw shall be utilized for soil stabilization, when obtainable. Hay or straw varieties not naturally occurring on the site shall not be used unless native varieties are unavailable. Other soil stabilization methods may include gravel mulch in conjunction with reclamation seeding and chemical soil stabilizers. Biotechnical means of stabilization may include the use of reed rolls and berms, willow and gabion structures or hand placed stone and willow cuttings.
- *Sediment Control.* Control of sediment is highlighted for any area which has experienced topsoil disturbance or development. The mitigation of sediments shall include the use of sediment basins, check dams, diversion dikes and ditches, berms, seeding and other slope retention technologies.
- *Enhancement.* Water harvesting methods should be used whenever possible.
 - Monitoring of flow characteristics and surface water quality shall be accomplished by informal investigations by open space personnel. Impermeable surfaces shall be kept to a minimum in developed areas. Porous asphalt pavement may be used for parking surfaces on slopes not greater than 5%. Drainage flows shall be kept on site. Retention basins shall be fenced when greater than 30" deep, and maintained to ensure porosity. Basins should be used to improve wildlife habitats. Temporary check dams and desedimentation ponds shall be constructed as needed for sediment control.
 - Storm water runoff should be diverted as irrigation for existing plant materials, water sources for wildlife, or allowed to infiltrate. Surface methods of storm water management are preferred.
 - Waste water for developed sites may be used in cooperation with natural based systems such as constructed wetlands, marsh pond systems, or other water purification systems.

6. Law Enforcement

- *Enforcement.* Ride along programs for interested volunteers and citizens may also be used. Nearby residents may be relied upon for reporting unauthorized activities on open space lands. Methods of patrolling open space lands may include hiking, bicycling, horse patrols, aircraft surveillance, and remote intrusion sensors.
- *First-aid.* Open space rangers shall be trained in all methods of first aid.

- *Search and Rescue.* Open space rangers shall be familiar with search and rescue procedures to aid emergency personnel in operations.
- *Regionalize Rangers.* Ranger substations shall be regionalized to lessen the time necessary for aid in assistance with emergencies. Regionalizing offers a more efficient use of natural resources and fuel.
- *Volunteer Trail Watch Program.* Volunteers will be recruited and trained to monitor activity along trails and report violations of rules and regulations to open space rangers.

7. Educational Methods

The levels of service that personnel can provide is often linked to the funding made available for such programs. Educational methods shall include the following:

- *Signage.* Posted signage along fences and at access points to open space facilities. The use of stenciled or plastic adhesive type signage on asphalt paved trails.
- *Information.* Brochures, maps, and other informational literature.
- *Public announcements.* News releases; regular publication of ranger columns in the local newspapers; feature news stories by radio or television stations; and video programs which can be distributed for public use through public or cable television rental stores or libraries will increase public awareness of the Open Space Program.
- *Public Interaction.* User specific outreach programs for special interest groups; environmental education programs for schools, in order to teach resource protection; safety presentations at public meetings; and displays at the County and State Fairs will involve and educate the public.

Coordination with other agencies. Coordinated educational materials, programs and staffing at jointly managed facilities.

A1.4. Trails and Bikeways Facility Plan (1993)

The Trails and Bikeways Facility Plan, adopted by the Albuquerque City Council and Bernalillo County Commission in 1993, is a Rank II Facility Plan that contains policies and recommends design standards and site locations to support the development of a metropolitan bicycle and multi-use recreational trail network.

Among the guiding principles behind proposing these trails and bikeways are:

- link existing and proposed trails, to form a connected network,
- connect neighborhoods to parks and open space, and
- create recreational loops.

The Trails and Bikeways Facility Plan includes a map of proposed trails and bikeways. The Gallegos Lateral and the Griegos Drain, which lie along the northern and western boundaries of LPF, respectively, are proposed to serve as secondary trails/bikeways. Rio Grande Boulevard, which lies just west of the LPF, is also a proposed secondary trail/bikeway. The purpose of secondary trails and bikeways is to supplement and provide access to the primary trail system, which serves as part of the regional transportation network and provides recreational benefits (p.22). The nearest primary trail/bikeway to the LPF is the Paseo del Bosque trail, along the Rio Grande River. In addition, there is currently a designated bike lane on Montañño Road, which lies on the southern edge of LPF. The management policies for LPF should address the potential for creating trail networks and recreational loops by linking trails in the LPF to proposed trails along the Griegos Drain and Gallegos Lateral, Montañño Rd. and Rio Grande Blvd., and the Paseo del Bosque Trail.

Appendix B of the Trails and Bikeways plan states that trail segments in open space and rural areas will meet the following general objectives:

1. To provide controlled, limited access to open space and other fragile environments.
2. To accommodate primarily recreational users, including equestrians, where desirable.
3. To incorporate educational/interpretive elements and identify cultural and natural features found along the trail.
4. To prevent adverse environmental impacts and maximize the contrast with urban development by minimizing trail widths, paved surfaces, and initial disturbance to topsoil and vegetation and prohibiting access where appropriate.
5. To preserve a sense of openness through selection of landscaping and architectural elements that blend visually with surrounding open space.

A1.5. Mayor's Executive Instruction No. 8 (1998)

This Executive Instruction, issued by Mayor Jim Baca to improve accessibility in Parks, Open Space and Trail Facilities, states:

- Federal law requires the City to plan, design and develop parks, open space and trail facilities in accordance with the requirements of the Americans with Disability Act for public recreation facilities. Providing maximum access to the City's parks, open space and trails is important to the City and to all users of these recreation facilities. Parks, open space and trails should be designed, not merely to meet the requirement of federal law, but for the highest level of accessibility possible. The consideration of accessibility in the planning phase and the incorporation of maximum accessible facilities in the design phase for the development of parks, open space and trails will minimize the increase in cost of constructing accessible facilities in these recreation facilities.
- The departments that are responsible for the planning, design and development of new parks, open space and trails shall plan the development of these recreation facilities for the highest level of accessibility possible and shall incorporate the highest level of accessible features into the design for the developed recreation facilities.

A1.6. Village of Los Ranchos de Albuquerque 2010 Master Plan (2000)

In December 1998, the Mayor and Board of Trustees of the Village of Los Ranchos de Albuquerque appointed a Citizen's Advisory Committee (CAC) to draft a Master Plan to guide the Village's growth and development to the year 2010. The CAC worked with professional planning consultants and met weekly through November 1999, and received public comments by mail and at public hearings. The Village of Los Ranchos adopted the 2010 Master Plan in December, 1999. The northern 90 acres of Los Poblanos Fields Open Space lies within the Village of Los Ranchos, and several elements of the 2010 Master Plan relate to activities at Los Poblanos Fields.

The Master Plan's Vision Statement states:

Los Ranchos de Albuquerque is an incorporated, historic village in the Rio Grande valley corridor. Its North Valley location provides a unique environmental that includes trees, open ditch irrigation systems, small agricultural plots that allow for livestock, diverse neighborhoods and businesses, all in a relaxed, peaceful and friendly environment.

To fulfill the Vision Statement, the Master Plan has goals regarding village form, agriculture, ditches, open expanses, historic and cultural features, residential and commercial development, community facilities and transportation. For each goal, there is at least one policy and several action steps. The goals, policies and action steps that apply to LPF are discussed below.

The Agricultural Goal states:

In recognition of the importance of agriculture to the history and character of this valley area, and in recognition of a limited and diminishing amount of land suitable for agricultural purposes, a primary goal of the Village is to encourage agriculture.

Agricultural Policy A: In any action effecting land use, the Village shall consider agriculture, including livestock raising, vegetation and open expanses, the most important factors that maintain village character and atmosphere.

Agricultural Policy B: The Village will coordinate with various jurisdictions and agencies at all levels to preserve agriculture.

Agricultural Policy C: The Village will promote agriculture and "greening" through public education and incentives.

The Ditch Goal states:

In recognition of the importance and uniqueness of the ditch irrigation system in providing a renewable supply of water that sustains the diversity of life in the valley and its agriculture, the goal is to preserve and enhance the ditch irrigation system.

Ditch Policy A: The Village shall consider the ditch system as a vital component in the life of the community and shall support its preservation to the fullest extent possible.

The Open Expanses Goal states:

In recognition of the value of visually accessible open expanses to the character, atmosphere, and welfare of this Valley area, the goal is to identify and encourage the preservation of open expanses, vegetation and wildlife to the greatest extent possible and in a manner appropriate to each sector of the Village.

Open Expanses Policy A: In all planning actions, the Village shall consider open spaces, including vegetation and wildlife habitat.

By maintaining agriculture as the primary use, as well as educating the public about farming, improving wildlife habitat and preserving the open expanse of Los Poblanos Fields, the Resource Management Plan coincides with the 2010 Village of Los Ranchos Master Plan Goals and Policies regarding Agriculture, Ditches and Open Expanses.

A2 Inter-Governmental Agreements

A2.1. Bernalillo County

Intergovernmental Agreement Between the City of Albuquerque ("City") a New Mexico municipal corporation, and the County of Bernalillo ("County") a New Mexico political subdivision.

1. **Recital.** The City is purchasing the real estate ("Anderson Field") in Bernalillo County, New Mexico which is described in Exhibit A attached hereto. By this agreement, the County is providing the City four hundred thousand dollars (\$400,000) toward the purchase of Anderson Field. The County has agreed to provide this financial consideration in order to assist the City in securing Anderson Field for the recreation and enjoyment of the general public.

2. **Effective Date.** The effective date ("Effective Date") of the Agreement shall be the date this agreement is approved by the City Council of the City, the date this Agreement is executed by the Chief Administrative Officer of the City, or the date this Agreement is signed by the County Manager, whichever comes last.

3. **County Oversight.** In consideration of the County's financial participation in the purchase of Anderson Field, the City will submit for County comment all plans for operation, maintenance, and improvement of Anderson Field. The County Director of Parks and Recreation, or his designate, will be responsible for reviewing and commenting on all such plans.

4. **Operation, Maintenance, and Improvement.**

A. The City will:

1. provide, install and maintain fences and signs where necessary;
2. inform and ask for comment from the County about any requests for organized activities, uses, or improvements;
3. acknowledge the County's involvement in acquiring Anderson Field on any general information, nonregulation signs as a joint project between the City and County;
4. provide maintenance and law enforcement patrols of the property as necessary; and
5. promptly repair or replace all improvements or other property on Anderson Field so that the general public will not be unreasonably denied the use and enjoyment of Anderson Field.

B. The County will:

1. comment on any requests for organized activities, uses, or improvements affecting the property.
2. promptly notify the City whenever the County identifies a maintenance or management issue needing City attention.

C. All improvements and other property placed on Anderson Field shall be at risk of the City. The County shall have no liability for any loss or damages to the improvements or other property resulting from any cause, including, without limitation, wind, flood, fire, theft, vandalism, or personal injuries suffered by individuals or organizations using Anderson Field.

5. **Indemnification** Subject to the limits of the New Mexico Tort Claims Act the City shall defend, indemnify, and hold harmless the County and officers and employees of the County from and against any liability, claim, damages, losses, or expenses for or on account of materialmen and mechanics claims, personal injury, including death, and property damage arising out of, caused by, or resulting from the negligent act or failure to act by the City or by the officers or employees of the City while engaged in the use, occupancy, operation, maintenance and improvement of Anderson Field, provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this indemnity agreement, this agreement to indemnify will not extend to liability, claims, damages, losses, or expenses, including attorney's fees, arising out of:

(1) the preparation or approval of maps, drawings, opinions, reports, survey, change orders, designs or specifications by the County, or the agents or employees of the County; or

(2) the giving of or the failure to give directions or instructions by the County, or the agents or employees of the County, whether such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

6. **Termination.** This agreement shall terminate effective as of the date specified in a written agreement executed by the parties terminating this Agreement.

7. **Hazardous Materials.** The City and County shall not cause or permit the storage or placement upon, the release from, or the transportation to or from the Anderson Field any hazardous materials or environmentally hazardous substances and shall use, operate, occupy, and maintain and manage the Anderson Field at all times so that Anderson Field shall not be in violation of any federal, state, or local law, ordinance or regulation relating to hazardous materials, industrial

hygiene, or the environmental conditions on, under, or about the Anderson Field including, without limitation, soil and ground water conditions. The term "hazardous material" includes, without limitation, petroleum products and substances defined as hazardous substances in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 USC, Sections 9601 et seq.; the Hazardous Materials Transportation Act, 49 USC, Sections 1801 et seq.; the Resources Conservation and Recovery Act, 42 USC, Sections 6901 et seq.; and those substances defined as hazardous waste or hazardous substances under the Hazardous Waste Act, Sections 74-4-1 et seq.; NMSA 1978 or in the regulations promulgated pursuant to the foregoing laws. The parties shall equally bear the cost, expense, and risk to remediate, mitigate, or cleanup all hazardous materials located in, on, or under the Anderson Field which after the Effective Date the City and the County are ordered by a federal, state, or local government body or agency with enforcement jurisdiction to remediate, mitigate, or cleanup, without regard to the cause or source of the contamination of Anderson Field; without regard to whether the contamination was caused by negligence; and without regard to whether the City and County caused the contamination. The obligation of the City and County under this paragraph shall survive the termination of this Agreement with respect to any hazardous materials stored, placed upon, released from, or transported to or from Anderson Field between the Effective Date and the date of termination of this Agreement.

8. Compliance With Law. The City and County shall comply with all federal, state, and local laws, ordinances, rules, and regulations in the use, occupancy, operation, maintenance, and improvement of Anderson Field.

9. Notices. All notices, requests, demands, and other communications given under this Agreement shall be in writing and unless otherwise specified in this Agreement, shall be deemed to have been given if delivered in person, or upon receipt, if mailed by certified or registered mail, postage pre-paid, and addressed to the City or to the County at the following addresses, unless either the City or the County changes the City's or the County's address by giving written notice of the change to the other. The addresses for notices are:

A. Notice to the City:

City of Albuquerque
One Civic Plaza
PO 1293
Albuquerque, New Mexico 87103
Attention: Chief Administrative Officer

B. Notice to the County

Bernalillo County
County Manager's Office
One Civic Plaza, NW, Floor 10
Albuquerque, New Mexico 87102
Attention: Director of Community Services

10. Waiver of Remedies. No waiver of any default as provided in this Agreement or delay or omission in exercising any right or power of the City or of the County shall be considered a waiver of any other default as provided in this Agreement. No exercise or failure to exercise any right or power of the City or of the County as provided in this Agreement shall be considered to exhaust that right or power.

11. Entire Agreement. This Agreement constitutes the entire agreement of the City and of the County and supersedes all previous agreements, written or oral, between the City and the County. This Agreement may be changed or modified only in writing signed by both parties.

CITY OF ALBUQUERQUE

COUNTY OF BERNALILLO

By: 
Chief Administrative Officer

Date: May 19, 1999

By: 
County Manager
OK TE 4/19/99 J.D.C.

Date: April 19, 1999

RECOMMENDED:


Director, Parks and General Services Dept.

A2.2. Village of Los Ranchos

THIS AGREEMENT by and between the City of Albuquerque (City), an incorporated municipality of the State of New Mexico and the Village of Los Ranchos de Albuquerque (Village), an incorporated municipality of the State of New Mexico, for the purpose of effecting the transfer of funds from the Village to the City for the purpose of honoring the Village's pledged appropriation toward the acquisition of Anderson Field.

Whereas, the City and the Village recognize the value and importance of providing its citizens with Major Public Open Space and,

Whereas, the Mayor and City Council of the City of Albuquerque and the Los Ranchos Mayor and Village Board of Trustees have endeavored to provide citizens and villagers with public open space by the purchase of the last major undeveloped tract of agricultural farmland that is centrally located in the North Valley area of Bernalillo County and,

Whereas, on April 10, 1996 (Resolution 96-4-5, Charge to the 1995-96 Budget; reaffirmed by Resolution 2000-9-1) the Village resolved to decrease the General Fund and to increase the Recreational Fund by contributing to the City of Albuquerque the sum of \$100,000 towards the purchase of Anderson Field, and

Whereas, the City has acquired title to the property

Therefore, the City of Albuquerque and the Mayor and the Village of Los Ranchos de Albuquerque hereby agree to the following:

SECTION I: Purpose

The City and Village agree that each entity will share in the purchase of the property and that the purchase price, as determined by the Court, and other costs to acquire the property will be used as the basis to establish the percentage of ownership of each entity, based on their respective contribution to the cost of the land. The City and Village further agree that in the event that Anderson Field changes its status from Major Public Open Space, the percentage of ownership established by this Agreement shall be the basis for repayment to each entity of the value determined at the time of disposal.

SECTION 2: Description of the Property

A Tract of land situate within the Elena Gallegos Grant, and within portions of projected Sections 29,30,31,32, Township 1 North, Range 3 East, New Mexico Principal Meridian. Said Tract being all of Los Vinedos Subdivision at Anderson Fields the same as shown and designated on the plat filed for record in the Office of the

County Clerk of Bernalillo County, New Mexico on April 1, 1997 in Volume 97C, Folio 97, and being more particularly described by grid bearings and ground distances as follows:

Beginning at the Southwest corner of said subdivision, a point common to the Southwest corner of the Tract herein described, said point being on the Easterly Right-Of-Way line of the Griegos Drain from which point the City of Albuquerque Survey Control monument "5-E13" bears N 62°39'26" W a distance of 1475.31 feet;

Thence, along said Easterly Right-Of-Way line N 22°21'41" E. a distance of 453.60 feet to a point of curve.

Thence Northeasterly along said curve (said curve being concave to the Southeast, having a radius of 895.40 feet, a central angle of 18°39'53", a chord which bears N 31°41'38" E a distance of 290.40 feet) a distance of 291.69 feet;

Thence N 41°01'34" E a distance of 1250.13 feet to a point of curve;

Thence Northeasterly along said curve (said curve being concave to the Northwest, having a radius of 633.69 feet, a central angle of 28°39'06", a chord which bears N 26°42'02" E a distance of 313.60) a distance of 316.89 feet to the Northwest corner of the Tract herein described, a point on to the Southerly Right-Of-Way line of the Gallegos Lateral;

Thence S 63°26'56" E along said Southerly Right-Of-Way line a distance of 182.07 feet;

Thence S 69°48'05" E a distance of 218.94 feet;

Thence S 64°42'04" E a distance of 124.80 feet;

Thence S 59°45'35" E a distance of 118.04 feet;

Thence S 48°36'08" E a distance of 197.80 feet;

Thence S 60°05'10" E a distance of 245.41 feet;

Thence S 61°10'24" E a distance of 187.28 feet;

Thence S 43°56'41" E a distance of 233.91 feet;

Thence S 45°35'54" E a distance of 420.37 feet;

Thence S 63°12'38" E a distance of 196.43 feet to the Northeast corner of the Tract therein described, a point on to the Westerly Right-Of-Way line of the Hackman Lateral;

Thence S 20°59'21" W along said Westerly Right-Of-Way line a distance of 131.51 feet;

Thence S 53°44'00" W a distance of 125.47 feet;

Thence S 44°03'15" W a distance of 525.86 feet;

Thence S 06°39'09" W a distance of 77.18 feet;

Thence S 68°31'20" W a distance of 97.11 feet;

Thence S 52°07'16" W a distance of 47.46 feet to a point common to the Northeast corner of Tract 1, Los Poblanos Partition the same as shown and designated on said plat filed for record in said Office of said County on April 8, 1992 in volume 92C, Folio 54;

Thence S 81°31'06" W a distance of 461.38 feet;

Thence S 42°37'38" W a distance of 372.34 feet to a point common to the Southwest corner of said Tract 1 and the Northwest corner of Lot 2C of said Los Poblanos Partition;

Thence S 24°00'00" W a distance of 149.25 feet to the Southeast corner of the Tract herein described;

Thence N 77°00'31" W a distance of 138.06 feet;
Thence N 73°29'45" W a distance of 1542.09 feet to the Point of Beginning and
containing 90.5015 acres more or less.

SECTION 3: Establishment of Shares

The City shall hold record title to the property. Each party shall own an undivided interest in the property in the proportion that each party contributes to the total cost incurred by the City to acquire the property which is \$15,318,271.44 and which consists of the amounts listed on Exhibit A attached to this Agreement. The Village agrees to provide One Hundred Thousand and no/100's (\$100,000.00). Bernalillo County has paid the City Four-Hundred Thousand and no/100's (\$400,000.00) Dollars towards the acquisition.

The City shall retain title to all improvements made to the property. The parties agree that the percentage ownership of each party in the property will be calculated to include the pro rata amount contributed by each party to the cost of any improvements. The Village and Bernalillo County may, but shall have no obligation to, contribute to the cost of improvements.

SECTION 4: Termination of the Agreement

If, by mutual agreement, the City Council of the City and the Village Trustees of the Village, and the County Commission of Bernalillo County decide the property is no longer needed for the purpose of Major Public Open Space, the property will be sold. Prior to offering the property for sale to the public, Bernalillo County and/or the Village of Los Ranchos shall have the right of first refusal to buy the property. If the County and/or the Village choose not to buy the property, then the property will be offered for sale to the public. A Real Property Appraiser, agreeable to all entities, shall establish the fair market value of the property. The percentage of ownership of each party shall be used to divide the funds from the sale of the property. If one entity has use for the land and improvements for a public purpose other than Major Public Open Space, after the three entities mutually agree that it is no longer needed for Major Public Open Space, that entity may purchase it from the other two at the appraised value.

If the property is sold, this agreement will be terminated and dissolved at the closing of the sale.

Section 5: Access

One access to the property shall be through a Village roadway, at a location to be coordinated with the Village.

Section 6: Maintenance

A formal maintenance plan, which respects the goals of the Village Master Plan, shall be developed by the City and approved by the Village.

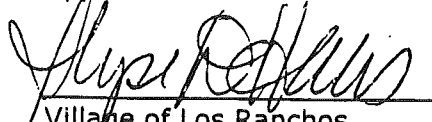
Section 7: Arbitration:

If the City and the Village do not agree to: 1) the closure of the Major Public Open Space; or 2) the amount of the appraisal; or 3) both entities desire to purchase the property and improvements, either party may make a written demand for arbitration. In this event, each party will select an arbitrator. The two arbitrators will select a third. If they can not agree within 30 days, either may request that selection be made by a judge of a court having jurisdiction.

Each party will pay the expense it incurs and share in the expenses of the third arbitrator equally. A decision of agreement by two of the arbitrators will be binding.

Done this 5th day of April, 2002 by and between
The City of Albuquerque and the Village of Los Ranchos de Albuquerque.

Approved as to Form:


Village of Los Ranchos
Village Attorney

RR

City of Albuquerque
Approved by:
Martin J. Chavez, Mayor

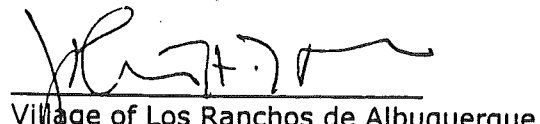

Village of Los Ranchos de Albuquerque
Approved by:
John H. Hooker, Mayor

EXHIBIT A

Payment for Anderson Fields

Vinyards Joint Venture (90 acres)

Judgment	\$9,537,500.00
Interest	\$359,060.55
City's litigation costs	\$28,703.59
Total for 90 acres	\$9,925,264.14

Rio Grande Alameda (48 acres)

Judgment	\$4,845,000.00
Interest	\$307,449.04
Landowners Court Costs	\$35,230.54
Add'l amount to settle	\$188,829.46
City's litigation costs	\$16,498.26
Total for 40 acres	\$5,393,007.30

Total for both tracts \$15,318,271.44

A3. Los Poblanos Fields Operating Agreements

A3.1. Rio Grande Community Farms

LOS POBLANOS FIELDS OPERATING AGREEMENT

For Fields 4 and 6-12

THIS AGREEMENT is made and entered into this _____ day of _____, 200__ ("Agreement"), by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and Rio Grande Community Farms, a New Mexico non-profit corporation, whose address is 2400 Rio Grande Boulevard NW #562, Albuquerque, NM 87104 ("Contractor").

RECITALS

WHEREAS, the City owns approximately one hundred thirty eight (138) acres, more or less, located at 1700 Montañño NW, as shown on Exhibit A hereto; referred to as Los Poblanos Fields (the "Property"); and

WHEREAS, approximately two (2) acres of the Property are managed by the City for parking and equipment storage, and approximately seven (7) acres are occupied by farm roads, as illustrated on Exhibit A; and

WHEREAS, the Contractor has been providing management services for the entire Property through a series of Farm Operating Agreements since 1997, and now wishes to focus such services only on Fields 4 & 6-12, totaling approximately forty-nine (49) acres.

WHEREAS, the City is agreeable to the Contractor's wish to provide management services only for Fields 4 & 6-12; and

WHEREAS, the City will enter into a separate agreement ("Los Poblanos Fields Operating Agreement for Fields 1-3&5", Exhibit B) with a different contractor ("Contractor for Fields 1-3&5") for management services on the remaining eighty (80) acres of cropland on the Property (Fields 1-3&5, as illustrated on Exhibit A); and

WHEREAS, the Contractor will need to coordinate with the Contractor for Fields 1-3&5 on issues such as irrigation, maintaining organic status, growing the corn maze, holding special events and achieving the goals of the City's Resource Management Plan for the Property; and

WHEREAS, at least 25% of the cropland on the Property is to be maintained as a wildlife cropping area ("Wildlife Cropping Area") which may be rotated from year to year according to a cropping plan; and

WHEREAS, the City is in need of wildlife crops to be produced for wildlife feed;
and

WHEREAS, the Contractor has the knowledge and experience necessary to produce wildlife crops and agricultural crops; and

WHEREAS, the City desires to engage the Contractor to render certain services in connection with the above City needs and the Contractor is willing to provide such services.

NOW THEREFORE, in consideration of the premises and mutual obligation herein, the parties hereto do mutually agree as follows:

1. **Scope of Services.** The Contractor shall perform the following services ("Services") in a good and husbandlike manner, as determined by the City:

A. The Contractor will grow wildlife crops on a minimum of one-fourth of the irrigable land in fields 4 and 6-12 (approximately 12 acres) as specified by the City and as designated from year to year in a cropping plan (see Section 1.K.). The location of wildlife crops may be rotated annually as agreed upon in the cropping plan. Wildlife crops, which will be grown at the sole expense of the Contractor, will be left standing for the City's use for wildlife feed. The Contractor agrees, pursuant to the City's instructions, to plow under the crops prior to the termination of this Agreement.

B. The Contractor may use the remainder of the irrigable land in fields 4 and 6-12 (approximately 37 acres) for producing alfalfa, hay, grass, and other crops for agricultural purposes ("Agricultural Crop Area"). The Contractor is entitled to keep any proceeds from the production and sales of these crops.

C. As an alternative to A and B, the Contractor may coordinate with the Contractor for Fields 1-3&5 so that wildlife crops are grown by the two contractors on one-fourth of the total irrigable acreage at the Property (approximately 32 acres), and commercial crops on the remaining irrigable cropland (approximately 104 acres). Such coordination must be reflected in the annual cropping plan(s).

D. The Contractor agrees to coordinate with the Contractor for Fields 1-3&5 on issues such as irrigation, maintaining organic status, planting the corn maze, holding special events and achieving the goals of the City's Resource Management Plan for the Property.

E. The Contractor agrees to cooperate with the Contractor for Fields 1-3&5 and use its best efforts to resolve any disputes that arise between the Contractor and the Contractor for Fields 1-3&5. If such disputes cannot be resolved in a timely manner, they may be submitted to the City for mediation. Any dispute, controversy or

claim arising under, out of or relating to this Agreement and any subsequent amendments to this Agreement, including, without limitation, its formation, validity, binding effect, interpretation, performance, breach or termination, as well as non-contractual claims, may be mediated in accordance with the City's Community Mediation Program. The Contractor shall contact the Alternative Dispute Resolution Office to initiate the mediation process.

F. Prior to execution of this Agreement, the City and the Contractor will inspect and document the condition of improvements, including, but not limited to, ditches, gates and interior roads. The Contractor agrees, at his sole expense, to assume responsibility for maintaining all improvements in the condition in which they were documented during the inspection, and consistent with good farming practice; and the Contractor agrees to maintain further improvements made by the City or the Contractor during the term of this Agreement. The Contractor agrees to keep the Property reasonably clean, safe, operable, and in orderly condition and reasonably free of garbage, litter and other debris, as reasonably determined by the City.

G. Improvements, alterations, additions or changes to the Property must be approved by the City, and the value of such improvements must be agreed to by the parties, before commencement of work. The Contractor must notify the City before applying for any grants or funding that would result in such changes to the Property. Storage of equipment or material on the Property must have written consent of the City. The Contractor shall retain ownership of any improvements made to the Property at the Contractor's expense and which are not affixed to the Property, provided that the removal of such improvements occurs with City consent while this Agreement is in effect. Improvements which are affixed to the Property shall immediately merge and become a permanent part of the Property, unless otherwise agreed to by the parties in writing.

H. The Contractor will be responsible for, and will promptly repair, any damage to any part of the Property caused by negligence or other act on the part of the Contractor or his employees. The City will not be responsible for any vandalism done or damages to the Contractor's operation, crops, equipment, or other property by any third party. The Contractor shall bear the risk of loss to any crops or property placed on the Property by the Contractor.

I. The Contractor agrees to control nuisance "tail water" during irrigation, and will not let stagnant water stand in fields longer than 72 hours.

J. The Contractor will maintain liaison with and will arrange the necessary irrigation schedule with the Middle Rio Grande Conservancy District ("MRGCD") and RGCF for the delivery of irrigation water to the Property, including, but not limited to, scheduling and coordinating water delivery with ditch riders, diverting water, and inspecting the irrigation system as necessary. The City will pay all

necessary fees and taxes in connection with the delivery of MRGCD water. The Contractor will promptly inform the City if any difficulties arise in connection with the delivery of water.

K. Within ten (10) days from the date of execution of this Agreement, the Contractor, on its own or in conjunction with the Contractor for Fields 1-3&5, will provide for City approval, a cropping plan ("Cropping Plan") which will be implemented by the Contractor. The Contractor shall comply with the provisions of the Cropping Plan unless prior written approval of the City is obtained.

The Cropping Plan will include, but not be limited to, the following information for both the Agricultural Crop Areas and the Wildlife Crop Areas:

- (1) The number of acres to be replanted.
- (2) The crops to be grown and approximate time of planting
- (3) The expected results of the crops.
- (4) Projected irrigation schedules.
- (5) Fertilizer application rates and schedules.
- (6) Anticipated harvesting or cutting plans.
- (7) Disking or preparing soil for the next year.
- (8) Improvements, if any, to be done on the Property.

The Cropping Plan will be reviewed by the City within seven (7) days of submittal, and revised as necessary to accomplish the purposes of the Agreement. The Contractor will provide progress reports upon request to the City. The City will conduct periodic inspections of the fields to monitor the Contractor's performance.

L. The Contractor shall not conduct or permit the conduct of any activities other than farming activities to occur on the Property without the written approval of the City. The Contractor shall request such approval at least sixty (60) days prior to the scheduled activity. The Contractor agrees to follow established procedures for submitting requests in a timely manner and to obtain all applicable permits and licensing, including but not limited to a Special Use permit from the City's Open Space Division. Such activities and events shall be open to the public and shall be subject to all standard requirements established for special events by the City's Special Events Division and the City administration.

M. The Contractor agrees to fully recognize the City's ownership and management of the Property in all public contacts, informational literature, and contacts with the media. The Contractor shall inform appropriate City personnel of all contacts with the media or other significant public contacts prior to their occurrence, whenever feasible.

2. **Term.** The term of this lease shall commence upon execution of this Agreement, and shall end on December 31, 2006, unless sooner terminated as provided herein.

3. **Compensation.** For performing the Services specified in Section 1 hereof, the City agrees that the Contractor is entitled to the use of the Agricultural Crop Areas, including harvesting the crops produced thereon. The Contractor's use of said Property shall constitute full and complete compensation for the Contractor's Services under this Agreement, including any applicable taxes, and all expenditures made and expenses incurred by the Contractor in performing the Services.

4. **Employees and Supervision.** The Contractor may employ, at his sole expense, any and all persons necessary to perform the duties and render the Services specified herein. The City is under no obligation to supervise the Contractor's performance of the Services, and the Contractor's duty to defend and indemnify the City applies to any claim alleging that the City failed to supervise the Contractor's actions.

5. **Independent Contractor.** Neither the Contractor nor the Contractor's employees are considered to be employees of the City of Albuquerque for any purpose whatsoever. The Contractor is considered as an independent contractor at all times in the performance of the Services described in Section 1. The Contractor further agrees that neither the Contractor nor the Contractor's employees are entitled to any benefits from the City under the provisions of the Worker's Compensation Act of the State of New Mexico, or to any of the benefits granted to employees of the City under the provisions of the Merit System Ordinance as now enacted or hereafter amended.

6. **Indemnity.** The Contractor agrees to defend, indemnify and hold harmless the City and its officers and employees against liability, claims, damages, losses or expenses arising out of bodily injury to person, (including death or damage to property) caused by or resulting from the Contractor's and/or its employees, negligent act(s) or omission(s) while under the terms and conditions of this Agreement. Provided, however, to the extent, if at all, Section 56-7-1 NMSA (1978) is applicable to this indemnity agreement, this agreement to indemnify will not extend to (1) liability, claims, damages, losses or preparation of approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the City, or the agents or employees of the City; or (2) the giving of or the failure to give directions or instructions by the City, or the agents or employees of the City, whether such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to

property. The indemnity required hereunder shall not be limited by reason of the specification of any particular insurance coverage in this Agreement. The Contractor is not required to indemnify the City for the negligence or intentional acts, errors, or omissions of the City or of its employees or agents.

7. **Insurance.** The Contractor shall procure and maintain at the Contractor's expense until the during the term of this Agreement, insurance in the kinds and amounts hereinafter provided with insurance companies authorized to do business in the State of New Mexico, covering all operations under this Agreement, whether performed by the Contractor or the Contractor's agents or employees. Upon execution of this Agreement and before entering upon the Property, the Contractor shall furnish to the City a certificate or certificates in form satisfactory to the City showing that the Contractor has complied with this Section. All certificates of insurance shall provide that thirty (30) days written notice be given to the Risk Manager, Department of Finance and Administrative Services, City of Albuquerque, P.O. Box 470, Albuquerque, New Mexico 87103, before a policy is canceled, materially changed, or not renewed. With respect to all coverages required other than workers' compensation, the City shall be named an additional insured. All coverages afforded shall be primary with respect to operations provided. Various types of required insurance may be written in one or more policies. Kinds and amounts of insurance required are as follows:

A. **Commercial General Liability** A commercial general liability insurance policy with with combined limits of liability for bodily injury or property damage as follows:

\$1,000,000	Per Occurrence
\$1,000,000	Policy Aggregate
\$1,000,000	Products Liability/Complete Operations
\$1,000,000	Personal and Advertising Injury
\$ 50,000	Fire - Legal
\$ 5,000	Medical Payments

Said policy of insurance must include coverage for all operations performed for the City by the Contractor and contractual liability coverage shall specifically insure the hold harmless provisions of this Agreement.

B. **Automobile Liability Insurance.** An automobile liability policy with liability limits in amounts not less than \$1,000,000 combined single limit of liability for bodily injury, including death, and property damage in any one occurrence. Said policy of insurance must include coverage for the use of all owned, non-owned, hired automobiles, vehicles and other equipment both on and off work.

C. **Workers' Compensation Insurance.** Workers' Compensation Insurance for the Contractor's employees in accordance with the provisions of the Workers' Compensation Act of the State of New Mexico.

D. **Increased Limits.** If, during the term of this Agreement, the legislature of the State of New Mexico increases the maximum limits of liability under the Tort Claims Act (Section 41-4-1 through 41-4-27 N.M.S.A. 1978), the City may require the Contractor to increase the maximum limits of any insurance required herein. In the event that the Contractor is so required to increase the limits of such insurance, an appropriate adjustment in the Contractor's compensation will be made.

8. **Discrimination Prohibited.** In performing the Services required hereunder, the Contractor shall not discriminate against any person on the basis of race, color, religion, sex, national origin or ancestry, age, physical handicap, or disability as defined in the Americans With Disabilities Act of 1990, as now enacted or hereafter amended.

9. **Reports and Information.** At such times and in such forms as the City may require, there shall be furnished to the City such statements, records, reports, data and information, as the City may request pertaining to matters covered by this Agreement. Unless authorized by the City, the Contractor will not release any information concerning the work product including any reports or other documents prepared pursuant to this Agreement until the final product is submitted to the City.

10. **ADA Compliance.** In performing the Services required hereunder, the Contractor agrees to meet all the requirements of the Americans With Disabilities Act of 1990, and all applicable rules and regulations (the "ADA"), which are imposed directly on the Contractor or which would be imposed on the City as a public entity. The Contractor agrees to be responsible for knowing all applicable requirements of the ADA and to defend, indemnify and hold harmless the City, its officials, agents and employees from and against any and all claims, actions, suits or proceedings of any kind brought against said parties as a result of any acts or omissions of the Contractor or its agents in violation of the ADA.

11. **Open Meetings Requirements.** Any nonprofit organization in the City which receives funds appropriated by the City, or which has as a member of its governing body an elected official, or appointed administrative official, as a representative of the City, is subject to the requirements of §5-2-1, et seq., R.O.A. 1994, Public Interest Organizations. The Contractor agrees to comply with all such requirements, if applicable.

12. **Establishment and Maintenance of Records.** Records shall be maintained by the Contractor in accordance with applicable law and requirements prescribed by the City with respect to all matters covered by this Agreement. Except as

otherwise authorized by the City, such records shall be maintained for a period of three (3) years after the termination or cancellation of the Agreement.

13. Audits and Inspections. At any time during normal business hours and as often as the City may request, the Contractor shall make available to the City for examination, all of the Contractor's records with respect to all matters covered by this Agreement. The Contractor shall permit the City to audit, examine, and make excerpts or transcripts from such records, and to make audits of all contracts, invoices, materials, payrolls, records of personnel, conditions of employment and other data relating to all matters covered by this Agreement. The Contractor may be required to provide such information and records and appear as a witness in hearings for the City's Board of Ethics and Campaign Practices pursuant to Article XII, Section 8 of the Albuquerque City Charter.

14. Publication, Reproduction and Use of the Material. No material produced in whole or in part under this Agreement shall be subject to copyright in the United States or in any other country. The City shall have unrestricted authority to publish, disclose, distribute and otherwise, use, in whole or in part, any reports, data or other materials prepared under this Agreement.

15. Compliance with Laws. In performing the Services required hereunder, the Contractor shall comply with all applicable laws, ordinances, and codes or the Federal, State and local governments.

16. Changes. The City may, from time to time, request changes in the Services to be performed hereunder. Such changes, including any increase or decrease in the Contractor's compensation, which are mutually agreed upon by and between the City and the Contractor, shall be incorporated in written amendments to this Agreement.

17. Assignability. The Contractor shall not assign any interest in this Agreement and shall not transfer any interest in this Agreement (whether by assignment or novation), without the prior written consent of the City thereto. The Contractor shall not sublet the whole or part of the Property.

18. Termination for Cause. If, through any cause, the Contractor shall fail to fulfill in a timely and proper manner the Contractor's obligations under this Agreement or the Cropping Plan, or if the Contractor shall violate any of the covenants, agreements, or stipulations of this Agreement, the City shall give written notice to the Contractor, specifying the Contractor's default under the Agreement. The Contractor shall have thirty (30) days from the date of the notice to correct any default. If after thirty (30) days the Contractor has not remedied said the default, the City shall thereupon have the right to terminate this Agreement by giving written notice to the Contractor of such termination at least five (5) days before the effective date of such termination. In such

event, all finished or unfinished documents, data, maps, studies, surveys, drawings, models, photographs and reports prepared by the Contractor for the City under this Agreement shall, at the option of the City, become its property.

Notwithstanding the above, the Contractor shall not be relieved of liability to the City for damages sustained by the City by virtue of any breach of this Agreement by the Contractor, and the City may withhold compensation to the Contractor for the purposes of set-off until such time as the exact amount of damages due to the City from the Contractor is determined.

19. Termination for Convenience. The City or the Contractor may terminate this Agreement without cause at any time by giving at least forty-five (45) days notice in writing to the other party. If this Agreement is terminated by the City as provided in this paragraph, the Contractor will be entitled to compensation for the value of the unharvested crops on the Agricultural Cropping Area. If this Agreement is terminated without cause by the Contractor, the Contractor shall not be entitled to compensation for such crops or for improvements to the Property as described in Section 20 below.

20. Irrigation Improvements. If approved by the City in accordance with Section 1.G. of this Agreement, the Contractor shall provide irrigation and other improvements to the Property, such as ditch renovation and field leveling. The improvements shall be provided at no cost to the City and the value of said improvements, as agreed to by the parties shall amortized by the Contractor equally over the five year term of this Agreement, or over the remaining term as agreed to by the parties. However, if this Agreement is terminated by the City before the end of the amortization period, the Contractor shall be entitled to reimbursement from the City of the unamortized portion of the value of all agreed upon improvements calculated from the date of termination.

21. Construction of Severability. If any part of this Agreement is held to be invalid or unenforceable, such holding will not affect the validity or enforceability of any other part of this Agreement so long as the remainder of the Agreement is reasonably capable of completion.

22. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

23. Applicable Law. This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of New Mexico, and the laws, rules and regulations of the City of Albuquerque.

24. Approval Required. This Agreement shall not become effective or binding until approved by the City's Parks and Recreation Department Director.

Attachments:

Exhibit A: Map of Los Poblanos Fields

Exhibit B: Los Poblanos Fields Operating Agreement for Fields 1-3 & 5.

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IN WITNESS WHEREOF, the City and the Contractor have executed this Agreement as of the date first above written.

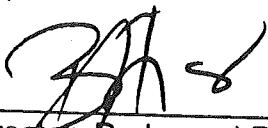
CITY OF ALBUQUERQUE

Recommended:



Superintendent, Open Space Division

Approved:



Director, Parks and Recreation Department

Date: 2/26/02

CONTRACTOR:

By: 

Title: President

Date: 2/22/2002

74-2833329

Federal Taxation or Social Security Number

02-3700250-04

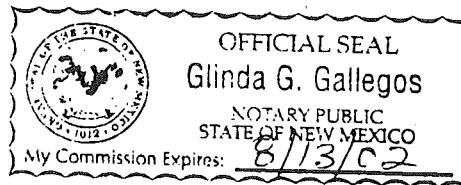
New Mexico Taxation and Revenue
Department Identification Number

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on the 26 day of February, 2002, by Blanca Hise, Director, Parks and Recreation Department for the City of Albuquerque, a New Mexico municipal corporation.

Blinda H. Hallegos
Notary Public

My Commission Expires: 8/13/02



STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on the 22nd day of February, 2002, by Carl S. Conlee, III of Kinney Agency, Inc.

Notary Public

My Commission Expires:
May 18, 2005

A3.2. Rasband Dairy, Inc.

**LOS POBLANOS FARM OPERATING AGREEMENT
For Fields 1, 2, 3, & 5**

THIS AGREEMENT is made and entered into this _____ day of _____, 200__ ("Agreement"), by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and Rasband Dairy, Inc., a New Mexico corporation, at 7116 Isleta Blvd SW, Albuquerque NM ("Contractor").

RECITALS

WHEREAS, the City owns approximately one hundred thirty eight (138) acres, more or less, located at 1700 Montañño NW, as shown on Exhibit A hereto; referred to as Los Poblanos Farm (the "Property"); and

WHEREAS, approximately two (2) acres of the Property are managed by the City for parking and equipment storage, and approximately seven (7) acres are occupied by farm roads, as illustrated on Exhibit A; and

WHEREAS, approximately forty nine (49) acres of cropland on the Property (Fields 4 and 6-12, as illustrated on Exhibit A) are managed by a different contractor (hereafter referred to as the Contractor for Fields 4&6-12), through a separate Operating Agreement (Los Poblanos Farm Operating Agreement for Fields 4 and 6-12, Exhibit B); and

WHEREAS, the City needs management services for the remaining eighty (80) acres of crop land at the Property (Fields 1, 2, 3 and 5); and

WHEREAS, the Contractor will need to coordinate with the Contractor for Fields 4&6-12 on issues such as irrigation, maintaining organic status, growing the corn maze, holding special events and achieving the goals of the City's Resource Management Plan for the Property; and

WHEREAS, at least one-fourth of the cropland on the Property is to be maintained as a wildlife cropping area ("Wildlife Cropping Area") which may be rotated from year to year according to a cropping plan; and

WHEREAS, the City is in need of wildlife crops to be produced for wildlife feed; and

WHEREAS, the Contractor has the knowledge and experience necessary to produce wildlife crops and agriculture crops; and

WHEREAS, the City desires to engage the Contractor to render certain services in connection with the above City needs and the Contractor is willing to provide such services; and

NOW THEREFORE, in consideration of the premises and mutual obligation herein, the parties hereto do mutually agree as follows:

1. **Scope of Services.** The Contractor shall perform the following services ("Services") in a good and husbandlike manner, as determined by the City:

A. The Contractor will grow wildlife crops on a minimum of one-fourth of the irrigable land in fields 1, 2, 3 and 5 (approximately 20 acres) as specified by the City and as designated from year to year in a cropping plan (see Section 1.K.). The location of wildlife crops may be rotated annually as agreed upon in the cropping plan. Wildlife crops, which will be grown at the sole expense of the Contractor, will be left standing for the City's use for wildlife feed.

B. The Contractor may use the remainder of the irrigable land in fields 1, 2, 3 and 5 (approximately 60 acres) for producing alfalfa, hay, grass, and other crops for agricultural purposes ("Agricultural Crop Area"). The Contractor is entitled to keep any proceeds from the production and sales of these crops.

C. As an alternative to A and B, the Contractor may coordinate with the Contractor for Fields 4&6-12 so that wildlife crops are grown by the two contractors on one-fourth of the total irrigable acreage at the Property (approximately 32 acres), and commercial crops on the remaining irrigable cropland (approximately 104 acres). Such coordination must be reflected in the annual cropping plan(s).

D. The Contractor agrees to coordinate with the Contractor for Fields 4&6-12 on issues such as irrigation, maintaining organic status, planting the corn maze, holding special events and achieving the goals of the City's Resource Management Plan for the Property.

E. The Contractor agrees to cooperate with the Contractor for Fields 4&6-12 and use its best efforts to resolve any disputes that arise between the Contractor and the Contractor for Fields 4&6-12. If such disputes cannot be resolved in a timely manner, they may be submitted to the City for mediation. Any dispute, controversy or claim arising under, out of or relating to this Agreement and any subsequent amendments to this Agreement, including, without limitation, its formation, validity, binding effect, interpretation, performance, breach or termination, as well as non-contractual claims, may be mediated in accordance with the City's Community Mediation Program. The Contractor shall contact the Alternative Dispute Resolution Office to initiate the mediation process.

F. Prior to execution of this Agreement, the City and the Contractor will inspect and document the condition of improvements, including, but not limited to, ditches, gates and interior roads. The Contractor agrees, at his sole expense, to assume responsibility for maintaining all improvements in the condition in which they were documented during the inspection, and consistent with good farming practice; and the Contractor agrees to maintain further improvements made by the City or the Contractor during the term of this Agreement. The Contractor agrees to keep the Property reasonably clean, safe, operable, and in orderly condition and reasonably free of garbage, litter and other debris, as reasonably determined by the City.

G. Improvements, alterations, additions or changes to the Property must be approved by the City, and the value of such improvements must be agreed to by the parties, before commencement of work. The Contractor must notify the City before applying for any grants or funding that would result in such changes to the Property. Storage of equipment or material on the Property must have written consent of the City. The Contractor shall retain ownership of any improvements made to the Property at the Contractor's expense and which are not affixed to the Property, provided that the removal of such improvements occurs with City consent while this Agreement is in effect. Improvements which are affixed to the Property shall immediately merge and become a permanent part of the Property, unless otherwise agreed to by the parties in writing.

H. The Contractor will be responsible for, and will promptly repair, any damage to any part of the Property caused by negligence or other act on the part of the Contractor or his employees. The City will not be responsible for any vandalism done or damages to the Contractor's operation, crops, equipment, or other property by any third party. The Contractor shall bear the risk of loss to any crops or property placed on the Property by the Contractor.

I. The Contractor agrees to control nuisance "tail water" during irrigation, and will not let stagnant water stand in fields longer than 72 hours.

J. The Contractor will maintain liaison with and will arrange the necessary irrigation schedule with the Middle Rio Grande Conservancy District ("MRGCD") and RGCF for the delivery of irrigation water to the Property, including, but not limited to, scheduling and coordinating water delivery with ditch riders, diverting water, and inspecting the irrigation system as necessary. The City will pay all necessary fees and taxes in connection with the delivery of MRGCD water. The Contractor will promptly inform the City if any difficulties arise in connection with the delivery of water.

K. Within ten (10) days from the date of execution of this Agreement, the Contractor, on its own or in conjunction with RGCF, will provide for City approval, a cropping plan ("Cropping Plan") which will be implemented by the Contractor. The

Contractor shall comply with the provisions of the Cropping Plan unless prior written approval of the City is obtained.

The Cropping Plan will include, but not be limited to, the following information for both the Agricultural Crop Areas and the Wildlife Crop Areas:

- (1) The number of acres to be replanted.
- (2) The crops to be grown and approximate time of planting
- (3) The expected results of the crops.
- (4) Projected irrigation schedules.
- (5) Fertilizer application rates and schedules.
- (6) Anticipated harvesting or cutting plans.
- (7) Disking or preparing soil for the next year.
- (8) Improvements, if any, to be done on the Property.

The Cropping Plan will be reviewed by the City within seven (7) days of submittal, and revised as necessary to accomplish the purposes of the Agreement. The Contractor will provide progress reports upon request to the City. The City will conduct periodic inspections of the fields to monitor the Contractor's performance.

L. The Contractor shall not conduct or permit the conduct of any activities other than farming activities to occur on the Property without the written approval of the City. The Contractor shall request such approval at least sixty (60) days prior to the scheduled activity. The Contractor agrees to follow established procedures for submitting requests in a timely manner and to obtain all applicable permits and licensing, including but not limited to a Special Use permit from the City's Open Space Division. Such activities and events shall be open to the public and shall be subject to all standard requirements established for special events by the City's Special Events Division and the City administration.

M. The Contractor agrees to fully recognize the City's ownership and management of the Property in all public contacts, informational literature, and contacts with the media. The Contractor shall inform appropriate City personnel of all contacts with the media or other significant public contacts prior to their occurrence, whenever feasible.

2. **Term.** The term of this lease shall commence upon execution of this Agreement, and shall end on December 31, 2006, unless sooner terminated as provided herein.

3. **Compensation.** For performing the Services specified in Section 1 hereof, the City agrees that the Contractor is entitled to the use of the Agricultural Crop Areas, including harvesting the crops produced thereon. The Contractor's use of said Property shall constitute full and complete compensation for the Contractor's Services under this Agreement, including any applicable taxes, and all expenditures made and expenses incurred by the Contractor in performing the Services.

4. **Employees and Supervision.** The Contractor may employ, at his sole expense, any and all persons necessary to perform the duties and render the Services specified herein. The City is under no obligation to supervise the Contractor's performance of the Services, and the Contractor's duty to defend and indemnify the City applies to any claim alleging that the City failed to supervise the Contractor's actions.

5. **Independent Contractor.** Neither the Contractor nor the Contractor's employees are considered to be employees of the City of Albuquerque for any purpose whatsoever. The Contractor is considered as an independent contractor at all times in the performance of the Services described in Section 1. The Contractor further agrees that neither the Contractor nor the Contractor's employees are entitled to any benefits from the City under the provisions of the Worker's Compensation Act of the State of New Mexico, or to any of the benefits granted to employees of the City under the provisions of the Merit System Ordinance as now enacted or hereafter amended.

6. **Indemnity.** The Contractor agrees to defend, indemnify and hold harmless the City and its officers and employees against liability, claims, damages, losses or expenses arising out of bodily injury to person, (including death or damage to property) caused by or resulting from the Contractor's and/or its employees, negligent act(s) or omission(s) while under the terms and conditions of this Agreement. Provided, however, to the extent, if at all, Section 56-7-1 NMSA (1978) is applicable to this indemnity agreement, this agreement to indemnify will not extend to (1) liability, claims, damages, losses or preparation of approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the City, or the agents or employees of the City; or (2) the giving of or the failure to give directions or instructions by the City, or the agents or employees of the City, whether such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnity required hereunder shall not be limited by reason of the specification of any particular insurance coverage in this Agreement. The Contractor is not required to indemnify the City for the negligence or intentional acts, errors, or omissions of the City or of its employees or agents.

7. **Insurance.** The Contractor shall procure and maintain at the Contractor's expense until the during the term of this Agreement, insurance in the kinds and amounts hereinafter provided with insurance companies authorized to do business in the State of New Mexico, covering all operations under this Agreement, whether performed by the Contractor or the Contractor's agents or employees. Upon execution of this Agreement and before entering upon the Property, the Contractor shall furnish to the City a certificate or certificates in form satisfactory to the City showing that the Contractor has complied with this Section. All certificates of insurance shall provide that thirty (30) days written notice be given to the Risk Manager, Department of Finance and Administrative Services, City of Albuquerque, P.O. Box 470, Albuquerque, New Mexico 87103, before a policy is canceled, materially changed, or not renewed. With respect to all coverages required other than workers' compensation, the City shall be named an additional insured. All coverages afforded shall be primary with respect to operations provided. Various types of required insurance may be written in one or more policies. Kinds and amounts of insurance required are as follows:

A. **Commercial General Liability** A commercial general liability insurance policy with with combined limits of liability for bodily injury or property damage as follows:

\$1,000,000	Per Occurrence
\$1,000,000	Policy Aggregate
\$1,000,000	Products Liability/Complete Operations
\$1,000,000	Personal and Advertising Injury
\$ 50,000	Fire - Legal
\$ 5,000	Medical Payments

Said policy of insurance must include coverage for all operations performed for the City by the Contractor and contractual liability coverage shall specifically insure the hold harmless provisions of this Agreement.

B. **Automobile Liability Insurance.** An automobile liability policy with liability limits in amounts not less than \$1,000,000 combined single limit of liability for bodily injury, including death, and property damage in any one occurrence. Said policy of insurance must include coverage for the use of all owned, non-owned, hired automobiles, vehicles and other equipment both on and off work.

C. **Workers' Compensation Insurance.** Workers' Compensation Insurance for the Contractor's employees in accordance with the provisions of the Workers' Compensation Act of the State of New Mexico.

D. **Increased Limits.** If, during the term of this Agreement, the legislature of the State of New Mexico increases the maximum limits of liability under the Tort Claims Act (Section 41-4-1 through 41-4-27 N.M.S.A. 1978), the City may

require the Contractor to increase the maximum limits of any insurance required herein. In the event that the Contractor is so required to increase the limits of such insurance, an appropriate adjustment in the Contractor's compensation will be made.

8. **Discrimination Prohibited.** In performing the Services required hereunder, the Contractor shall not discriminate against any person on the basis of race, color, religion, sex, national origin or ancestry, age, physical handicap, or disability as defined in the Americans With Disabilities Act of 1990, as now enacted or hereafter amended.

9. **Reports and Information.** At such times and in such forms as the City may require, there shall be furnished to the City such statements, records, reports, data and information, as the City may request pertaining to matters covered by this Agreement. Unless authorized by the City, the Contractor will not release any information concerning the work product including any reports or other documents prepared pursuant to this Agreement until the final product is submitted to the City.

10. **ADA Compliance.** In performing the Services required hereunder, the Contractor agrees to meet all the requirements of the Americans With Disabilities Act of 1990, and all applicable rules and regulations (the "ADA"), which are imposed directly on the Contractor or which would be imposed on the City as a public entity. The Contractor agrees to be responsible for knowing all applicable requirements of the ADA and to defend, indemnify and hold harmless the City, its officials, agents and employees from and against any and all claims, actions, suits or proceedings of any kind brought against said parties as a result of any acts or omissions of the Contractor or its agents in violation of the ADA.

11. **Open Meetings Requirements.** Any nonprofit organization in the City which receives funds appropriated by the City, or which has as a member of its governing body an elected official, or appointed administrative official, as a representative of the City, is subject to the requirements of §5-2-1, et seq., R.O.A. 1994, Public Interest Organizations. The Contractor agrees to comply with all such requirements, if applicable.

12. **Establishment and Maintenance of Records.** Records shall be maintained by the Contractor in accordance with applicable law and requirements prescribed by the City with respect to all matters covered by this Agreement. Except as otherwise authorized by the City, such records shall be maintained for a period of three (3) years after the termination or cancellation of the Agreement.

13. **Audits and Inspections.** At any time during normal business hours and as often as the City may request, the Contractor shall make available to the City for examination, all of the Contractor's records with respect to all matters covered by this Agreement. The Contractor shall permit the City to audit, examine, and make excerpts

or transcripts from such records, and to make audits of all contracts, invoices, materials, payrolls, records of personnel, conditions of employment and other data relating to all matters covered by this Agreement. The Contractor may be required to provide such information and records and appear as a witness in hearings for the City's Board of Ethics and Campaign Practices pursuant to Article XII, Section 8 of the Albuquerque City Charter.

14. Publication, Reproduction and Use of the Material. No material produced in whole or in part under this Agreement shall be subject to copyright in the United States or in any other country. The City shall have unrestricted authority to publish, disclose, distribute and otherwise, use, in whole or in part, any reports, data or other materials prepared under this Agreement.

15. Compliance with Laws. In performing the Services required hereunder, the Contractor shall comply with all applicable laws, ordinances, and codes or the Federal, State and local governments.

16. Changes. The City may, from time to time, request changes in the Services to be performed hereunder. Such changes, including any increase or decrease in the Contractor's compensation, which are mutually agreed upon by and between the City and the Contractor, shall be incorporated in written amendments to this Agreement.

17. Assignability. The Contractor shall not assign any interest in this Agreement and shall not transfer any interest in this Agreement (whether by assignment or novation), without the prior written consent of the City thereto. The Contractor shall not sublet the whole or part of the Property.

18. Termination for Cause. If, through any cause, the Contractor shall fail to fulfill in a timely and proper manner the Contractor's obligations under this Agreement or the Cropping Plan, or if the Contractor shall violate any of the covenants, agreements, or stipulations of this Agreement, the City shall give written notice to the Contractor, specifying the Contractor's default under the Agreement. The Contractor shall have thirty (30) days from the date of the notice to correct any default. If after thirty (30) days the Contractor has not remedied said the default, the City shall thereupon have the right to terminate this Agreement by giving written notice to the Contractor of such termination at least five (5) days before the effective date of such termination. In such event, all finished or unfinished documents, data, maps, studies, surveys, drawings, models, photographs and reports prepared by the Contractor for the City under this Agreement shall, at the option of the City, become its property.

Notwithstanding the above, the Contractor shall not be relieved of liability to the City for damages sustained by the City by virtue of any breach of this Agreement by the Contractor, and the City may withhold compensation to the Contractor for the purposes

of set-off until such time as the exact amount of damages due to the City from the Contractor is determined.

19. **Termination for Convenience.** The City or the Contractor may terminate this Agreement without cause at any time by giving at least forty-five (45) days notice in writing to the other party. If this Agreement is terminated by the City as provided in this paragraph, the Contractor will be entitled to compensation for the value of the unharvested crops on the Agricultural Cropping Area. If this Agreement is terminated without cause by the Contractor, the Contractor shall not be entitled to compensation for such crops or for improvements to the Property as described in Section 20 below.

20. **Irrigation Improvements.** If approved by the City in accordance with Section 1.G. of this Agreement, the Contractor shall provide irrigation and other improvements to the Property, such as ditch renovation and field leveling. The improvements shall be provided at no cost to the City and the value of said improvements, as agreed to by the parties shall amortized by the Contractor equally over the five year term of this Agreement, or over the remaining term as agreed to by the parties. However, if this Agreement is terminated by the City before the end of the amortization period, the Contractor shall be entitled to reimbursement from the City of the unamortized portion of the value of all agreed upon improvements calculated from the date of termination.

21. **Construction of Severability.** If any part of this Agreement is held to be invalid or unenforceable, such holding will not affect the validity or enforceability of any other part of this Agreement so long as the remainder of the Agreement is reasonably capable of completion.

22. **Entire Agreement.** This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

23. **Applicable Law.** This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of New Mexico, and the laws, rules and regulations of the City of Albuquerque.

24. **Approval Required.** This Agreement shall not become effective or binding until approved by the City's Parks and Recreation Department Director.

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IN WITNESS WHEREOF, the City and the Contractor have executed this Agreement as of the date first above written.

CITY OF ALBUQUERQUE

Recommended:


Superintendent, Open Space Division

Approved:


Director, Parks and Recreation Department

Date: 2/26/02

CONTRACTOR:

By: 
Title: PRE
Date: 2/25/02

85-0362238
Federal Taxation or Social Security Number

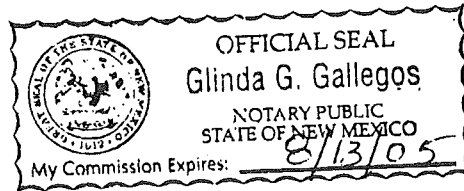
02095110008
New Mexico Taxation and Revenue
Department Identification Number

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on the 26 day of February, 2002, by Blanca Hise, Director, Parks and Recreation Department for the City of Albuquerque, a New Mexico municipal corporation.

Glinda G. Gallegos
Notary Public

My Commission Expires:
8/13/05



STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on the 25th day of February, 2002, by Scott Rasband of Rasband Dairy, Inc

Paula Montoya
Notary Public

My Commission Expires:
11/1/2004

A4. Public Comments on Draft Resource Management Plan

The following table synthesizes public comments received during or after the Community Open Houses about the Draft Resource Management Plan for Los Poblanos Fields, and indicates how each comment has been addressed in the Final Draft of the Resource Management Plan.

#	Name	Topic	Comment	How Addressed in Plan
1	Anne Marie Sekula	Development	Please no commercial or residential development	Section 1.7.2, Acquisition and Zoning, states that the land has been acquired for Open Space. Policy 3.1.1, Designated Open Space Category and Purposes, does not enable commercial or residential development.
2	Anne Marie Sekula	Parking and Accessibility of Visitor Facilities	Against proposed ADA parking area; suggests a new bridge from existing parking area into Field #1 for improved ADA access.	Parking Section 4.6.2. discusses the advantages of the proposed ADA parking area compared to the existing parking area.
3	Anne Marie Sekula	Gates and Fencing	Please keep gates closed to keep unofficial vehicles out of farm.	Access Points, Gates & Fencing Policy 3.6.1. states that gates are to remain closed except when official vehicles are entering or exiting the property.
4	Anne Marie Sekula	Vehicles	Vehicles need to drive slowly; driving fast is dangerous and raises lots of dust.	Added to Farm Roads Policy 3.3.3.
5	Anne Marie Sekula	Wetlands	A great idea.	See Wetlands sections 2.4.1, 3.4.1, 4.4.1 & 5.4.1.
6	Anne Marie Sekula	Public Participation	Keep the community involved in the area.	Already addressed on in Public Participation Policy 3.9.3.
7	Anne Marie Sekula	Pest and Weed Management	Keep the elms; they are hedgerows now.	Discussed in Pest & Weed Management Sections 2.2.3. and 4.2.3. According to Pest & Weed Management Policy 3.2.3., and as proposed in Pest & Weed Management Section 5.2.3., elm trees growing along ditches need to be removed urgently; the others should be replaced by native plants as time and resources allow.

#	Name	Topic	Comment	How Addressed in Plan
8	Mel Grubb	Hedgerows	Stop hedgerow opposite his lot, maybe plant cottonwood at end. Use low-growing 4 ft. max <i>pyracanthus</i> (wild rose) rest of the way to property.	Specific plant suggestion noted. Hedgerows Section 3.4.3. has been amended to limit general height of hedgerows to 4 feet when planted near adjacent homes.
9	Mel Grubb	Contract Farming	Dry crops in Fields #8, 7 & 6 could burn and be fire hazard to nearby homes in Tierra Viva.	Added to Section 2.8.1., Disturbance to Adjacent Properties; addressed in Contract Farming Policy 3.2.1., and Adjacent Properties Policy 3.8.1.
10	Mel Grubb	Contract Farming	Crops in Fields 8, 7 & 6 that control year round soil erosion due to the prevailing SW winds would control dust blowing to the N and NE.	Added to Section 2.8.1., Disturbance to Adjacent Properties; addressed in Adjacent Properties Policy 3.8.1., and Contract Farming Policy 3.2.1.
11	Ken Hause	Multiple use	Too much access & too many events make people think they are welcome. Consequently, people bring dogs off-leash into the fields.	Discussed in Recreation Section 2.5.2.; Addressed in Prohibited Uses Policy 3.1.4., Law Enforcement Policy 3.9.2. Dogs off leash are prohibited in the City and County. Open Space Law Enforcement Officers enforce this policy.
12	Ken Hause	Community Gardening and Harvesting	How do people in the NW corner feel about all the people and the shade structure?	The OSD has received no complaints to date.
13	Ken Hause	Parking	Is parking area near the community garden part of Mgt Plan? It is heavily used.	Discussed in Section 2.6.2., Parking. Added to Parking Sections 4.6.2. and 5.6.2. The OSD will work with the MRGCD and the Village of Los Ranchos de Albuquerque to formalize this parking area.
14	Ken Hause	Wells	Restore wells to grow wildlife forage even in drought years.	Added to Wells Sections 2.3.2, 3.3.2., 4.3.2. and 5.3.2.

#	Name	Topic	Comment	How Addressed in Plan
15	Ken Hause	Trees	Supports proposal to plant cottonwood trees on west side of farm.	Hedgerow Policy 3.4.3 and Trees Policy 3.4.4 state that trees will be widely spaced to avoid blocking large views.
16	Richard Padilla	Pest and Weed Management	Cut all elm trees along Montañño and Adobe Rd. in Field #9.	See response to Comment #7.
17	Richard Padilla	Farm Storage and Structures	Move Greenhouse & Equipment Area to Field #12.	Field #11 is the best site, as discussed in Farm Storage and Structures Section 4.3.4.
18	Richard Padilla	Wetland/ Moist Soils	Delete Wetland and Moist Soil Area	As mentioned in Wildlife Habitat Section 2.4., habitat is a major component of mission statement. As discussed in Wetland Section 2.4.1., a wetland would greatly improve array of habitat types at LPF.
19	Pablo Romero	Farm Storage and Structures	Does not want next to residential area, as now planned.	See response to comment # 17.
20	Pablo Romero	Agriculture	Field #9 should be laser-leveled.	Added Field Leveling Sections 2.2.2, 3.2.2., 4.2.2 and 5.2.2. Section 4.2.2. states that OSD and farmers will assess need to re-level Fields #9 and #10.
21	Pablo Romero	Hedgerows	Plant hedgerow along Adobe and Montañño Rds.	Already on Site Design (Map 3); clarified in Pest and Weed Management Sections 2.2.3 and 4.2.3, as well as Hedgerow Section 4.4.3.
22	Pablo Romero	Pest and Weed Management	Remove elms from all fields.	See response to comment # 7.
23	Phillip Martinez	Farm Storage and Structures	Will build home next to proposed Greenhouse; please consider alternative location (southern side of Field #12) so as to keep the heavy equipment, traffic and parking away from homes.	See response to comment #17.

#	Name	Topic	Comment	How Addressed in Plan
24	George & Katherine Pappas	Farm Storage and Structures	Designated area for greenhouse and equipment is excellent.	See response to comment #17.
25	George & Katherine Pappas	Hedgerows	Please widely space the large trees so as not to block views across the farm.	Already addressed in Hedgerow Policy 3.4.3. and Trees Policy 3.4.4.
26	George & Katherine Pappas	Drainage berm	Add signage to discourage use by pedestrians and equestrians	Issue added to Adjacent Properties Section 2.8.1. Signage added on site, as suggested.
27	George & Katherine Pappas	Signs	Add signs to access points explaining that visitors and their pets should stay on designated/ established paths.	Already addressed in Signs and Interpretive Facilities Policy 3.6.4. Clarified in Access Points Policy 3.6.1. Added to Access Points Section 2.6.1. and Signs Section 4.6.4.
28	George & Katherine Pappas	Trailwatch Volunteers	Pleased about the proposal to organize and train Trailwatch Volunteers.	See Law Enforcement Sections 2.9.2 and 5.9.2.

A5. Soils Type Descriptions.

The information on soil types was obtained from the Soil Survey of Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico (USDA Soil Conservation Service and Forest Service, USDOI Bureau of Indian Affairs and Bureau of Land Management, and NM Agricultural Experimental Station, 1977). In general, the soils at LPF are deep and well drained, and were formed in recent alluvium along the Rio Grande floodplain. Each soil type will be reviewed below to describe more particular characteristics that may impact resource management decisions.

A5.1 Agua Series Soils: Agua loam (Af) and agua silty clay loam (Ag).

A representative profile of agua series soils, including agua loam and agua silt clay loam, includes three layers. The surface layer, about 10 inches thick, is light brown loam. The middle layer, about 14 inches thick, consists of brown loam and pink very fine sandy loam. The bottom layer, going down to a depth of 60 inches, is very pale brown fine sand. The soil is moderately alkaline throughout the profile. Permeability is moderate through the first and second layers (to a depth of about 24 inches), and rapid in the third layers (beyond 24 inches). Runoff from both types of soil is very slow, and the risk of erosion is slight.

Management needs for agua series soils include maintaining soil fertility, using irrigation water efficiently, and controlling weeds. Every three years, a high-residue or soil-improving crop should be rotated with other crops. 3 years of grasses and legumes in rotation with other crops is also suitable. Silty clay loams compact when moist, crack when dry, and seal over when wet, so irrigation must be controlled so as not to drown or scald plants. Tillage, needed occasionally to prevent clods, should be limited, and wet soil should not be tilled.

A5.2 Anapra Series Soils: Anapra silt loam (An).

The surface layer of a representative profile of Anapra series soil, including Anapra silt loam, is about eight inches thick, and consists of grayish brown silt loam. The middle layer is about 16 inches thick and consists of grayish brown clay loam. The next layer, extending to a depth of 60 inches or more, is light gray sand and sandy loam. The soil is moderately alkaline. Permeability is moderately slow through the first two layers, and rapid below. Runoff from this soil is slow, and the risk of erosion is slight. Management needs for anapra silt loam are the same as those for agua loam and agua silty clay loam (above).

A5.3 Brazito Series: Brazito fine sandy loam (Br) and Brazito silty clay loam (Bs).

In a representative profile of the Brazito series, the surface layer is about 9 inches thick and consists of light reddish brown and reddish brown silty clay loam. Below this is a layer of light brown coarse sand, reaching a depth of 60 inches or more. The soil is moderately alkaline. Brazito fine sandy loam follows the above description, except that the surface layer can reach a thickness of 12-14 inches. Brazito silty clay loam may also have a surface layer reaching 12-14 inches, and contains silt that has been deposited by irrigation water. In both types, permeability is moderate through the surface layer, and rapid below. Runoff is slow, and the risk of water erosion is slight. However, the soils are subject to wind erosion if not covered.

Maintaining soil fertility, using irrigation water efficiently, and controlling weeds are management needs for these soils. On an average of once every two years, a high-residue or

soil-improving crop should be grown in rotation with other crops. Growing grasses and legumes for three years in rotation with other crops is also suitable. Deep cuts and land levelling should be avoided, so as not to mix underlying sand with the surface layer. Tillage should be limited, and wet soil should not be tilled.

A5.4 Gila Series: Gila loam (Gb) and gila clay loam (Ge).

The surface layer of a representative sample of the Gila series is about seven inches thick and consists of brown loam. The middle layer is about 37 inches of stratified brown and light yellowish brown very fine sandy loam or sandy loam. Below this, and reaching a depth of 60 inches or more, is pale brown sand. Gila loam has a profile like that of the representative sample, and but the profile for gila clay loam includes a surface layer about 10 inches thick. Runoff from both types is slow, and the hazard of water erosion is slight.

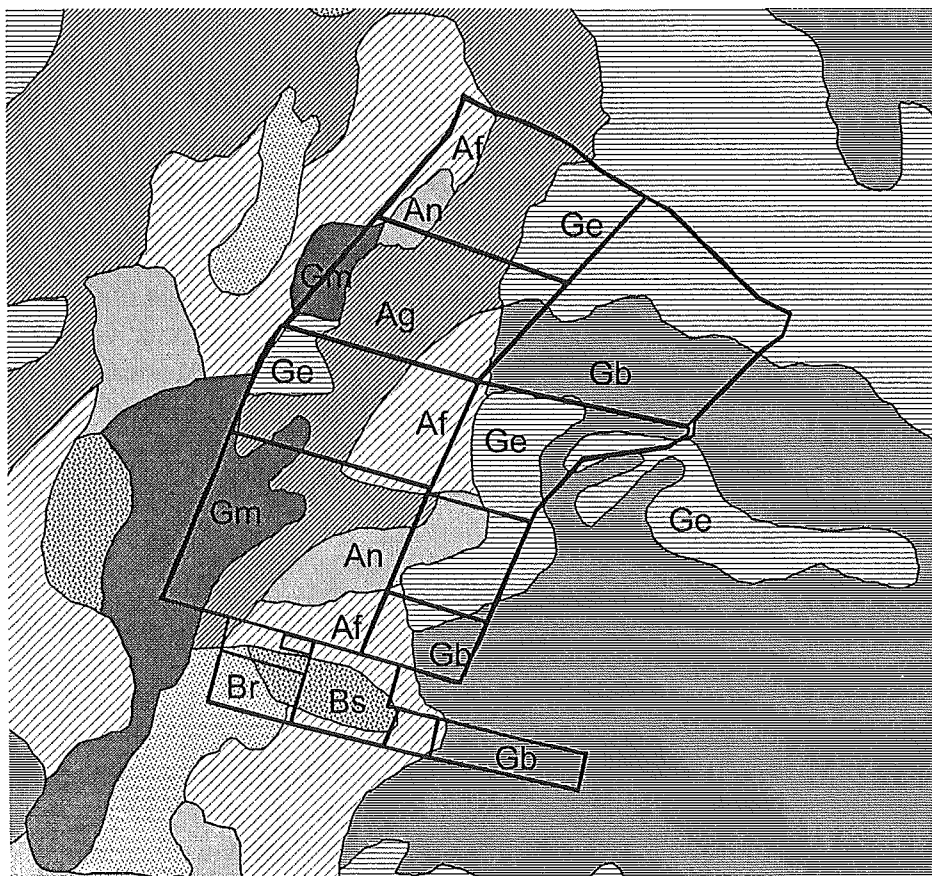
Management needs include returning crop residue to the soil, which helps maintain good tilth, organic matter content, soil structure, and the water-intake rates. Most crops will need nitrogen, and alfalfa and other legumes will need phosphorous. Wet clay loam is easily compacted when wet and should be tilled only when dry. Optimum farm production requires an efficient, well-managed irrigation system. Surface irrigation requires leveling of the ground. Irrigation waters must be carefully controlled in order to prevent the scalding or drowning of plants, especially in clay loam.

A5.5 Glendale Series: Glendale clay loam (Gm).

In a representative profile of the Glendale series, including Glendale clay loam, the surface layer is about 6 inches thick, and consists of brown clay loam. Below this to a depth of about 60 inches of stratified light brown to grey silt loam and clay loam. The soil is mildly to moderately alkaline. Permeability is moderately slow, and the risk of water erosion is slight.

To maintain good tilth, Glendale soils may need a soil-improving crop in the cropping system. To maintain the soil structure, organic matter content and water-intake rate, crop residue should be returned to the soil. Most plants will need nitrogen, and alfalfa and other legumes will need phosphorous. The clay loam surface is compacted easily when wet, and should only be tilled when dry. Optimum production will require an efficient and well-managed irrigation system. Irrigation needs to be carefully controlled to prevent the drowning or scalding of crops. Fields should be leveled and smoothed for surface irrigation.

Soil Map 1. Soil Types.

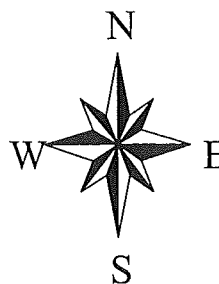


0 1000 2000 3000 4000 Feet

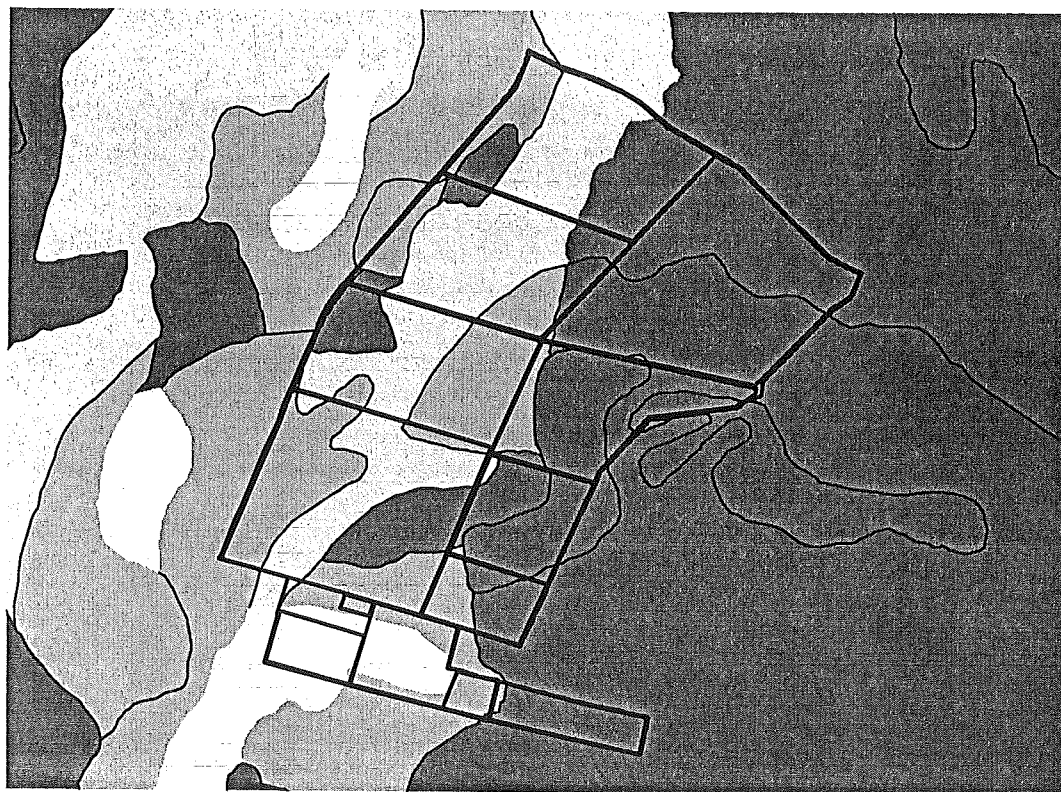
Los Poblanos Farm Field Boundaries

Soil Series

- Af: Agua loam
- Ag: Agua silty clay loam
- An: Anapra silt loam
- Br: Brazito fine sandy loam
- Bs: Brazito silty clay loam
- Gb: Gila loam
- Ge: Gila clay loam
- Gm: Glendale clay loam

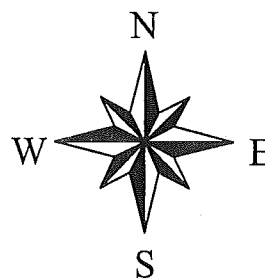


Soil Map 2. Potential for Sweet Corn.

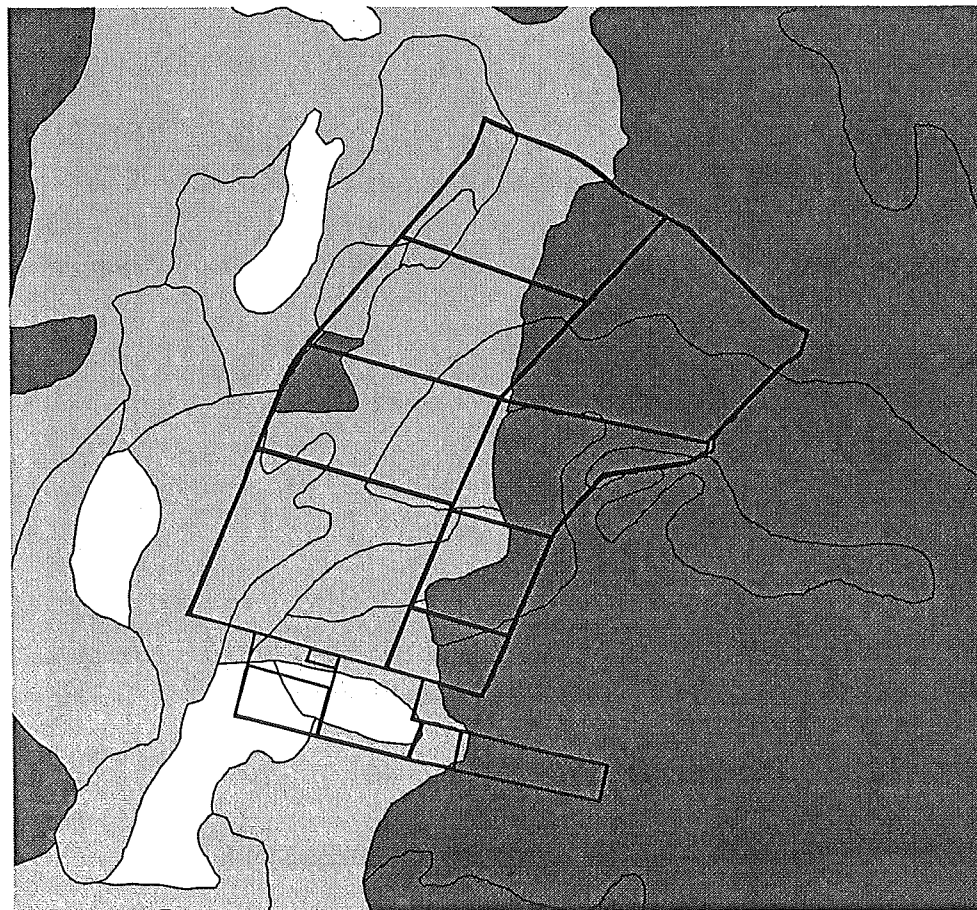


0 1000 2000 3000 4000 Feet

Los Poblanos Farm Field Boundaries
Sweet corn: tons/acre
255
335
340
342

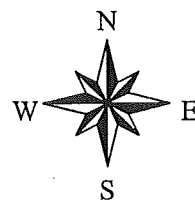


Soil Map 3. Potential for Alfalfa.

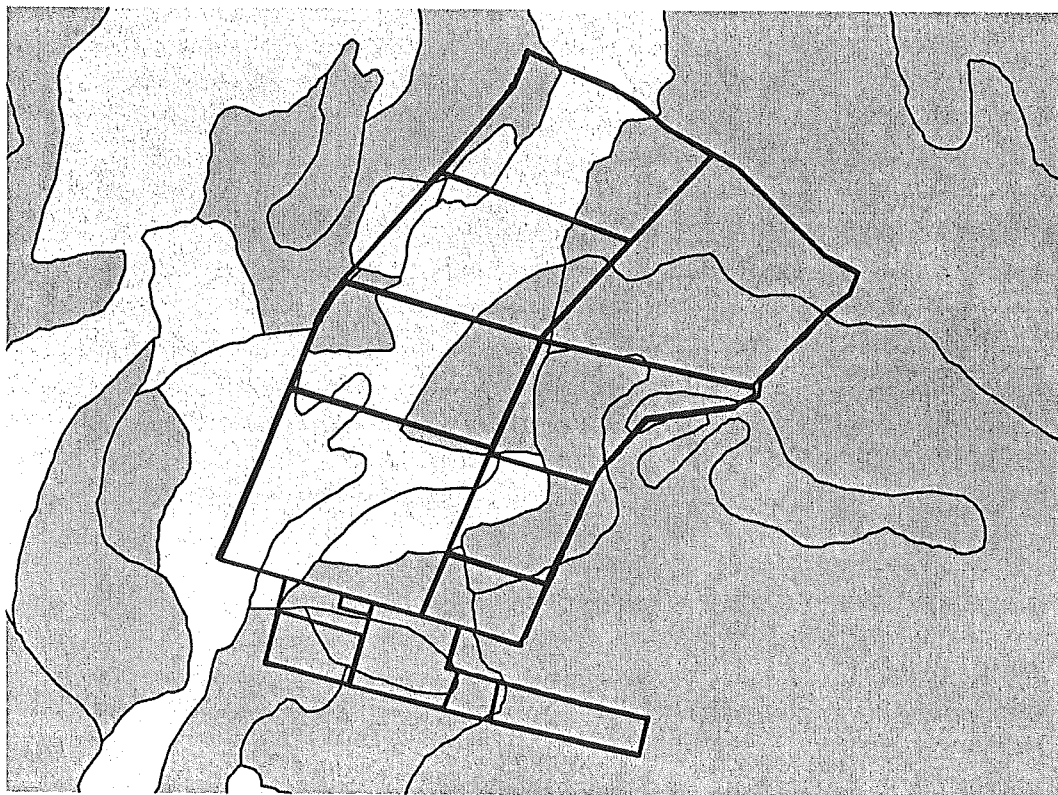


0 1000 2000 3000 4000 Feet

Los Poblanos Farm Field Boundaries
Alfalfa: tons/acre
6
7
8

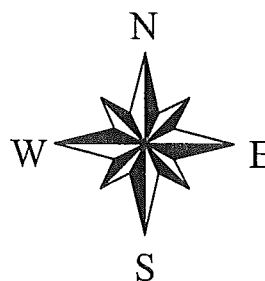


Soil Map 4. Potential for Buildings.

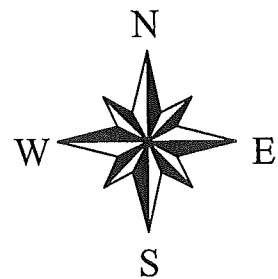
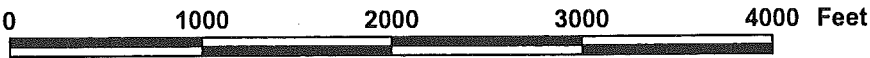
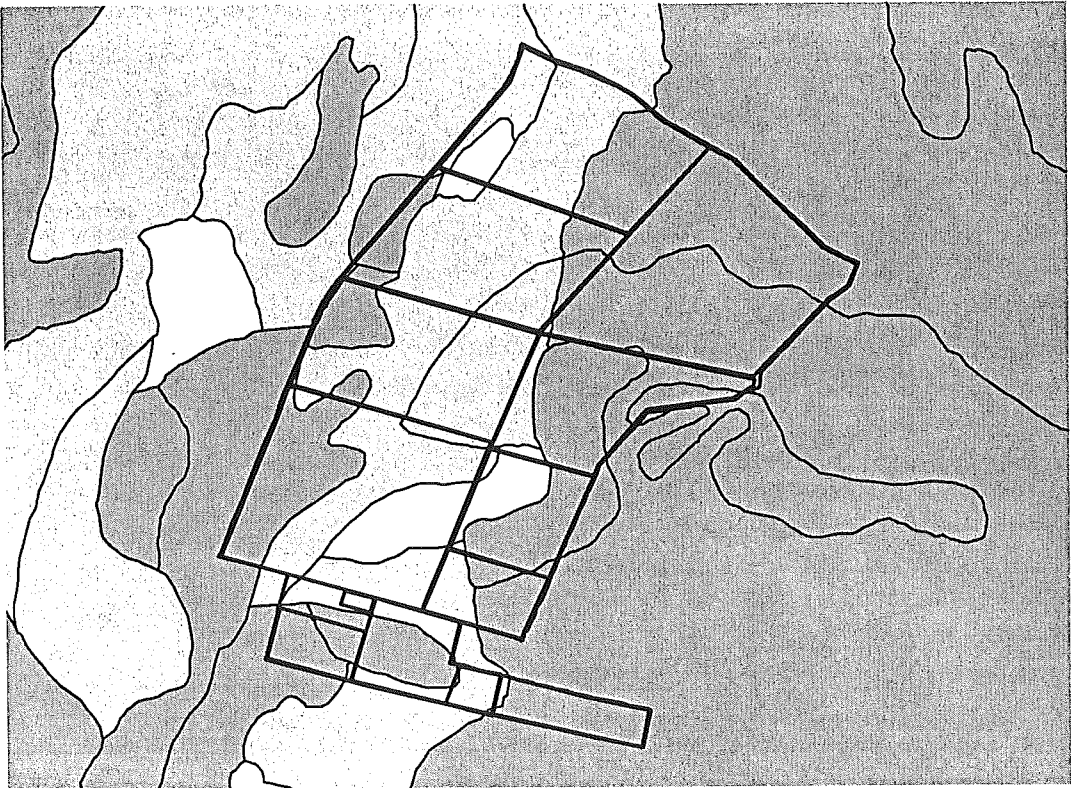


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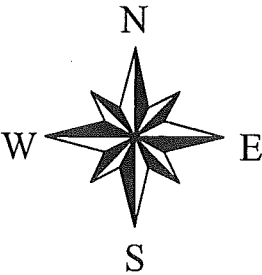
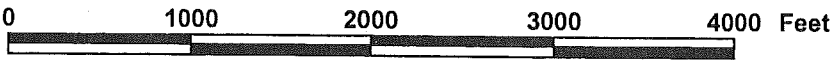
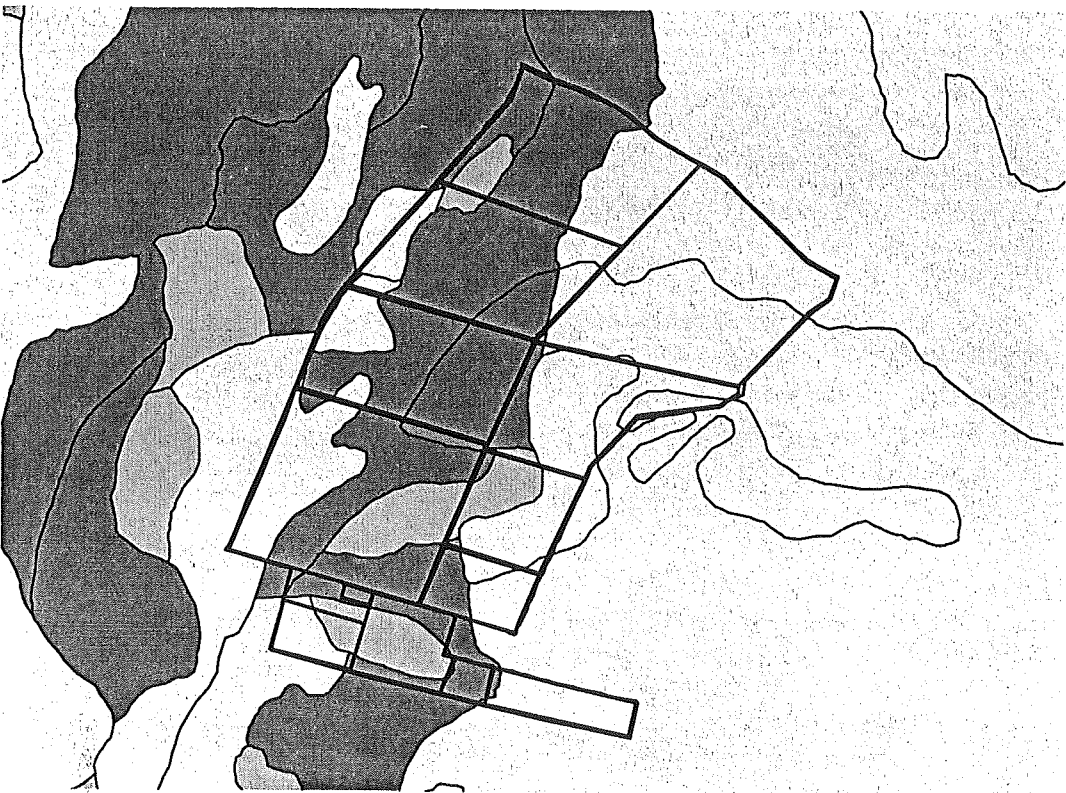
Los Poblanos Farm Field Boundaries
Buildings: Shrink-Swell Limitations
moderate
slight



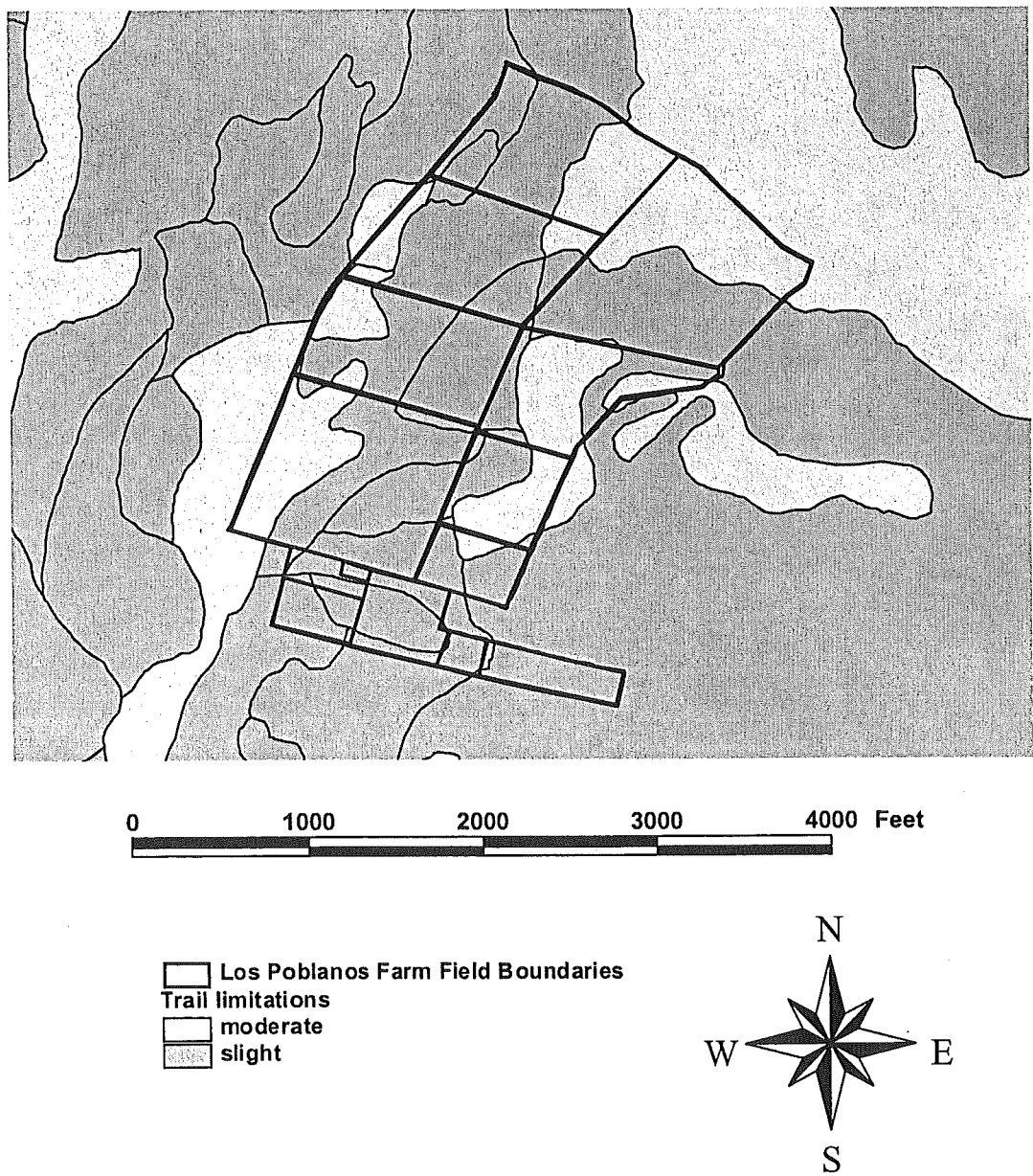
Soil Map 5. Potential for Shallow Water Areas.



Soil Map 6. Potential for Shrubs.



Soil Map 7. Potential for Trails.



**CITY of ALBUQUERQUE
FIFTEENTH COUNCIL**

COUNCIL BILL NO. R-0320 ENACTMENT NO. 18-2003

SPONSORED BY:

Vincent Driega

RESOLUTION

**RESOURCE MANAGEMENT PLAN 02EPC-01482, APPROVING AND ADOPTING
THE RESOURCE MANAGEMENT PLAN FOR LOS POBLANOS FIELDS OPEN
SPACE, TRACTS 8A1A2B2, 6B2, 42A2, 73A1, 41A, 1, 218B, 39E, 39D, 39C, 39B,
173, 174, 175, LOS POBLANOS RANCH ADDITION & TRACT A, ANDERSON
FIELDS.**

**WHEREAS, the City of Albuquerque, in conjunction with Bernalillo County,
the Village of Los Ranchos de Albuquerque and the State of New Mexico,
purchased 138 acres of agricultural land in the North Valley in 1997; and**

**WHEREAS, the City of Albuquerque adopted the Major Public Open Space
Facility Plan in December of 1998; and**

**WHEREAS, the Major Public Open Space Facility Plan gives the Council the
authority to approve and adopt Resource Management Plans; and**

**WHEREAS, on 21 November 2002, the Environmental Planning
Commission, in its advisory role on land use and planning matters,
recommended approval of the Resource Management Plan for Los Poblanos
Fields Open Space to the City Council; and**

**WHEREAS, the Environmental Planning Commission found the Resource
Management Plan was not in conflict with any applicable plans including the
Comprehensive Plan, the North Valley Area Plan and the Major Public Open
Space Facility Plan.**

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

**Section 1. The Resource Management Plan for Los Poblanos Fields Open
Space is approved and adopted for Tracts 8A1A2B2, 6B2, 42A2, 73A1, 41A, 1,**

218B, 39E, 39D, 39C, 39B, 173, 174, 175, Los Poblanos Ranch Addition & Tract A, Anderson Fields.

Section 2. FINDINGS ACCEPTED. The following Environmental Planning Commission findings are adopted by the City Council:

- (A) This is a request for approval of a Resource Management Plan for Los Poblanos Fields Open Space. The site covers 138-acres and is part of the Major Public Open Space property owned by the City of Albuquerque.
- (B) The request meets the requirements of a Resource Management Plan as articulated in the Major Public Open Space Facility Plan. The plan contains a site analysis of management issues as well as Goals and Policies for resource use, including continued agricultural use, environmental education and low-impact recreation. It also includes policies for improved farm infrastructure, wildlife habitat and visitor facilities, preservation of view sheds and minimizing disturbance to adjacent properties.
- (C) The submittal includes a site design for proposed improvements. These improvements include a greenhouse and farm equipment storage area, a wetland and viewing blind, wildlife hedgerows, parking spaces and safe access to the property from the existing gravel parking lot. The plan also includes a timetable and budget for implementing the proposed improvements. A site plan for building permit will be required for approval by the EPC.
- (D) This plan meets the *Albuquerque/Bernalillo County Comprehensive Plan* Goal of the Open Space Network by providing visual relief from urbanization and by offering opportunities such as community gardening for education. The request also provides recreation, cultural activities and conservation of natural resources by setting aside Major Public Open Space in the *Comprehensive Plan* area (MPOS, p. B-1).
- (E) The Resource Management Plan provides the framework for conservation of natural resources and environmental features,

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1 provision of opportunities for outdoor education and recreation
2 (*Comprehensive Plan* Policy 1.a).

3 (F) The Resource Management Plan follows Policy 1.g of the
4 *Comprehensive Plan* by planning and implementing a system of
5 community open areas that meet a range of needs at different
6 scales.

7 (G) The *Comprehensive Plan* also has a Goal in the Semi-Rural Area to
8 maintain the separate identity of rural areas as alternatives to
9 urbanization by guiding development compatible with their open
10 character, natural resources, and traditional settlement patterns
11 (B.3). This plan promotes that goal, as well, by offering natural
12 resources in the form of wildlife habitat and agricultural
13 opportunities.

14 (H) Policy 3.d of the *Comprehensive Plan* is met with the preservation of
15 land which is suitable for agriculture and by providing a plan to
16 maintain the space, to the extent feasible, in agriculture production
17 and by discouraging non-agricultural development.

18 (I) Section C.7., Community Resource Management, Education, spells
19 out the goal to provide a wide variety of educational and recreational
20 opportunities available to citizens from all cultural, age and
21 educational groups. The MRP does this by proposing community
22 gardening and encouraging use of the facilities for the community
23 as a whole. The plan also works toward stronger communications
24 and planning links with area schools and educational institutions
25 (Policy b), efforts to integrate educational programs with the natural
26 and cultural environments (Policy d), and providing variety and
27 flexibility in educational and recreational resources through joint
28 use of facilities (Policy e), by providing public use programs,
29 educational and interpretive opportunities, and recreational
30 potential, as stated on page 73 of the plan.

31 (J) The plan is in conformance with the North Valley Area Plan's Goals
32 (pp. 5 & 6). The Resource Management Plan helps recognize the
33 North Valley area as a unique and fragile resource and as an

1 inestimable and irreplaceable part of the entire metropolitan
2 community (Goal 1) by reserving this space.

3 (K) The North Valley Area Plan's goal of keeping the space open and
4 available for the community to share helps to preserve and enhance
5 the environmental quality of the North Valley by maintaining the
6 rural flavor of the valley (Goal 2). The plan includes spaces such as
7 walkways along ditches to increase and improve public recreation
8 and open space areas (including MRGCD-maintained ditches)
9 compatible with neighborhood desires (Goal 4).

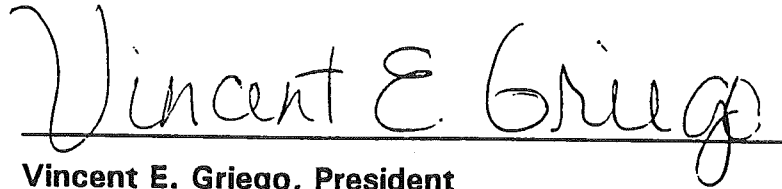
10 (L) The submittal helps incorporate this area near the Rio Grande and
11 its bosque into the North Valley planning process to protect the
12 natural qualities of the river corridor while providing low impact
13 recreational opportunities (Goal 10). The plan furthers Goal 12 of the
14 North Valley Area Plan to develop incentives to preserve farmland
15 and open space and to maintain ditches and acequias for
16 agricultural and low impact recreational purposes by making the
17 space available for agricultural uses and neighborhood gardening
18 opportunities.

19 Section 3. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
20 clause, word or phrase of this resolution is for any reason held to be invalid or
21 unenforceable by any court of competent jurisdiction, such decision shall not
22 affect the validity of the remaining provisions of this resolution. The Council
23 hereby declares that it would have passed this resolution and each section,
24 paragraph, sentence, clause, word or phrase thereof irrespective of any
25 provisions being declared unconstitutional or otherwise invalid.
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1 PASSED AND ADOPTED THIS 10TH DAY OF FEBRUARY, 2003
2 BY A VOTE OF: 8 FOR 0 AGAINST.

4 Yes: 8

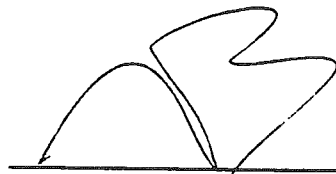
5 Excused: E. Griego

8
9
10 

11 Vincent E. Griego, President
12 City Council

15
16 APPROVED THIS 26 DAY OF February, 2003

17
18 Bill No. R-03-200

19
20 

21 Martin Chávez, Mayor
22 City of Albuquerque

23
24 ATTEST:

25
26 

27 City Clerk

CITY of ALBUQUERQUE

TWENTY SECOND COUNCIL

COUNCIL BILL NO. C/S R-17-213

ENACTMENT NO. R-2017-102

SPONSORED BY: Trudy E. Jones and Isaac Benton

RESOLUTION

1 REPEALING RESOLUTIONS AND PLANS WHOSE REGULATORY PURPOSE
2 AND CONTENT HAS BEEN REPLACED BY THE INTEGRATED DEVELOPMENT
3 ORDINANCE (§14-16, ET SEQ.), INCLUDING PART §1-1-2, PART §1-1-4, PART
4 §1-1-5, PART §1-1-6, PART §1-1-10, PART §1-1-11, PART §1-1-12, PART §1-1-
5 14, PART §1-1-16, PART §1-2-1, ARTICLE 3: METROPOLITAN AREAS AND
6 URBAN CENTERS PLAN, ARTICLE 4: REVITALIZATION STRATEGIES,
7 ARTICLE 6: REDEVELOPMENT PLANS, ARTICLE 7: SECTOR DEVELOPMENT
8 AND COMMUNITY DEVELOPMENT PLANS, ARTICLE 10: OVERLAY ZONES,
9 ARTICLE 11: AREA PLANS, ARTICLE 13: CORRIDOR PLANS, PART §1-13-1,
10 AND PART §2-5-1; CREATING A NEW ARTICLE 14: RANK 2 FACILITY PLANS,
11 ARTICLE 15: RANK 3 MASTER PLANS AND RESOURCE MANAGEMENT
12 PLANS, ARTICLE 16: FRAMEWORK PLANS THAT ARE CONSISTENT WITH
13 THE TERMINOLOGY IN THE IDO; REPLACING REFERENCES TO REPEALED
14 ORDINANCES AND RESOLUTIONS IN VARIOUS LOCATIONS OF THE CODE
15 OF RESOLUTIONS OF ALBUQUERQUE, NEW MEXICO, WITH REFERENCES
16 TO THE INTEGRATED DEVELOPMENT ORDINANCE TO MAINTAIN
17 CONSISTENCY, INCLUDING PART §1-6-7, PART §1-6-8, PART §1-6-9, PART §1-
18 6-16, PART §1-7-16, PART §1-7-43, PART §1-11-9, PART §1-11-12, PART §1-12-
19 12, PART §1-13-2, PART §1-13-3, PART §1-13-4, PART §5-1-1; AND REVISING
20 THE LOCATION IN THE CODE OF RESOLUTIONS FOR SELECT PLANS TO
21 COMPILE RELEVANT SECTIONS OF THE CODE OF RESOLUTIONS AND TO
22 MAINTAIN CONSISTENCY WITH THE IDO, INCLUDING PART §1-4-2, PART §1-
23 4-3, PART §1-6-8, PART §1-6-10, PART §1-6-11, PART §1-6-12, PART §1-6-13,
24 PART §1-6-14, PART §1-6-15, PART §1-11-5, PART §1-11-6, PART §1-11-7,
25 PART §1-11-13, PART §1-11-14, PART §1-13-2, PART §1-13-3, PART §1-13-4,

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1 PART §1-13-5, PART §4-2-5, PART §4-2-1, PART §4-2-9, PART §4-4-2, PART §4-
2 3-1, AND PART §4-4-3.

3 WHEREAS, the City Council, the Governing Body of the City of
4 Albuquerque, has the authority to adopt and amend plans for the physical
5 development of areas within the planning and platting jurisdiction of the City
6 authorized by statute, Section 3-19-3, NMSA 1978, and by its home rule
7 powers; and

8 WHEREAS, the City's zoning powers are established by the City charter, in
9 which Article I, Incorporation and Powers, allows the City to adopt new
10 regulatory structures and processes to implement the Albuquerque-Bernalillo
11 County Comprehensive Plan ("Comp Plan") and help guide future legislation;
12 Article IX, Environmental Protection, empowers the City to adopt regulations
13 and procedures to provide for orderly and coordinated development patterns
14 and encourage conservation and efficient use of water and other natural
15 resources; and Article XVII, Planning, establishes the City Council as the
16 City's ultimate planning and zoning authority; and

17 WHEREAS, the City adopted a Planning Ordinance (§14-13-2) that
18 established a ranked system of plans, with the jointly adopted Comp Plan as
19 the Rank 1 plan that provides a vision, goals, and policies for the Albuquerque
20 metropolitan area, including the entire area within the city's municipal
21 boundaries, Rank 2 plans that provide more detailed policies for a particular
22 type of facility or a sub-area of the city in order to implement the Comp Plan,
23 and Rank 3 plans that provide an even greater level of detail about an even
24 smaller sub-area; and

25 WHEREAS, the City amended the Comp Plan in 2001 via R-01-344
26 (Enactment No. 172-2001) to include a Centers and Corridors vision for future
27 growth and development as recommended by the City's Planned Growth
28 Strategy (§14-13-1) in order to maintain a sustainable urban footprint and
29 service boundary for infrastructure; and

30 WHEREAS, the City amended the Comp Plan in 2001 via R-01-343
31 (Enactment No. 171-2001) to identify Community Planning Areas and provide
32 goals and policies to protect and enhance distinct community identity in each
33 area; and

1 WHEREAS, the City’s Comprehensive Zoning Code (“Zoning Code”), which
2 is the primary implementation tool for the Comp Plan, has been amended
3 piecemeal hundreds of times but has not been comprehensively updated
4 since 1975; and

5 WHEREAS, the Zoning Code was not updated comprehensively after the
6 Comp Plan amendments adopting the Centers and Corridors vision and
7 community identity goals and policies for Community Planning Areas; and

8 WHEREAS, zoning codes typically have a lifespan of 20 years before a
9 comprehensive update is needed; and

10 WHEREAS, the Zoning Code does not include integrated tools to address
11 the unique needs of sub-areas or establish regulations to protect the character
12 of built environments in particular sub-areas; and

13 WHEREAS, lower-ranked plans are intended to implement the Rank 1 Comp
14 Plan and supplement the Zoning Code by providing a greater level of detailed
15 planning policy and/or land use and zoning regulations for sub-areas of the
16 city; and

17 WHEREAS, the City has adopted six Rank 2 Facility Plans – for Arroyos
18 (adopted 1986), for the Bosque (adopted 1993), for Major Public Open Space
19 (adopted 1999), for the Electric System: Transmission & Generation (last
20 amended in 2012), for Route 66 (adopted 2014), and for Bikeways & Trails (last
21 amended in 2015) – to provide policy guidance and implementation actions for
22 implementing departments; and

23 WHEREAS, the City’s Rank 2 Facility Plan for Arroyos identifies major
24 arroyos that serve a drainage function as well as, in many cases, recreational
25 opportunities through multi-use trails or parks and provides policy guidance
26 for the design and management of these facilities; and

27 WHEREAS, the City has adopted three Rank 3 Arroyo Corridor Plans –
28 Pajarito (adopted in 1990), Amole (adopted in 1991), and Bear Canyon
29 (adopted in 1991) – which include policy guidance to the City for the
30 management of these facilities as well as regulations pertaining to private
31 property abutting these facilities; and

1 WHEREAS, Rank 2 Area Plans and Rank 3 Sector Development Plans have
2 been created and adopted over the last 40 years for approximately half the
3 area of the city; and

4 WHEREAS, the City has adopted five Rank 2 Area Plans – the Sandia
5 Foothills Area Plan in 1983 (never amended), the Southwest Area Plan in 1988,
6 (last amended in 2002), the East Mountain Area Plan in 1992 (never amended),
7 the North Valley Area Plan in 1993 (never amended), and the West Side
8 Strategic Plan in 1997 (last amended in 2014) – that provide policy guidance
9 about sub-areas to help implement the Comp Plan, yet three have not been
10 amended since 2001, when the Comp Plan was amended to adopt a Centers
11 and Corridors vision for future growth and development; and

12 WHEREAS, the Southwest Area Plan and East Mountain Area Plan were
13 jointly adopted with Bernalillo County, as the plan areas include land that is
14 predominantly within the unincorporated County area; and

15 WHEREAS, the City has adopted over 50 Sector Development Plans – some
16 of which include policies and some of which include tailored zoning,
17 regulations, and approval processes for properties within the plan boundary;
18 and

19 WHEREAS, approximately 51% of the adopted Rank 3 Sector Development
20 Plans were adopted or amended after 2001, when the Comp Plan was
21 amended to adopt a Centers and Corridors vision for future growth and
22 development; and

23 WHEREAS, the City intended to update each Sector Development Plan
24 every 10 years, but some have never been amended, some have been
25 amended multiple times, and over half are now more than 10 years old; and

26 WHEREAS, the Code of Resolutions indicates that the City has adopted
27 plans that the Planning Department cannot find, which may have been
28 repealed or replaced in whole or in part, and there may be other adopted
29 ranked plans that the Planning Department is no longer aware of and have not
30 been listed on the Planning Department's publication list; and

31 WHEREAS, approximately half the properties in the city have not had the
32 benefit of long-range planning for specific sub-areas with trend analysis by

1 staff or engagement by area stakeholders, which is an inequitable and
2 untenable existing condition; and

3 WHEREAS, City staff and the budget have been restructured and allocated
4 over the years in such a way as to no longer be adequate to maintain and
5 update over 50 standalone Sector Development Plans, three Area Plans, and
6 three Arroyo Corridor Plans, much less the additional plans that would be
7 needed to provide an equal level of policy guidance and tailored regulations
8 for the half of the city not currently covered by Rank 2 Area Plans or
9 Rank 3 Sector Development Plans; and

10 WHEREAS, the mix of policy and regulations in Rank 3 Plans has
11 sometimes created confusion as to whether language is narrative, policy,
12 and/or regulatory; and

13 WHEREAS, the adopted Rank 3 Sector Development Plans have created
14 over 235 unique SU-2 zones outside of the Zoning Code, many of which
15 establish zone abbreviations unique to each plan; and

16 WHEREAS, there are enumerable SU-1 zones adopted for individual
17 properties throughout the city totaling over 28,500 acres (almost 25% of the
18 city's total acreage); and

19 WHEREAS, the Zoning Code has 24 base zone districts, not including SU-1,
20 SU-2, and SU-3 zones or overlay zones; and

21 WHEREAS, the City has struggled to administer and enforce all of these
22 unique zones consistently over time; and

23 WHEREAS, the separation of land use and zoning regulation from the
24 Zoning Code into multiple standalone plans has sometimes resulted in
25 conflicting language and/or regulations being lost or overlooked by staff and
26 decision-makers in the review/approval and enforcement processes, which are
27 the primary responsibility of the Planning Department and the City Council as
28 the ultimate land use and zoning authority; and

29 WHEREAS, some Rank 3 Sector Development Plans establish separate
30 decision-making processes and/or criteria, which introduces an uneven
31 playing field for development and inconsistent protections for neighborhoods
32 and natural/cultural resources from area to area; and

1 WHEREAS, the City Council directed the City in April 2014 via R-14-46
2 (Enactment No. R-2014-022) to update the Comp Plan *and the land*
3 *development regulations intended to implement it; and*

4 WHEREAS, the City Planning Department and Council Services initiated a
5 project in February 2015 called “ABC-Z” to update the Albuquerque-Bernalillo
6 County Comprehensive Plan and develop an Integrated Development
7 Ordinance (“IDO”) to help implement it; and

8 WHEREAS, the public engagement process for ABC-Z offered a range of
9 opportunities for input, discussion, and consensus-building with over 130
10 workshops and public meetings, including daytime focus groups organized by
11 topic, evening meetings with a more traditional presentation and question and
12 answer session, “Comp Plan 101” and “Zoning 101” meetings, and periodic
13 “Ask an Expert” zoning clinics; and

14 WHEREAS, the project team spoke at over 100 meetings and local
15 conferences by invitation of various stakeholders; and

16 WHEREAS, the project team staffed booths and passed out promotional
17 material at community events and farmers markets to reach more people and a
18 broader cross-section of the community and met with individuals and small
19 groups during weekly office hours; and

20 WHEREAS, articles about the ABC-Z project appeared monthly in the City’s
21 Neighborhood News, ads specifically for the proposed IDO were placed in
22 print and social media, as well as on local radio stations, and the project team
23 maintained a project webpage and a social media page on Facebook for the
24 ABC-Z project; and

25 WHEREAS, the Planning Department has expended additional funds from
26 its general operating budget, and the City Council also provided
27 supplementary funds as part of a budget amendment in November 2015 (R-15-
28 266, Floor Amendment 2, Enactment No. R-2015-113) that were subsequently
29 used for additional paid advertising in print, radio, and social media, including
30 Spanish-language media outlets, to reach a broader and more diverse
31 audience; and

32 WHEREAS, the City Council adopted an updated Albuquerque-Bernalillo
33 County Comprehensive Plan (“ABC Comp Plan”) on March 20, 2017 via R-16-

1 108 (Enactment No. R-2017-026), including an updated community vision that
2 is still based on a Centers and Corridors approach to growth; and

3 WHEREAS, the 2017 ABC Comp Plan adopted an updated Centers and
4 Corridors map that establishes boundaries for the Centers; designates priority
5 for transportation modes on certain Corridors; and identifies Downtown,
6 Urban Centers, Activity Centers, Premium Transit Corridors, Major Transit
7 Corridors, and Main Street Corridors as the Centers and Corridors that are
8 intended to be walkable, with a mix of residential and non-residential land
9 uses, and with higher-density and higher-intensity uses; and

10 WHEREAS, the 2017 ABC Comp Plan established a hierarchy of Centers
11 and Corridors from the most to the least walkable, mixed-use, and dense, with
12 Downtown, Urban Centers, Premium Transit Corridors, and Main Street
13 Corridors all intended to be highly walkable, mixed-use, and dense; and

14 WHEREAS, the IDO, as a regulatory document that applies citywide, is the
15 primary mechanism to implement the 2017 ABC Comp Plan for land within the
16 municipal boundaries of the City of Albuquerque; and

17 WHEREAS, the IDO has been drafted to be consistent with and implement
18 Comp Plan goals and policies; and

19 WHEREAS, the IDO's stated purpose is to implement the 2017 ABC Comp
20 Plan; ensure that all development in the City is consistent with the spirit and
21 intent of other plans and policies adopted by City Council; ensure provision of
22 adequate public facilities and services for new development; protect quality
23 and character of residential neighborhoods; promote economic development
24 and fiscal sustainability of the City; provide efficient administration of City
25 land use and development regulations; protect health, safety, and general
26 welfare of the public; provide for orderly and coordinated development
27 patterns; encourage conservation and efficient use of water and other natural
28 resources; implement a connected system of parks, trails, and open spaces to
29 promote improved outdoor activity and public health; provide reasonable
30 protection from possible nuisances and hazards and to otherwise protect and
31 improve public health; and encourage efficient and connected transportation
32 and circulation systems for motor vehicles, bicycles, and pedestrians; and

1 WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors
2 map with a new Downtown Center designation as the most urban, walkable,
3 dense, intense, and mixed-use Center in Albuquerque, with the same
4 boundary as the adopted Rank 3 Downtown 2025 Sector Development Plan;
5 and

6 WHEREAS, the IDO helps to implement the Downtown Center by carrying
7 over and updating zoning regulations and design standards from the adopted
8 Rank 3 Downtown 2025 Sector Development Plan as a mixed-use, form-based
9 zone district (MX-FB-DT); and

10 WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors
11 map with a new Center designation of Urban Centers – intended to be highly
12 walkable, with mixed-use development and high-density, high-intensity uses –
13 for Volcano Heights and Uptown, with the same boundaries as identified in the
14 2013 Comp Plan, which followed boundaries established by SU-2 zoning in the
15 adopted Rank 3 Volcano Heights and Uptown Sector Development Plans; and

16 WHEREAS, the IDO helps implement these Urban Centers by allowing
17 additional building height and reducing parking requirements in these
18 Centers; and

19 WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors
20 map with a new Corridor designation of Premium Transit Corridors in order to
21 prioritize transit service in the public right-of-way and encourage higher-
22 density and mixed-use transit-oriented development that can support and be
23 supported by transit service; and

24 WHEREAS, the IDO helps implement Premium Transit Corridors for which
25 funding has been secured and transit station locations have been identified by
26 allowing additional building height and reducing parking requirements within
27 660 feet (one-eighth of a mile, a distance of two typical city blocks, considered
28 a 5-minute walk) of Premium Transit stations; and

29 WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors
30 map with a new Corridor designation of Main Streets, intended to be
31 pedestrian-oriented and encourage mixed-use and high-density residential
32 development along them; and

1 WHEREAS, the IDO helps implement Main Street Corridors by allowing
2 additional building height and reducing parking requirements on parcels
3 within 660 feet (one-eighth of a mile, a distance of two typical city blocks,
4 considered a 5-minute walk) of the centerline of Main Street Corridors; and

5 WHEREAS, the 2017 ABC Comp Plan updated the Centers and Corridors
6 map with a new Center designation of Activity Centers, intended to serve
7 surrounding neighborhoods, be more walkable and allow higher-density and
8 higher-intensity uses than non-Center areas; and

9 WHEREAS, the IDO helps implement Activity Centers by requiring
10 enhanced building façade design and site design for drive-throughs that
11 results in more pedestrian-oriented layouts within the boundary of these
12 Centers; and

13 WHEREAS, the IDO helps implement the Centers and Corridors vision by
14 converting existing mixed-use and non-residential zoning in Centers and
15 Corridors intended to be walkable, mixed-use, and dense to IDO zone districts
16 with the closest matching set of permissive uses, as described in more detail
17 below; and

18 WHEREAS, the IDO helps implement the Centers and Corridors vision by
19 providing different dimensional standards for density, height, and setbacks,
20 lower parking standards, additional building design and site layout standards,
21 and reduced buffering and landscaping requirements that will allow more
22 urban development forms as relevant for walkable, mixed-use, dense Centers
23 and Corridors (excluding Old Town, Employment Centers, and Commuter
24 Corridors); and

25 WHEREAS, the 2017 ABC Comp Plan included an updated map of City
26 Development Areas Map that replaced the 1975 Development Areas with one
27 of two new Development Area designations: Areas of Change, including all
28 Centers but Old Town and all Corridors but Commuter Corridors, or Areas of
29 Consistency, including single-family neighborhoods, parks, Major Public Open
30 Space, golf courses, airport runway zones, and many arroyos, acequias; and

31 WHEREAS, the 2017 ABC Comp Plan includes policies to encourage
32 growth and development in Areas of Change and policies to protect the

1 character and built environment in Areas of Consistency from new
2 development or redevelopment; and

3 WHEREAS, the IDO helps implement the Comp Plan by providing
4 Neighborhood Edge regulations (§14-16-5-9) that require a transition and
5 buffering between Areas of Change and Residential zones, as well as other
6 design requirements for development in Areas of Change to minimize negative
7 impacts on Areas of Consistency; and

8 WHEREAS, the IDO helps implement the Comp Plan by including
9 regulations (§14-16-5-2) to avoid sensitive lands such as flood plains, steep
10 slopes, unstable soils, wetlands, escarpments, rock outcroppings, large
11 stands of mature trees, archaeological sites; and

12 WHEREAS, the IDO helps implement the Comp Plan by including specific
13 regulations (§14-16-5-2(C)) to ensure that development near sensitive lands,
14 including archaeological sites (§14-16-5-2(D)), arroyos (§14-16-5-2(E)), and
15 acequias (§14-16-5-2(F)), is context-sensitive; and

16 WHEREAS, the IDO helps implement the Comp Plan by incorporating and
17 updating regulations from adopted Rank 3 Arroyo Corridor Plans as general
18 regulations for private property abutting any arroyo identified in the Rank 2
19 Facility Plan for Arroyos in order to ensure context-sensitive development
20 next to these natural resources, which function as drainage facilities as well
21 as providing open space and, in some cases, recreational opportunities
22 through multi-use trails or parks; and

23 WHEREAS, the IDO helps implement the Comp Plan by including specific
24 use restrictions and design standards (§14-16-5-2(H)) to ensure that
25 development adjacent to or within 330 feet (one-sixteenth of a mile, a distance
26 of one typical city block) of Major Public Open Space is context-sensitive; and

27 WHEREAS, the 2017 ABC Comp Plan includes goals and policies to protect
28 historic assets and cultural resources, and the IDO implements these goals
29 and policies by incorporating Historic Protection Overlay zones (§14-16-3-3)
30 with design standards to ensure compatible new development and
31 redevelopment in historic districts, View Protection Overlay zones (§14-16-3-
32 4), and regulations for development next to sensitive lands (§14-16-5-2); and

1 WHEREAS, the 2017 ABC Comp Plan includes goals and policies to protect
2 community health and maintain safe and healthy environments where people
3 can thrive; and

4 WHEREAS, the IDO helps to implement these goals and policies by
5 providing a set of zones (§14-16-2) that range from low intensity to high
6 intensity and designating the appropriate mix of land uses in each zone; and

7 WHEREAS, the IDO helps implement these goals and policies by providing
8 use-specific standards (§14-16-4-3) that require a distance separation for
9 certain nuisance uses – such as alcohol sales and heavy manufacturing –
10 from residential areas, schools, and churches to mitigate the potential
11 negative impact on quality of life; and

12 WHEREAS, the IDO helps implement these goals and policies by providing
13 use-specific standards (§14-16-4-3) that require distance separations between
14 uses that pose potential negative impacts on nearby properties – such as
15 pawn shops, bail bonds, small loan businesses, and liquor retail – to prevent
16 clustering of such uses; and

17 WHEREAS, the 2017 ABC Comp Plan recommends a transition from long-
18 range planning with communities on an as-needed basis to create standalone
19 Rank 2 and 3 plans to a 5-year cycle of planning with each of 12 Community
20 Planning Areas in order to provide opportunities for all areas of the city to
21 benefit from area-specific long-range planning, including regular and ongoing
22 opportunities for stakeholder engagement and analysis by staff of trends,
23 performance measures, and progress toward implementation actions in the
24 Comp Plan; and

25 WHEREAS, the IDO implements the new proactive approach to long-range
26 planning by committing the City to a proactive, equitable system of
27 assessments (§14-16-6-3(D)) done every five years with residents and
28 stakeholders in each of 12 Community Planning Areas established by the ABC
29 Comp Plan; and

30 WHEREAS, the IDO furthers the purpose and intent of the Planning
31 Ordinance (§14-13-2) and the Planned Growth Strategy (§14-13-2-3) by
32 establishing a regulatory framework that ensures that development is
33 consistent with the intent of other plans, policies, and ordinances adopted by

the City Council; that updated development standards help ensure provision of adequate light, air, solar access, open spaces, and water; that clarified and streamlined development processes will help ensure the harmonious, orderly, and coordinated development of land in the City, and help create efficiency in governmental operations; that land use is coordinated with transportation corridors to help promote the convenient circulation of people, goods, and vehicles while minimizing traffic hazards; that subdivision standards and review/approval processes serve as a framework to help Staff and the public ensure the safety and suitability of land for development; and

WHEREAS, the IDO (§14-16-6-3) describes a Planning System (§14-16-6-3) that incorporates the ranked system of plans described in the Planning Ordinance (§14-13-2): the Rank 1 plan with which the lower-ranking plans must be consistent and that the lower-ranking plans are intended to help implement, Rank 2 plans for facilities that exist throughout the City in various areas and need to be coordinated and managed with a consistent approach (i.e. Facility Plans), and Rank 3 plans for specific areas that benefit from more detailed guidance related to the area's unique needs and opportunities (i.e. Metropolitan Redevelopment Plans, Master Plans, and Resource Management Plans); and

WHEREAS, the Planning Ordinance (§14-13-2) is being amended with the Ordinance adopting the IDO (O-17-49) to clarify that Ranked plans will hereby include narrative and policies but not regulations; and

WHEREAS, adopted Rank 2 Facility Plans will remain in effect, to be amended pursuant to the IDO (§14-16-6-3(B)) or as specified in the adopted plan; and

WHEREAS, the 2017 ABC Comp Plan included and updated policies from adopted Rank 2 Area Plans and Rank 3 Sector Development Plans; and

WHEREAS, the 2017 ABC Comp Plan included Sector Development Plans adopted as of March 2017 in the Appendix so that they can be used as informational, reference documents for relevant sub-areas, especially in creating and/or amending Community Planning Area assessments in the future; and

1 **WHEREAS, the IDO is intended to contain all the zoning and land use laws**
2 **of the City, superseding any and all other zoning and land use laws whether**
3 **written or based on prior practice; and**

4 **WHEREAS, the IDO is intended to integrate and adopt regulations**
5 **pertaining to land use and development on private land within the City's**
6 **municipal boundaries into one document in order to eliminate duplication,**
7 **inconsistencies, and conflicts and to strengthen consistency, coordination,**
8 **efficiency, effectiveness, and enforcement of these regulations; and**

9 **WHEREAS, the IDO does not apply to properties within other jurisdictions,**
10 **such as the State of New Mexico, Federal lands, and lands in unincorporated**
11 **Bernalillo County or other municipalities; and**

12 **WHEREAS, the IDO includes the flexibility to tailor uses, overlay zones,**
13 **development standards, and review/approval processes for specific sub-areas**
14 **to protect character, enhance neighborhood vitality, and respect historic and**
15 **natural resources; and**

16 **WHEREAS, regulations from the adopted Rank 3 Sector Development Plans**
17 **and Rank 3 Arroyo Corridor Plans have been coordinated, updated, and**
18 **included in the IDO either as citywide regulations or as regulations applying to**
19 **a mapped area consistent with the applicable area identified in the relevant**
20 **adopted Sector Development Plan; and**

21 **WHEREAS, the IDO carries over as Character Protection Overlay zones**
22 **(§14-16-3-2) distinct sets of building and site design standards intended to**
23 **reinforce the existing character of sub-areas of the city from adopted Rank 3**
24 **Sector Development Plans, including Coors Corridor Plan (last amended in**
25 **2013), Downtown Neighborhood Area (adopted 2012), Huning Highland (last**
26 **amended in 2005), Los Duranes (adopted 2012), Nob Hill Highland (last**
27 **amended in 2014), Rio Grande Boulevard Corridor (adopted 1989),**
28 **Sawmill/Wells Park (last amended in 2002), Volcano Cliffs (last amended in**
29 **2014), Volcano Heights (last amended in 2014), and Volcano Trails (last**
30 **amended in 2014); and**

31 **WHEREAS, within the Nob Hill Character Protection Overlay zone, the IDO**
32 **tailors the dimensional standards associated with Premium Transit stations**
33 **and Main Street Corridors, as well as the building height bonus associated**

1 with Workforce Housing, to recognize the lower building heights that
2 contribute to the distinctive character of “Lower Nob Hill” between Girard
3 Blvd. and Aliso Dr., consistent with the intent of the adopted Rank 3 Nob Hill
4 Highland Sector Development Plan; and

5 WHEREAS, the IDO carries over as Historic Protection Overlay zones (§14-
6 16-3-3) historic design standards from the Historic Zone (H-1) and adopted
7 historic overlay zones, including East Downtown (adopted 2005),
8 Eighth/Forrester (last amended in 1998), Fourth Ward (adopted 2002), Huning
9 Highland (adopted 2010), and Silver Hill (last amended in 2010); and

10 WHEREAS, the IDO carries over and updates view preservation regulations
11 from the Rank 3 Coors Corridor Plan (last amended in 2013) and Rank 3
12 Northwest Mesa Escarpment Plan (last amended in 2016) as View Protection
13 Overlay zones (§14-16-3-4) to protect views from public rights-of-way to
14 cultural landscapes designated by the 2017 ABC Comp Plan; and

15 WHEREAS, the IDO includes and updates standards and review/approval
16 procedures for development from the existing Landmarks and Urban
17 Conservation Ordinance (§14-12-1 et seq.) in order to protect structures and
18 areas of historical, cultural, architectural, engineering, archeological, or
19 geographic significance; and

20 WHEREAS, the IDO includes and updates portions of the Development
21 Process Manual (DPM) that pertain to the engineering technical standards for
22 development on private land and these updates have been coordinated with
23 technical subcommittees that are updating relevant portions of the DPM as
24 part of a parallel effort in order to remove conflicts between zoning regulations
25 and technical standards related to street and parking design, drainage, flood
26 control, and sewer service; to ensure an orderly and harmonious process and
27 outcome for coordinating land use, transportation, and infrastructure on
28 private property and within the public right-of-way; and to improve the viability
29 of multiple transportation methods throughout the city; and

30 WHEREAS, the IDO incorporates the purpose and updates the content of
31 the existing Zoning Code (§14-16 et seq.); and

32 WHEREAS, the IDO includes three categories of uses – Residential, Mixed-
33 use, and Non-residential – with zones in each category that range from the

1 least to the most intense that are appropriate to a mid-size, Southwestern, 21st
2 century city; and

3 WHEREAS, the existing Official Zoning Map is included by reference in the
4 Zoning Code (§14-16-4-9); and

5 WHEREAS, the IDO adopts an Official Zoning Map (§14-16-1-6) with zones
6 converted from existing zone districts pursuant to the zoning conversion rules
7 described below; and

8 WHEREAS, properties with zoning from the Zoning Code have been
9 converted on the zoning conversion map to the IDO zone district with the
10 closest matching set of permissive uses on a conversion map that has been
11 available to the public for review and comment since April 2016; and

12 WHEREAS, properties with SU-2 or SU-3 zoning from adopted Rank 3
13 Sector Development Plans have been converted on the zoning conversion
14 map to the IDO zone district with the closest matching set of permissive uses;
15 and

16 WHEREAS, properties with Residential and Related Uses – Developing
17 Area (RD) zoning, Planned Residential Development (PRD) zoning, or Planned
18 Development Area (PDA) zoning have been converted on the zoning
19 conversion map to the Planned Development (PD) zone district in the IDO,
20 which is site-plan controlled and allows uses as specified on the approved site
21 plan; and

22 WHEREAS, properties with SU-1 zoning in an adopted Rank 3 Sector
23 Development Plan that describes the zones by referring to the existing Zoning
24 Code (other than SU-1 for PRD or SU-1 for PDA, whose conversion is
25 described above) have been converted in the conversion zoning map to the
26 IDO zone with the closest matching set of permissive uses; and

27 WHEREAS, properties with SU-1 zoning whose zone descriptions refer to
28 zones from the existing Zoning Code have been converted on the zoning
29 conversion map to the IDO zone with the closest matching set of permissive
30 uses; and

31 WHEREAS, properties with SU-1 zoning with zoning descriptions that refer
32 to permitted uses but do not refer to zones from the existing Zoning Code

1 have been converted on the conversion zoning map to the IDO zone district
2 that is site plan controlled – Planned Development (PD); and

3 WHEREAS, the zoning conversion rules for properties with C-2 zoning, or
4 SU-1, SU-2, or SU-3 zones that reference C-2 zones as the highest uses
5 allowed permissively, were different for the east and west sides of the Rio
6 Grande in order to address the imbalance of jobs and housing on the West
7 Side, so that C-2 properties on the East Side were converted to MX-M to
8 encourage an ongoing mix of residential and commercial uses, while
9 properties on the West Side were converted to Non-Residential Commercial
10 (NR-C) to ensure the addition of retail and services that are currently lacking;
11 and

12 WHEREAS, the zoning conversion rules for properties with C-3 zoning, or
13 SU-1 and SU-2 zones that reference C-3 zones as the highest uses allowed
14 permissively, were different inside and outside of Centers to help implement
15 the ABC Comp Plan and result in more mixed-use, walkable development
16 within Centers, so that C-3 properties outside of Centers were converted to
17 Non-Residential Commercial (NR-C), while properties east of the river within
18 Urban Centers or Activity Centers or within 660 feet of Premium Transit station
19 areas or 660 feet of the centerline of a Main Street Corridor were converted to
20 MX-H, west of the river only properties within 660 feet of Premium Transit
21 station areas were converted to MX-H; and

22 WHEREAS, the City and Bernalillo County jointly adopted the Planned
23 Communities Criteria (Code of Resolutions §1-1-10) that establish a procedure
24 for planning large areas that are intended to function self-sufficiently within
25 their jurisdictions, with development and services that have no net cost to the
26 local jurisdiction and that implement the Comp Plan; and

27 WHEREAS, the City has approved two Planned Communities – Mesa del
28 Sol and Westland – with Level A “Master Plans,” which will be called
29 Framework Plans in the IDO, and Level B “Master Plans,” which will be called
30 Site Plans or Master Development Plans, based on the zoning designation;
31 and

32 WHEREAS, properties within a Planned Community have been converted to
33 the IDO’s Planned Community (PC) zone, which will still be regulated pursuant

1 to the relevant approved “Master Plan” as an approved Site Plan – EPC, with
2 uses regulated pursuant to the matching IDO conversion zone for any named
3 zone out of the existing Zoning Code; and

4 WHEREAS, the IDO includes a Use Table (§14-16-4-2) that clearly indicates
5 land uses that are permitted, conditional, accessory, conditional accessory,
6 conditional vacant, or temporary in each zone district; and

7 WHEREAS, the IDO includes use-specific standards (§14-16-4-3) to
8 establish use regulations, further design requirements, allowances, area-
9 specific regulations, and/or processes to avoid or mitigate off-site impacts and
10 ensure high-quality development, including those carried over from adopted
11 Rank 3 Sector Development Plans and generalized to apply citywide or
12 mapped to continue to apply to a small area; and

13 WHEREAS, the IDO includes general development standards (§14-16-5)
14 related to site design and sensitive lands; access and connectivity; parking
15 and loading; landscaping, buffering, and screening; walls; outdoor lighting;
16 neighborhood edges; solar access; building design; signs; and operation and
17 maintenance; and

18 WHEREAS, the IDO includes and updates standards for the subdivision of
19 land (§14-16-5-4) and associated administrative and enforcement procedures
20 (§14-16-6) in the existing Subdivision Ordinance (§14-14-1 et seq.) in order to
21 ensure that land suitable for development is served by the necessary public
22 services and infrastructure, including a multi-modal transportation network,
23 and platted accordingly; and

24 WHEREAS, the IDO establishes review and approval processes (§14-16-6)
25 appropriate for each type of land development application in order to clearly
26 establish notice requirements, decision-making bodies, and criteria for
27 decision-making bodies; and

28 WHEREAS, the IDO establishes thresholds and criteria for administrative
29 review and decision by staff (§14-16-6-5) for minor projects based on objective
30 standards for high-quality, context-sensitive development established by the
31 IDO; and

32 WHEREAS, the IDO establishes thresholds, criteria, and the appropriate
33 decision-making body for major projects (§14-16-6-6) that require a public

1 meeting and/or hearing and whose approval should be based on consideration
2 of objective standards for high-quality, context-sensitive land use and
3 development established by the IDO; and

4 WHEREAS, the IDO requires review and decision by the Environmental
5 Planning Commission for a zone change (§14-16-6-7(E)) and site plan approval
6 (§14-16-6-7(F)) based on consideration of policy as well as objective standards
7 for high-quality, context-sensitive development established by the IDO in
8 Planned Development (PD), Non-residential Sensitive Use (NR-SU) zone
9 districts, and new Master Development Plans in Non-residential Business Park
10 (NR-BP) zone districts; and

11 WHEREAS, the IDO incorporates and updates criteria for amendments of
12 the zoning map (i.e. zone changes) adopted by R-270-1980 and differentiates
13 between criteria for Areas of Change and Areas of Consistency to help
14 implement the 2017 ABC Comp Plan; and

15 WHEREAS, the IDO requires applicants requesting amendments of the
16 zoning map on properties wholly or partially within Areas of Consistency to
17 demonstrate that the new zone would clearly reinforce or strengthen the
18 established character of the surrounding Area of Consistency and would not
19 permit development that is significantly different from that character; and

20 WHEREAS, the IDO requires review and decision by the Environmental
21 Planning Commission (§14-16-6-7(E)) based on consideration of policy as well
22 as objective standards for high-quality, context-sensitive development
23 established by the IDO for amendments to the zoning map up to 10 acres in
24 Areas of Consistency and up to 20 acres in Areas of Change, above which
25 Council has authority; and

26 WHEREAS, the IDO requires review and recommendation by the
27 Environmental Planning Commission and review and final decision by the City
28 Council for amendment of a Rank 1 Plan (§14-16-6-7(A)), adoption or
29 amendment of a Rank 2 Facility Plan (§14-16-6-7(B)), text amendments to the
30 IDO (§14-16-6-7(D)), or annexations (§14-16-6-7(G)) based on consideration of
31 policy as well as objective standards for high-quality, context-sensitive
32 development established by the IDO for zone changes of 10 acres or more in
33 Areas of Consistency and 20 acres or more in Areas of Change; and

1 WHEREAS, the IDO establishes procedures and criteria for alterations and
2 demolition within and outside Historic Protection Overlay zones and for
3 amending existing and designating new Historic Protection Overlay zones and
4 landmarks (§14-16-6-7(C)); and

5 WHEREAS, the IDO requires appeals of all decisions to be reviewed and
6 recommended by the Land Use Hearing Officer and reviewed and decided by
7 the City Council as the City's ultimate land use and zoning authority; and

8 WHEREAS, the IDO establishes criteria and thresholds appropriate for staff
9 review and decision of minor deviations from zoning dimensional standards
10 (§14-16-6-4(X)(2)); and

11 WHEREAS, the IDO establishes procedures and criteria for the Zoning
12 Hearing Examiner to decide on requests for conditional uses (§14-16-6-6(A)) or
13 for variances from dimensional zoning standards (§14-16-6-6(L)); and

14 WHEREAS, the IDO establishes procedures for the Development Review
15 Board (§14-16-6-6(J)) to grant variances to sidewalks, public right-of-way
16 standards, and subdivision standards, based on criteria established in the
17 Development Process Manual; and

18 WHEREAS, the IDO establishes procedures and criteria for the
19 Environmental Planning Commission to grant exceptions to zoning
20 dimensional standards that provide civic benefits or that benefit the natural
21 environment (§14-16-6-6(K)); and

22 WHEREAS, the IDO establishes notice and meeting requirements (§14-16-6-
23 4) that provide public awareness of development projects and input
24 opportunities appropriate to the scale of the development project – minor
25 projects that are administratively decided requiring notice but no meetings or
26 hearings, major projects that require notice and either a meeting or hearing,
27 and projects requiring discretionary decision-making based on consideration
28 of policy in addition to IDO regulations that are heard and decided at public
29 hearings; and

30 WHEREAS, approved site plans and permits shall remain valid (as
31 described in §14-16-6-4(W)) unless they expire (as described in §14-16-6-
32 4(W)(2)) or are amended (as described in §14-16-6-4(W)(3)); and

1 WHEREAS, the IDO establishes the period of validity for development
2 approvals that are subject to expiration; and

3 WHEREAS, the expiration of approvals granted prior to the effective date of
4 the IDO shall be calculated from the effective date of the IDO; and

5 WHEREAS, any compliance periods specified in the Zoning Code that are
6 carried over or replaced with new time periods for compliance in the IDO are
7 to be calculated from the effective date of the IDO; and

8 WHEREAS, all existing development that conforms to the Zoning Code on
9 the date the IDO becomes effective but that does not comply with the IDO shall
10 be considered nonconforming and allowed to continue, subject to limits on
11 expansion and thresholds after which the property must be brought into
12 compliance with the IDO as specified in §14-16-6-8; and

13 WHEREAS, the IDO establishes adequate provisions for the continuation
14 and expansion of nonconforming uses, structures, lots, signs, and site
15 features (§14-16-6-8), as well as appropriate thresholds or timeframes for when
16 nonconformities must come into compliance with the IDO; and

17 WHEREAS, the IDO establishes appropriate standards and procedures for
18 enforcing violations and assessing penalties (§14-16-6-9); and

19 WHEREAS, any violation of the City zoning, subdivision, or land
20 development regulations in effect prior to the effective date of this IDO will
21 continue to be a violation under this IDO and subject to enforcement actions,
22 unless the development or other activity that was a violation of the previous
23 regulations is consistent with the requirements and regulations of this IDO;
24 and

25 WHEREAS, the City and private property owners will need time to transition
26 from processes related to the existing zoning code to the new IDO, and the
27 IDO is therefore intended to become effective six months from its adoption
28 date; and

29 WHEREAS, the Planning Department intends to submit and sponsor a
30 series of zone change requests for review/approval within a year of the IDO
31 effective date to address mismatches of land use and zoning that pre-existed
32 the IDO adoption, to address properties with uses that become nonconforming
33 upon the IDO becoming effective, and to consider requests from property

1 owners desiring to downzone their existing zoning to a less intense, less
2 dense zone district in Areas of Consistency; and
3 WHEREAS, the Planning Department intends to initiate the Community
4 Planning Areas assessments within two years after the effective date of the
5 IDO to assess current and anticipated trends and conditions, to understand
6 planning issues and develop solutions to address them, and to track progress
7 on performance measures identified in the ABC Comp Plan over time; and
8 WHEREAS, the IDO requires the City to create an update process and
9 annual schedule for updates to the IDO; and
10 WHEREAS, the Office of Neighborhood Coordination sent e-mail
11 notification to neighborhood representatives on December 29, 2016, as
12 required, as part of the Environmental Planning Commission (EPC) application
13 process, and Planning Staff sent a re-notification reminder and Notice of
14 Decision for each hearing to neighborhood representatives on March 21, April
15 11, April 25, and May 5, 2017; and
16 WHEREAS, the proposed IDO was announced in the *Albuquerque Journal*,
17 the *Neighborhood News*, and on the Planning Department's webpage in
18 January 2017; and
19 WHEREAS, staff prepared summary handouts for each adopted Sector
20 Development Plan to explain how Sector Development Plan policies were
21 incorporated into the 2017 ABC Comp Plan, how regulations from Sector
22 Development Plan regulations were incorporated into the Integrated
23 Development Ordinance as either a best practice approach to land-use
24 regulation and zoning that was extended citywide or as a regulation that was
25 mapped to apply to the same area as specified in the Sector Development
26 Plan, either as a zone district (§14-16-2-3), a Character Protection Overlay zone
27 (§14-16-3-2), a Historic Protection Overlay zone (§14-16-3-3), a View Protection
28 Overlay zone (§14-16-3-4), a use-specific standard (§14-16-4-3), a development
29 standard (§14-16-5), or an administrative procedure (§14-16-6); and
30 WHEREAS, the public and staff from City departments and outside
31 agencies had opportunities to make written and verbal comments prior to and
32 during the EPC's review of the IDO, and the IDO was revised to reflect
33 Conditions of Approval recommended by the EPC; and

1 WHEREAS, the EPC voted on May 15, 2017 after five hearings to
2 recommend approval of the IDO with a vote of 6-1 (with one Commissioner
3 absent and one Commissioner's position vacant); and

4 WHEREAS, the public and staff had an opportunity to make written and
5 verbal comments prior to and during the Land Use, Planning, and Zoning
6 Committee's review of the IDO, and the IDO was revised to reflect changes
7 recommended by the LUPZ Committee; and

8 WHEREAS, the public and staff had an opportunity to make written and
9 verbal comments prior to and during the full Council's review of the IDO, and
10 the Council adopted Floor Amendments to change the IDO in response; and

11 WHEREAS, the policy purpose of the Rank 2 Area Plans and Rank 3 Sector
12 Development Plans has been replaced by the 2017 ABC Comp Plan update;
13 and

14 WHEREAS, the planning purpose of Rank 2 Area Plans and Rank 3 Sector
15 Development Plans for sub-areas of the city has been replaced with the 2017
16 ABC Comp Plan implementation policies and IDO Planning System (§14-16-6-
17 3) to provide a proactive, equitable system of long-range planning for all areas
18 of the city as assessments done every five years with residents and
19 stakeholders in each of 12 Community Planning Areas established by the ABC
20 Comp Plan; and

21 WHEREAS, the regulatory purpose of the Rank 3 Sector Development
22 Plans has been replaced by the IDO, which includes best practices for
23 coordinating land use and transportation, establishing appropriate land use
24 controls through zoning, protecting single-family neighborhoods and
25 sensitive lands, and providing appropriate tools to protect character in
26 historic districts and unique neighborhoods; and

27 WHEREAS, the land use and zoning purpose of the Rank 3 Sector
28 Development Plans has been replaced with the IDO, which includes
29 regulations from adopted Rank 3 Sector Development Plans, and the zoning
30 conversion map, which converts SU-2 zoning from Rank 3 Sector
31 Development Plans to zones in the IDO with the closest matching set of
32 permissive uses; and

1 WHEREAS, the regulatory purpose of the Rank 3 Arroyo Corridor Plans has
2 been replaced by the IDO, which incorporates and updates regulations from
3 adopted Arroyo Corridor Plans and applies then citywide along arroyos
4 designated in the Rank 2 Facility Plan for Arroyos to ensure that development
5 on private land adjacent to arroyos is context-sensitive; and

6 WHEREAS, the Rank 3 Arroyo Corridor Plans will continue to be used as
7 Resource Management Plans by the relevant implementing departments to
8 provide policy guidance for the management of these resources; and

9 WHEREAS, Master Plans for City facilities, such as the Balloon Fiesta Park
10 Master Plan and BioPark Master Plan, will continue to be used as Rank 3
11 Master Plans by the relevant implementing departments for guidance on
12 management and planning these individual facilities, to be developed and
13 amended as specified by the relevant implementing departments; and

14 WHEREAS, several Sector Development Plans were jointly adopted as
15 Metropolitan Redevelopment Area Plans, including St. Joseph Hospital/Civic
16 Auditorium Area Sector Development Plan (adopted in 1979), McClellan Park
17 Metropolitan Redevelopment Plan (last amended in 1995), Los Candelarias
18 Village Center & Metropolitan Redevelopment Plan (adopted in 2001), South
19 Broadway Sector Development Plan and Metropolitan Redevelopment Plan
20 (last amended in 2002), and Downtown 2025 Sector Development Plan (last
21 amended in 2014); and

22 WHEREAS, adopted Metropolitan Redevelopment Plans – including
23 Metropolitan Plans that were adopted as joint Sector Development Plans and
24 Metropolitan Plans – will continue to be used by the Metropolitan
25 Redevelopment Agency as Rank 3 Metropolitan Redevelopment Plans to
26 provide guidance on redevelopment efforts, catalytic projects, and
27 public/private partnerships, subject to amendment pursuant to the
28 Metropolitan Redevelopment Agency Ordinance (§14-8-4-3(B)); and

29 WHEREAS, the City adopted a Rank 2 Bikeways and Trails Facility Plan that
30 replaced the former Trails and Bikeways Plan and On-Street Comprehensive
31 Bike Plan; and

32 WHEREAS, references in the Code of Resolutions to previous amendments
33 to the Comp Plan and other plans that are no longer necessary should be

1 removed to be consistent with changes to §14-13-2-2 in the Planning
2 Ordinance amended via O-17-49 and codified in §14-16-6-3 of the IDO; and

3 WHEREAS, references in the Code of Resolutions to zone districts the
4 Zoning Code should be updated to reflect the new zone districts in the IDO;
5 and

6 WHEREAS, references in the Code of Resolutions to former Commissions
7 and procedures that are no longer current practice, such as the Extraterritorial
8 Zoning Commission and prior notice of annexations by City Council, need to
9 be updated to match changes to State Law; and

10 WHEREAS, many resolutions in the Code of Resolutions refer to plans and
11 practices that are no longer in use, and deleting outdated references and
12 reorganizing the remaining content is intended to clarify requirements and
13 increase governmental efficiency, effectiveness, and consistency.

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

16 Section 1. The City hereby repeals the Rank 2 Area Plans, whose policy
17 content has been updated, incorporated into, and replaced by the 2017 ABC
18 Comp Plan via R-16-08 (Enactment No. R-2017-026) and whose policy purpose
19 has been invalidated by the amendments to the Planning Ordinance in the
20 companion legislation adopting the Integrated Development Ordinance (O-17-
21 49). The Code of Resolutions Land Use – Article 11: Area Plans is hereby
22 repealed, with the following related actions:

23 (A) The following Parts are repealed in their entirety:

- 24 • §1-11-2 Southwest Area Plan
- 25 • §1-11-3 East Mountain Area Plan
- 26 • §1-11-4 North Valley Area Plan
- 27 • §1-11-8 West Side Strategic Plan
- 28 • §1-11-10 Sandia Foothills Area Plan

29 (B) The following Part is moved as follows:

- 30 • §1-11-5 Trails and Bikeways Plan; On-Street Comprehensive Bike Plan
31 adopting resolutions, which were replaced with the Bikeways & Trails
32 Facility Plan, are moved to become a new §4-2-9, for historical
33 reference, and sections (A)(1), (A)(2), (B)(1), and (B)(2) are hereby

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- 1 rescinded. A reference to §1-14-1 Bikeways & Trails Facility Plan shall
2 be added.
- 3 **(C) The following Parts are moved to a new Article 15: Rank 3 Master Plans and**
4 **Resource Management Plans, and the City hereby designates the**
5 **referenced plans as Rank 3 Plans.**
- 6 • §4-2-5 Albuquerque International Airport Master Plan and Airport Noise
7 Compatibility Program is moved to become a new §1-15-1, with a
8 reference to §1-11-7 Airport Master Plan. The text in §1-11-7 is
9 rescinded.
 - 10 • §1-11-6 Bosque Action Plan is moved to become a new §1-15-2.
 - 11 • §4-4-2 Rio Grande Zoological Park Master Plan is moved to become a
12 new §1-15-3.
 - 13 • §1-11-13 Los Poblanos Fields Open Space Resource Management Plan
14 is moved to become a new §1-15-23.
 - 15 • §4-4-3 Rio Grande Valley State Park Management Plan is hereby
16 designated a Resource Management Plan and moved to become a new
17 §1-15-25.
 - 18 • §1-11-14 Tijeras Arroyo Biological Zone Resource Management Plan is
19 moved to become a new §1-15-26.
- 20 **(D) The following Parts are moved to a new Article 16: Framework Plans, and**
21 **the City hereby designates the referenced plans as adopted Framework**
22 **Plans.**
- 23 • §1-11-9 Level A Community Master Plan for Mesa del Sol is moved to
24 become a new §1-16-1.
 - 25 • §1-11-12 Westland Master Plan is moved to become a new §1-16-2, and
26 shall be updated with the text of R-15-5, Enactment No. R-2016-007.
- 27 **Section 2. The following approved, but uncodified Facility Plans are hereby**
28 **incorporated into a new Article 14: Rank 2 Facility Plans, created in Section 1**
29 **above. The City hereby designates following plans as Rank 2 Facility Plans:**
- 30 • Bikeways & Trails Facility Plan. The resolution adopting this plan (R-14-
31 142 / Enactment No. R-2015-045) shall be added as a new §1-14-1, with
32 references to §4-2-1 Bikeway Network Plan and §4-2-9 Trails and

1 Bikeways and On-Street Comprehensive Bike Plan. The text in §1-14-1
2 is hereby rescinded.

- 3 • Facility Plan: Electric System Transmission and Generation (2010-
4 2020). The resolution adopting this plan (R-11-311 / Enactment No. R-
5 2012-023) shall be added as a new §1-14-2, with a reference to §4-3-1
6 Facility Plan: Electric Service Transmission and Sub-transmission
7 Facilities (1995-2005). The text of §4-3-1 is hereby rescinded.
- 8 • Facility Plan for Arroyos. The resolution adopting this plan (no number)
9 shall be added as a new §1-14-3.
- 10 • Major Public Open Space Facility Plan. The resolution adopting this
11 plan (R-1-1999) shall be added as a new §1-14-4.
- 12 • Route 66 Action Plan. The resolution adopting this plan (R-14-115 /
13 Enactment No. R-2014-094) shall be added as a new §1-14-5.

14 Section 3. The City hereby repeals the existing Rank 3 Sector Development
15 Plans as regulatory documents whose purposes are replaced by the
16 Integrated Development Ordinance, whose regulatory content has been
17 updated, incorporated into, and replaced by the Integrated Development
18 Ordinance, and whose policy content has been updated, incorporated into,
19 and replaced by the 2017 ABC Comp Plan via R-16-08 (Enactment No. R-2017-
20 026). Code of Resolutions Land Use – Article 7: Sector Development and
21 Community Development Plans is hereby repealed, with the following related
22 actions:

23 (A) Article 4 is amended to repeal the following Parts in their entirety:

- 24 • §1-4-1 Downtown 2025 Sector Development Plan

25 (B) Article 7 is amended to repeal the following Parts in their entirety:

- 26 • §1-7-1 Designation of Community Development Areas
- 27 • §1-7-2 Academy-Tramway-Eubank Sector Development Plan
- 28 • §1-7-3 Los Duranes Sector Development Plan and Community
29 Development Plan
- 30 • §1-7-4 Downtown Neighborhood Area Sector Development Plan and
31 Community Development Plan
- 32 • §1-7-5 University of Albuquerque Sector Development Plan

- 1 • §1-7-6 La Mesa Sector Development Plan and Community Development
- 2 Plan
- 3 • §1-7-7 West Mesa Sector Development Plan and Community
- 4 Development Plan
- 5 • §1-7-8 Los Griegos Sector Development Plan and Community
- 6 Development Plan
- 7 • §1-7-9 Boys' Club Sector Development Plan
- 8 • §1-7-10 North Barelvas Sector Development Plan and Community
- 9 Development Plan
- 10 • §1-7-11 Old Town Sector Development Plan and Community
- 11 Development Plan
- 12 • §1-7-12 Huning Highland Sector Development Plan
- 13 • §1-7-13 University Neighborhood Sector Development Plan
- 14 • §1-7-14 Sawmill/Wells Park Sector Development Plan
- 15 • §1-7-15 South Broadway Neighborhoods Sector Development Plan
- 16 • §1-7-17 Trumbull Neighborhood Sector Development Plan
- 17 • §1-7-18 Huning Castle and Raynolds Addition Neighborhood Sector
- 18 Development Plan
- 19 • §1-7-19 Uptown Sector Development Plan
- 20 • §1-7-20 El Rancho Atrisco Sector Development Plan
- 21 • §1-7-21 La Cuesta Sector Development Plan
- 22 • §1-7-22 Heritage Hills East Sector Development Plan
- 23 • §1-7-23 East Gateway Sector Development Plan
- 24 • §1-7-24 McClellan Park District Sector Development Plan
- 25 • §1-7-25 Lava Shadows Sector Development Plan
- 26 • §1-7-26 East Atrisco Sector Development Plan
- 27 • §1-7-27 Coors Corridor Sector Development Plan
- 28 • §1-7-28 Seven Bar Ranch Neighborhood Sector Development Plan
- 29 • §1-7-29 Riverview Neighborhood Sector Development Plan
- 30 • §1-7-30 North Interstate 25 Sector Development Plan
- 31 • §1-7-31 West Route 66 Sector Development Plan
- 32 • §1-7-32 Nob Hill Sector Development Plan

- 1 • §1-7-33 Rio Bravo Sector Development Plan
- 2 • §1-7-34 Tower/Unser Sector Development Plan
- 3 • §1-7-35 Martineztown/Santa Barbara Neighborhoods Sector
- 4 Development Plan
- 5 • §1-7-36 Vineyard Sector Development Plan
- 6 • §1-7-37 High Desert Sector Development Plan
- 7 • §1-7-38 Quintessence Sector Development Plan
- 8 • §1-7-39 Barelmas Sector Development Plan
- 9 • §1-7-40 South Martineztown Sector Development Plan
- 10 • §1-7-41 Window G Sector Development Plan
- 11 • §1-7-42 La Cueva Sector Development Plan
- 12 • §1-7-44 East Gateway Sector Planning and Interim Development
- 13 Management Area
- 14 • §1-7-45 Volcano Heights Sector Development Plan
- 15 • §1-7-46 2008 South Yale Sector Development Plan
- 16 • §1-7-47 North 4th Street Corridor Plan
- 17 • §1-7-48 Volcano Cliffs Sector Development Plan
- 18 • §1-7-49 Volcano Trails Sector Development Plan
- 19 (C) Article 11 is amended to repeal the following Parts in their entirety:
- 20 • §1-11-11 Northwest Mesa Escarpment Plan
- 21 (D) Article 13 is amended to repeal the following Parts in their entirety:
- 22 • §1-13-1 Rio Grande Boulevard Corridor Plan
- 23 Section 4. The City hereby severs and invalidates the regulatory content of
- 24 the jointly adopted Rank 3 Sector Development Plans and Metropolitan
- 25 Redevelopment Plans, which will no longer serve as Sector Development
- 26 Plans but will continue to serve as Metropolitan Redevelopment Plans to guide
- 27 the Metropolitan Redevelopment Agency on redevelopment efforts, catalytic
- 28 projects, and public/private partnerships, subject to amendment pursuant to
- 29 the Metropolitan Redevelopment Agency Ordinance (§14-8-4-3(B)). Code of
- 30 Resolutions Land Use - Article 6: Redevelopment Plans is hereby repealed,
- 31 and Articles 7 and 12 are amended with the following related actions:

(A) The City hereby designates the following plans as Rank 3 Metropolitan Redevelopment Area Plans only, with regulatory content voided and amended with the following changes:

- Part §1-6-7 McClellan Park Metropolitan Redevelopment Plan, is moved to become a new §1-12-17 and is revised to delete subsection (C).
- Part §1-6-9 South Broadway Neighborhoods Metropolitan Redevelopment Plan is moved to become a new §1-12-18 and is revised as follows: “The South Broadway Neighborhoods Metropolitan Redevelopment Plan is hereby approved in all respects.”
- Part §1-7-16 St. Joseph/Civic Auditorium Area Sector Development Plan, is moved to become a new (A) through (F) of Part §1-12-4, and sections (A) and (B) are renumbered to reflect the insertion.
- Part §1-7-43 Downtown 2010 Sector Development Plan, is moved to become a new Part §1-12-19, Downtown 2025 Metropolitan Redevelopment Plan. References to the “Downtown 2010 Sector Development Plan” shall be deleted and replaced with “Downtown 2025 Metropolitan Redevelopment Area Plan.”
- Part §1-12-12 Los Candelarias Village Center Metropolitan Redevelopment Area, is revised to delete the words “Sector Development Plan” in and replace with “Metropolitan Redevelopment Area Plan.”

(B) The following Metropolitan Redevelopment Plan resolutions are amended to update their citation reference in the Code of Ordinances and amended with the following changes:

- Part §1-4-2 Sawmill Revitalization Strategy is hereby rescinded in its entirety, whose purpose and intent has been incorporated into the Sawmill Metropolitan Redevelopment Area Plan.
- Part §1-4-3 Bridge/Isleta Revitalization Plan is moved to become a new §1-12-20.
- Part §1-6-8 Soldiers and Sailors Park Metropolitan Redevelopment Plan, is moved to become a new §1-12-21 and is revised as follows: “(A)(2) The Plan conforms to the general plans of the city as a whole; and”

- 1 • §1-6-10 South Barelás Industrial Park Redevelopment Plan, is moved to
- 2 become a new §1-12-22, and it is renamed “South Barelás Industrial
- 3 Park Redevelopment Area Plan.”
- 4 • §1-6-11 Barelás Neighborhood Commercial Area Revitalization and
- 5 Metropolitan Redevelopment Plan, is moved to become a new §1-12-23.
- 6 • §1-6-12 Near Heights Metropolitan Redevelopment Plan, is moved to
- 7 become a new §1-12-24, and it is renamed “Near Heights Metropolitan
- 8 Redevelopment Area Plan.”
- 9 • §1-6-13 Highland Central Metropolitan Redevelopment Plan, is moved to
- 10 become a new §1-12-25, and it is renamed “Highland Central
- 11 Metropolitan Redevelopment Area Plan.”
- 12 • §1-6-14 Clayton Heights Metropolitan Redevelopment Plan, is moved to
- 13 become a new §1-12-26, and it is renamed “Clayton Heights
- 14 Metropolitan Redevelopment Area Plan.”
- 15 • §1-6-15 Historic Central Metropolitan Redevelopment Plan, is moved to
- 16 become a new §1-12-27, and it is renamed “Historic Central Metropolitan
- 17 Redevelopment Area Plan.”
- 18 **Section 5. The City hereby severs and invalidates the regulatory content of**
- 19 **the Rank 3 Arroyo Corridor Plans, which has been included or updated in the**
- 20 **Integrated Development Ordinance, and shall consider these plans as**
- 21 **Resource Management Plans that provide policy guidance to the**
- 22 **implementing department(s). Code of Resolutions Land Use - Article 13:**
- 23 **Corridor Plans is hereby repealed, with the following related actions:**
- 24 **(A) The following Parts are moved to a new Article 15, and the City hereby**
- 25 **designates the referenced plans as Rank 3 Resource Management Plans.**
- 26 • §1-13-2 Pajarito Arroyo Corridor Plan is moved to become a new §1-15-
- 27 24, and it is amended as follows: “The Pajarito Arroyo Plan, attached to
- 28 Resolution No. 115-1990 is hereby adopted as a Rank Three Plan. All
- 29 management, operations, and improvement activities within the corridor
- 30 shall be guided by this plan.”
- 31 • §1-13-3 Bear Canyon Arroyo Plan is moved to become a new §1-15-22,
- 32 and it is amended as follows: “(A) The Bear Canyon Arroyo Plan,
- 33 attached to Resolution No. 100-1991 is hereby adopted as a Rank 3 Plan.

1 All management, operations, and improvement activities within the
2 corridor shall be guided by this plan.”

- 3 • §1-13-4 Amole Arroyo Plan is moved to become a new §1-15-21, and it is
4 amended as follows: “(A) The Amole Arroyo Plan, attached to
5 Resolution No. 165-1991 is hereby adopted as a Rank Three Plan. All
6 management, operations, and improvement activities within the corridor
7 shall be guided by this plan.”

8 (B) The following Part is moved to Chapter 4: Programs and Plans, Article 2:
9 Transportation.

- 10 • Part §1-13-5 Interstate Corridor Enhancement Plan is moved to become
11 a new Part §4-2-11, and Parts §4-2-10 and §4-2-11 are renumbered to
12 reflect the insertion.

13 (C) The following Parts are moved to a new Article 15, and the City hereby
14 designates the referenced plans as Rank 3 Resource Management Plans.

- 15 • Part §1-11-13 Los Poblanos Fields Open Space Resource Management
16 Plan is moved to become a new §1-15-23.
17 • Part §1-11-14 Tijeras Arroyo Biological Zone Resource Management
18 Plan is moved to become a new §1-15-25.

19 Section 6. The City hereby repeals Article 10: Overlay zones, including the
20 Historic Overlay Zones resolutions (§1-10-1, §1-10-2, §1-10-3), the Design
21 Overlay Zones resolutions (§1-10-20 through §1-10-23), and the Airport
22 Overlay Zone resolutions (§1-10-30), whose regulatory purpose has been
23 replaced by the Integrated Development Ordinance (O-17-49).

24 (A) The following Overlay Zone plans are hereby rescinded:

- 25 • Alameda Boulevard Design Overlay Zone (July 28, 1998)
26 • Atrisco Vista Wall Overlay Zone (Z-84-115)
27 • Central Avenue Design Overlay Zone (R-13-165, Enactment No. R-2013-
28 065)
29 • Sunport Boulevard Design Overlay Zone (R-453, Enactment No. 110-
30 1992)
31 • Unser Boulevard Overlay Zone (R-14, Enactment No. 95-1992)

32 (B) The City hereby invalidates other Overlay Zones and plans that may have
33 been adopted that are not otherwise listed in Section 6(A) above.

1 Section 7. The City hereby repeals §1-1-2, Policies for Zone Map Change
2 Applications, which is commonly referred to by its enactment number of “R-
3 270-1980,” whose procedures and criteria for zone change requests have been
4 replaced by the Integrated Development Ordinance (O-17-49).

5 Section 8. The City hereby repeals §1-1-4, Annexation Policies, and §1-1-5,
6 Withdrawal of Petitioners for Annexation, whose procedures and criteria for
7 annexation of land into the City has been replaced by the Integrated
8 Development Ordinance (O-17-49).

9 Section 9. The City hereby repeals §1-1-6, Annual Revised Program of
10 Planning Priorities, whose procedures have been replaced by the Integrated
11 Development Ordinance (O-17-49).

12 Section 10. The City hereby repeals §1-1-11, Bed and Breakfast
13 Establishments in Residential Areas, whose procedures and criteria for
14 establishing bed and breakfast zoning has been replaced by the Integrated
15 Development Ordinance (O-17-49).

16 Section 11. The City hereby repeals §1-1-12, High Quality in Site
17 Development Type Plans, whose procedures and criteria for creating site
18 development plans has been replaced by the Integrated Development
19 Ordinance (O-17-49).

20 Section 12. The City hereby repeals §1-1-16, Establishing a Policy Pursuant
21 to the Pre-Development Facility Fee to Require Plat Review by Albuquerque
22 Public Schools Prior to City Approval for Preliminary Plats and Final Plats
23 Containing Residential Uses, whose procedures and criteria for referral of
24 platting applications to APS has been updated, integrated into, and replaced
25 by the Integrated Development Ordinance (O-17-49).

26 Section 13. The City hereby repeals Article §1-3, Metropolitan Areas and
27 Urban Centers Plan, whose policies have been replaced by the ABC Comp
28 Plan Centers and Corridors Map via R-16-08 (Enactment No. R-2017-026) and
29 whose regulatory intent has been replaced by the Integrated Development
30 Ordinance (O-17-49).

31 Section 14. The City hereby repeals Part §2-5-1 Extraterritorial Zoning
32 Commission in its entirety, whose purpose has been invalidated by changes
33 to State Law.

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- 1 Section 15. The City hereby repeals Part §1-1-14 City Council’s Prior
- 2 Notice of Annexations Required in its entirety, whose purpose has been
- 3 invalidated by changes to State Law.
- 4 Section 16. The City hereby amends Part §1-1-10 Criteria to Guide the
- 5 Planning and Development of Planned Communities in the Reserve Area to
- 6 ensure consistency with the 2017 ABC Comp Plan via R-16-08 (Enactment No.
- 7 R-2017-026) and the Integrated Development Ordinance (O-17-49).
- 8 • Subsection §1-1-10(A) is revised as follows: “Acceptance of planned
- 9 communities criteria: policy element. The Planned Community Criteria:
- 10 Policy Element, attached to Resolution No. 151-1990 are accepted and
- 11 approved in fulfillment of Subsection 2.D of Resolution 138-1988,
- 12 conditioned upon public hearing and approval by the Albuquerque City
- 13 Council and the Bernalillo County Commission.”
- 14 • Subsections §1-1-10(A)(1) through (A)(4) are deleted.
- 15 • Subsection §1-1-10(C) et seq. is deleted with subsequent sections
- 16 renumbered to reflect the deletion.
- 17 • Subsection §1-1-10(E) is revised as follows: “Plan ranking. Planned
- 18 community master plan ranking relationships are as follows: (1)
- 19 Planned community master plans will implement and be compatible with
- 20 the Rank 1 Comprehensive Plan. (2) Planned community master plans
- 21 will implement and be compatible with relevant Rank 2 plans. However,
- 22 planned community Level A Community Master Plans may, when
- 23 specifically so adopted constitute or contain an amendment to a Rank 2
- 24 Area Plan previously adopted. (3) Planned community Level B Village
- 25 Plans shall not conflict with other Rank 2 or Rank 3 plans affecting the
- 26 same area.”
- 27 • Subsection §1-1-10(F) et seq. is deleted.
- 28 Section 17. The City hereby amends Part §1-2-1 Comprehensive Plan for
- 29 Albuquerque and Bernalillo County to ensure consistency with the 2017 ABC
- 30 Comp Plan via R-16-08 (Enactment No. R-2017-026) and the Integrated
- 31 Development Ordinance (O-17-49).
- 32 • Subsections §1-2-1(B)4 and §1-2-1(B)5 are deleted.

- 1 • Subsection §1-2-1(C) is amended as follows: “The Implementation
- 2 Chapter shall be used as a foundation for procedures to evaluate
- 3 accomplishments and recommend amendments to the plan and
- 4 revisions to the work priorities associated with implementation; and
- 5 such evaluation and adjustment shall be done at least every 5 years.”
- 6 • Subsections §1-2-1(D) et seq., §1-2-1(E), and §1-2-1(H) through §1-2-
- 7 1(BB) are deleted. This resolution shall become a new §1-2-1(D).

8 Section 18. The City hereby amends Part §1-6-16 Railyards Master
9 Development Plan to ensure consistency with the Integrated Development
10 Ordinance (O-17-49).

- 11 • The title is amended to read: “Rail Yards Master Plan”
- 12 • Subsection §1-6-12(A) is amended as follows: “The Rail Yards Master
- 13 Plan and accompanying Site Plan (attached hereto as Exhibit A) are
- 14 hereby approved and adopted.”
- 15 • Subsection §1-6-12(B) is amended as follows: “The City Council adopts
- 16 the following Findings as recommended by the Environmental Planning
- 17 Commission: (1) This is a Master Plan and accompanying Site Plan for
- 18 Tract A of the Plat of Tract A of AT&SF Railway Co. Machine Shop
- 19 located on 2nd Street SW between Cromwell Avenue and Hazeldine
- 20 Avenue and containing approximately 27.3 acres. (2) The Rail Yards are
- 21 zoned PD. The Master Plan allows for a wide range of permissive uses,
- 22 including multifamily residential (R-MH), community commercial uses
- 23 such as retail, restaurants, services (MX-M), and light industrial (NR-BP)
- 24 each with some limited exceptions. The Master Plan was reviewed by
- 25 the EPC and approved by the City Council prior to the issuance of a
- 26 building permit for the site (with very limited exceptions). (3) The Master
- 27 Plan as submitted contains a site development plan for subdivision with
- 28 an accompanying Master Plan document. The Master Plan is the
- 29 document that will guide redevelopment of the City-owned Albuquerque
- 30 Rail Yards site. The Albuquerque Rail Yards are located within the
- 31 Barelas neighborhood and adjacent to the South Broadway
- 32 neighborhood.... (5) The Rail Yards property is located within the Area
- 33 of Change Development Area of the Albuquerque Bernalillo County

1 Comprehensive Plan (2003).... (9) Section 10.4 of the Master Plan
2 requests delegation of Site Plan to the Development Review Board with
3 its review to include historic preservation planner and a Metropolitan
4 Redevelopment planner.”

5 Section 19. The City hereby amends Part §5-1-1 Sale of Alcohol Near
6 Schools or Churches; Standards for Waiver to ensure consistency with the
7 Integrated Development Ordinance (O-17-49).

- 8 • Part §5-1-1(B)(2) is revised as follows: “Any waiver shall be subject to
9 the zoning requirements in the Integrated Development Ordinance.”

10 Section 20. The City hereby invalidates any other policy related to zoning
11 and land use within adopted Resolutions for Rank 2 Area Plans or Rank 3
12 Sector Development Plans not otherwise listed above, which have been
13 replaced by the ABC Comprehensive Plan via R-16-08 (Enactment No. R-2017-
14 026).

15 Section 21. Upon its adoption this IDO is the City’s sole document
16 regulating land use within the municipal boundaries. In the event of any
17 conflicts, the terms, requirements and obligations established by this IDO
18 shall prevail over any other ordinance not specifically repealed herein or
19 otherwise remaining after its adoption.

20 Section 22. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
21 clause, word or phrase of this resolution is for any reason held to be invalid or
22 unenforceable by any court of competent jurisdiction, such decision shall not
23 affect the validity of the remaining provisions of this resolution. The Council
24 hereby declares that it would have passed this resolution and each section,
25 paragraph, sentence, clause, word or phrase thereof irrespective of any
26 provisions being declared unconstitutional or otherwise invalid.

27 Section 23. COMPILATION. Sections 1 through 21 of this resolution shall
28 amend, be incorporated in and made part of the Code of Resolutions of
29 Albuquerque, New Mexico, 1994.

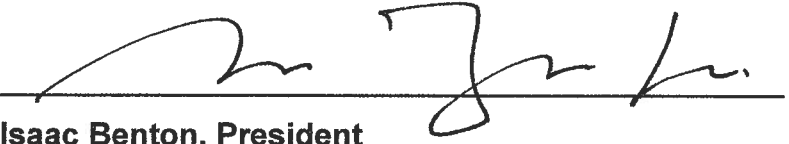
30 Section 24. EFFECTIVE DATE AND PUBLICATION. This legislation shall
31 take effect six months after publication by title and general summary.

32
33

1 PASSED AND ADOPTED THIS 13th DAY OF November, 2017
2 BY A VOTE OF: 6 FOR 3 AGAINST.

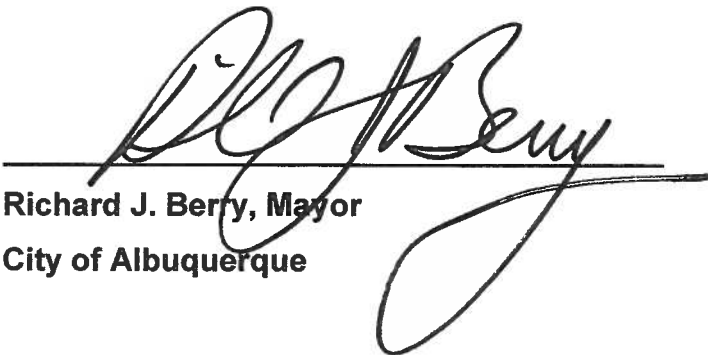
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4 For: Benton, Davis, Gibson, Harris, Jones, Lewis

5 Against: Peña, Sanchez, Winter
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10 Isaac Benton, President
11 City Council
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15 APPROVED THIS 16 DAY OF NOVEMBER, 2017
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17

18 Bill No. C/S R-17-213

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20 
21 Richard J. Berry, Mayor
22 City of Albuquerque
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24

25 ATTEST:

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28 Natalie Y. Howard, City Clerk
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