

# SANTA FE COUNTY

*Resolution No. 2006-41*

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## A RESOLUTION AMENDING RESOLUTION 1999-137, THE SANTA FE COUNTY GROWTH MANAGEMENT PLAN, AS AMENDED, TO ADOPT AND INCORPORATE THE TRES ARROYOS DEL PONIENTE COMMUNITY PLAN

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WHEREAS, on December 14, 1999 the Board of County Commissioners approved Resolution 1999-158 designating an area bounded by SR 599, the City Of Santa Fe Municipal Recreation Center and the Santa Fe Northwest Contemporary Community boundary as a Contemporary Community; authorizing the Westside Planning Coalition to begin a community planning process; and declaring the Contemporary Community a Critical Planning Area pursuant to Article XIII of the County Land Development Code; and

WHEREAS, The Planning Committee concerns included a recent high growth rate and potential for high future growth, inadequate infrastructure, threatened open space and trails, and deterioration of unique community character; and

WHEREAS, the Planning Committee began by studying the land, vegetation and wildlife in the area and renamed the planning area the Tres Arroyos del Poniente Community based on the most physically prominent features, the three arroyos that traverse the area: the Arroyo Calabasas, the Arroyo Frijoles and the Arroyo de las Trampas; and

WHEREAS, the Planning Committee sought representation from neighborhoods and subdivisions and large vacant properties within the area and worked within a consensus process to develop a vision, goals, and recommended solutions for housing and development density; trails and open space; light water, power and noise; businesses; roads and transportation; land uses and design standards for residential and commercial uses; and

WHEREAS, the Planning Committee held regular meetings open to the public and held two public community wide meetings on March 2 & Sept. 28, 2005 and has made revisions based on community comments and now is presenting a consensus draft Tres Arroyos del Poniente Community Plan as well as proposed changes on which the committee has been unable to reach consensus; and

WHEREAS, the proposed Tres Arroyos del Poniente Community Plan meets the required planning elements in Article XIII of the Land Use Development Code. The Plan will be a tool to support the important values of the community as expressed throughout the planning process, including maintenance of a rural quality of life, support for an appropriate scale and intensity of development, support for a trails and open space network linking to public trails at the perimeter of the community, support of planned commercial areas and small-scale home businesses, and protection of water resources. The Plan also supports the ARTF roads and trails network and the Metro Highway Corridor Plan and Ordinance where it traverses the TAP area; and

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WHEREAS, the policies of the Tres Arroyos del Poniente Community Plan conform to the overall goals and policies of the Santa Fe County Growth Management Plan (Res. 1999-137) and the Santa Fe Comprehensive Extraterritorial Plan (EZA Ord. 1988-1) and are reflected in the adopted RPA Regional Plan (Res. 2004-125); and

WHEREAS, the County Development Review Committee recommended approval of the Tres Arroyos del Poniente Community Plan with amendments on December 15, 2005; and

WHEREAS, the status of community, neighborhood, and district plans is advisory only and is to be used as a guideline for the review and approval of zoning changes or ordinance amendments, acceptance of public dedications, or capital improvements programming.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Santa Fe County that:

1. The Tres Arroyos del Poniente Community Plan, attached as Exhibit A to this Resolution, is hereby adopted; and
2. Resolution 1999-137, the Santa Fe County Growth Management Plan, is hereby amended to incorporate The Tres Arroyos del Poniente Community Plan.

PASSED, APPROVED AND ADOPTED this 14 day of March, 2006.

BOARD OF COUNTY COMMISSIONERS



*[Handwritten Signature]*  
Harry B. Montoya, Chairman



ATTEST:

*[Handwritten Signature: Valerie Espinoza]*  
Valerie Espinoza, County Clerk

COUNTY OF SANTA FE ) BCC RESOLUTIONS  
STATE OF NEW MEXICO ) ss PAGES: 80

I Hereby Certify That This Instrument Was Filed for Record On The 6TH Day Of April A.D., 2006 at 11:05 And Was Duly Recorded as Instrument # 1427641 Of The Records Of Santa Fe County

*[Handwritten Signature]*  
Witness My Hand And Seal Of Office  
Deputy Valerie Espinoza  
County Clerk, Santa Fe, NM

Approved As To Form:

*[Handwritten Signature: Stephen C. Ross]*  
Stephen C. Ross, County Attorney

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**Tres Arroyos del Poniente Community Plan  
Santa Fe County, New Mexico**

**Adopted March 14, 2006**

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**Tres Arroyos del Poniente Community Plan**  
**Santa Fe County, New Mexico**

**Adopted by the Board of County Commissioners**  
**March 14, 2006**

**Prepared by:**

**Tres Arroyos del Poniente Community Planning Committee**  
**Santa Fe County Planning Division**

SFC CLERK RECORDED 04/06/2006

PLANNING COMMITTEE PARTICIPANTS ..... iii

I. VISION STATEMENT ..... 1

II. THE TRES ARROYOS DEL PONIENTE PLANNING AREA ..... 1

    A. TAP early history ..... 1

    B. TAP recent history ..... 2

III. RATIONALE AND STRATEGY FOR TRES ARROYOS DEL PONIENTE  
COMMUNITY PLANNING ..... 3

    A. Rationale for a plan ..... 3

    B. Strategy for the plan ..... 3

IV. BACKGROUND AND MANDATE ..... 4

    A. Tres Arroyos del Poniente Planning Aug 1998-Dec. 1999 ..... 4

    B. Proposal to plan and Authorization to Plan Dec. 1999 ..... 4

V. SUMMARY OF THE TRES ARROYOS DEL PONIENTE COMMUNITY  
PLANNING PROCESS ..... 5

    A. Planning Committee ..... 5

    B. Related Community Plans ..... 5

    C. Public meetings ..... 5

    D. Surveys ..... 5

    E. Public input on the Plan ..... 6

VI. ANALYSIS OF ISSUES ..... 7

    A. Resident and property owner survey ..... 7

    B. Analysis of land use and proposed land use, topographical maps ..... 9

    C. Traffic analysis ..... 13

    D. Water issues ..... 14

    E. Quality of life issues ..... 15

VII. PROPOSED SOLUTIONS ..... 16

    A. Overall purpose, implementation, and emphasis of the plan: ..... 16

    B. Suggested specific recommendations ..... 16

    C. Guidance for homeowners' associations and residents ..... 23

VIII. REFERENCES ..... 30

Maps ..... 31 – 35

Appendices ..... X1 – X36

    A. Application to begin the Community Planning Process ..... X—2

    B. Community Survey ..... X—8

    C. Native flora and fauna in the TAP planning area ..... X—16

SFC CLERK RECORDED 04/06/2006

## Planning Committee Participants

### Organizing Committee Members:

Seguna Severson (Pinon Hills)  
Tom Terwilliger (al lado de Puesta del Sol)  
Arthur Fields (Frijoles Village)  
Leslie Dierauf (Sierra Azul)  
Paul Singdahlson (Sierra Azul)  
Steve Bone (Sierra Azul)  
Debbie Romero (Puesta del Sol)  
Michael Hurlocker (developer)  
Bertha Crocker  
Adrienne Arias/Peter Heitzberg (Pinon Hills)  
David Munger (Puesta del Sol)  
Chris Leibman (Sierra Azul)  
Bill Chapman (developer)

### Additional participating members:

Stock Colt (Puesta del Sol)  
Ann Noble (Puesta del Sol)  
David Romero (Pinon Hills)  
Phyllis Baca (Baca Ranch)  
Phil Baca (Baca Ranch)  
Matthew Baca (Baca Ranch)  
Mike Baca (Baca Ranch)  
Mark Baca (Baca Ranch)  
Hazel Mack (Puesta del Sol)  
Al Lilly, Scott Hoeft, Erin Sanford  
(Santa Fe Planning Group/Suerte del  
Sur)  
David G. Noble (Pinon Hills)  
Nora Gallagher  
Jan Colt  
Helga Ancona  
Clem Gunn  
Karen Wenning (public schools)  
Hanette Joffe  
Dotty Davis

Phil Shafer  
Phillip Garu  
Thomas Macken  
Joseph Mack  
Zella Kay Cox  
Rhonda King  
Linda MacIntyre (State Land Office)  
Ernestine Hagman (Alameda  
Ranchettes)  
Dave Gold (Pinon Hills)  
Al Moellenbeck  
Blackie de Groot  
Carol Hamption  
Ed Rivera (Pinon Hills)  
Elizabeth Wiseman  
George Menking  
George Utley  
Geraldine Gurule  
Ginny Tape  
Gretchen Garner  
Jim Tape

SFC CLERK RECORDED 04/06/2006

## I. VISION STATEMENT

*“This plan reflects the wishes and desires of the people who reside, own property, and conduct business in the Tres Arroyos del Poniente area. The plan reflects the diversity of interests, and values the social connections and uniqueness of the area. The plan seeks to protect our open spaces and water resources for future generations. The plan integrates diversified housing and economic development, and pays particular emphasis to neighborliness and benefit to local residents. Although we recognize that with growth comes an increase in traffic and congestion, this plan seeks to allow development in such a way as to preserve the rural character of the area.”*

## II. THE TRES ARROYOS DEL PONIENTE PLANNING AREA

The TAP planning area is west of the City of Santa Fe within Santa Fe County, New Mexico. It is the region bounded on the south by NM 599, on the north and west by the Santa Fe Northwest sector (SNAC) sector planning area, and on the west by the Santa Fe Municipal Recreation Area. The planning area consists of approximately 4478 acres, and includes the existing and developing communities of Pinon Hills, Alameda Ranchettes, Puesta del Sol, Sierra Azul, Aldea de Santa Fe, as well as approximately 2900 acres of undeveloped land. The three arroyos from which the name comes are the Arroyo Calabasas, the Arroyo de las Trampas, and the Arroyo de los Frijoles.

### A. TAP early history

Archaeological research has revealed that the Tres Arroyos del Poniente area and its environs were first occupied some 8,000 years ago, during the Early Archaic period, by small groups of hunter-gathers. Research on one site along NM 599 produced dates of between 5,260 and 5040 B.C. The Middle Archaic (3300-1800 BC) is not well represented in the archaeological record in the Santa Fe area; however, one site (LA86139) recently excavated in nearby Las Campanas indicates the presence of mobile people in that period. Between 1800 B.C. and A.D. 800, small semi-nomadic forager bands occupied what is now the Tres Arroyos del Poniente sector to harvest such products as grass seeds and piñon nuts and to hunt rabbits and other small game. The sites they left behind include shallow pit houses and roasting ovens, as well as tool manufacturing and food-processing areas. They appear to have occupied the same camps seasonally for short periods over a long span of time. In some cases, they probably also used these sites as base camps from which to conduct hunting and foraging forays in the higher elevations of the piñon-juniper piedmont to the east.

SFC CLERK RECORDED 04/06/2006

In the 1990's two BLM Land trades (King Brothers) added within the TAP area approximately 800 acres of private land to the west and a section of private land to the north of Pinion Hills. With these trades and the acquisition of over 2000 additional acres of BLM and private land by the city and county for the landfill and Major Road Projects created pressure for development of the TAP area. Grazing still continues to be the main use of the western part of the TAP planning area. Several large areas within the TAP region have been developed since the 1960's, including the Pinon Hills subdivision and the Puesta del Sol subdivision.

### **III. RATIONALE AND STRATEGY FOR TRES ARROYOS DEL PONIENTE COMMUNITY PLANNING**

#### **A. Rationale for a plan**

The TAP planning area is undergoing a period of rapid development. In 2002 about 25% of the planning area was fully developed, and an additional 10% of the entire area was in various stages of development planning or construction. Many residents of the area have come to the TAP area because of the open, quiet, and relatively undeveloped nature of western Santa Fe County and their desire to preserve some elements of the area. In addition, some residents and landowners wished to participate in the expansion of the housing in Santa Fe by developing their properties. Others have owned property in the area for many years and wish to continue agricultural uses of the land. Consequently, the short-term goals of various segments of the community in the TAP region are not entirely compatible.

A Community Plan for the TAP area has the potential for focusing some attention on the aspects of long-term planning that are consistent with the goals of most members of the community, including long-term residents, those seeking to develop properties, and others. Though each member of the community has his or her own individual goals, it is the premise of a Community plan such as this one that there are some goals that are widely shared.

#### **B. Strategy for the plan**

The strategy for this Community Plan is to attempt to identify shared goals and wishes of members of the TAP area through the Community Survey, then to set out a long-term plan that focuses on these shared goals. This strategy has underscored development of the plan.

It is recognized that some important issues are not readily addressed in a plan at this stage of development. Issues such as water availability are better addressed at the level of the County General Plan or at a Regional Planning level, since their applications are much broader than just the TAP area.

SFC CLERK RECORDED 04/06/2006

Commission, and the Extraterritorial Zoning Authority had all approved the proposal to plan and the formal part of the planning process was begun.

## **V. SUMMARY OF THE TRES ARROYOS DEL PONIENTE COMMUNITY PLANNING PROCESS**

### **A. Planning Committee**

A Planning Committee of 15 people from the planning area was approved by the County and EZA at the time of the approval to plan. The membership of the committee has changed somewhat during the planning process (see Planning Committee Participants). The operating principle of the committee was that anyone who wished to put in the necessary effort could be a member of the Committee. The Planning Committee met monthly, for a total of 45 meetings: 10 meetings in 2000, 9 in 2001, 7 in 2002, 7 in 2003, 7 in 2004, and 5 in 2005. Additionally, individual members worked on sections of the plan on their own.

### **B. Related Community Plans**

The Planning Committee considered the community plans from the Santa Fe Northwest Sector and of Los Cerrillos, Tesuque, Arroyo Hondo, La Cienega, Madrid, Canada de los Alamos, as well as the report of the Arterial Roads Task Force on future road plans. The committee noted that the plans have generally developed around ideas that are specific to each area.

### **C. Public meetings**

All the meetings of the Planning committee were open to the public and were announced via email and telephone to interested community members. Three community-wide meetings were held, with notice mailed to all property owners, one at the beginning of the planning process and two to review the draft plan before submitting it for County review.

### **D. Surveys**

An in-depth community survey was carried out by mail in March of 2001. A total of 356 surveys were mailed out based on the Santa Fe County property ownership records. Of these, a total of 101 surveys (28%) were completed and returned (see analysis below and Appendix D for complete results of the survey).

SFC CLERK RECORDED 04/06/2006

## VI. ANALYSIS OF ISSUES

### A. Resident and property owner survey

A comprehensive resident and property owner survey was carried out in March, 2001. The survey contained 74 multiple-choice questions on roads, water, land use, community character/quality of life, commercial development, and environment. The survey had space for general comments in each of these areas as well. The respondents comprised residents in nearly all areas of the TAP and included owners of both large (500 acres) and small (2.5 acre or less) properties and residents of established developments such as Puesta del Sol and of areas not yet extensively developed. The results were tabulated as percentages of responses.

Many of the questions address zoning regulations that differentially affect large and small landowners, so that small percentages of respondents disagreeing with a majority may be important to consider.

The responses to the survey (see Appendix B for complete results) were consistent with the expectation that some issues would have far more consensus than others, and that there would not be complete agreement on any individual issues. Nevertheless some very strong consensus and opportunity to find agreement was clear in several areas.

#### Quality of life in the TAP

The general comments of respondents on quality of life in the TAP were particularly uniform. In response to "What are the two best aspects of the day-to-day life in the TAP", the words, "quiet", "rural", "beauty", "views", or "open space" appeared in 73 of 81 responses, and 6 of the remaining 8 used words such as "seclusion", "hiking", "privacy", or "space".



Most of the responses to multiple-choice questions in the survey were consistent with this general response on quality of life. For example, some 92% of respondents agreed with the statement "Maintaining the rural character of this area is important to me" and 93% agreed with the statement, "Preserving open space is necessary to maintaining the area's rural character". Further, 79% agreed with "Hiking, biking and/or horseback riding on the area's trails is an important recreational activity for me".

SFC CLERK RECORDED 04/06/2006

### **Mixed views of zoning regulations**

Other responses showed a mixed view toward potential zoning regulations. For example, only about half (49%) of respondents would "allow for smaller residential lots in exchange for more open space within new subdivisions", and fully 36% disagreed with this proposal. Similarly, while home businesses that will not generate traffic within the TAP were generally supported (76% agree), home businesses that might generate traffic resulted in mixed responses (23% agree, 23% neutral, 52% disagree). Additionally, responses were partially mixed for a question asking where commercial activities that are part of the TAP but not located in homes should be located. More than half (62%) responded "In community (village) areas", and 28% responded "Along the bypass (Hwy 599)". A question on small mixed use developments resulted in very mixed support, with 32% supporting them, 16% neutral, and 51% opposing them. The statement "I would object to any development anywhere within the TAP that would interfere with the rural character of our community," received approval from 78% of respondents, but there were many (16%) that disagreed with it. Construction of buildings visible on hilltop or ridge-top areas received mixed responses (68% disapprove, 15% neutral, 17% approve).

### **Trails**

Responses showed willingness on many residents' part to help provide for trail easements, but less willingness to help with open space. About half (47%) of respondents said that they were willing to donate land, money, or easements for trails. The planning committee felt that with encouragement, an even higher percentage might be willing to participate in trails easements. However, just 26% said that they were willing to do the same for community open space areas.

## **B. Analysis of land use and proposed land use, topographical maps**

### **Relationship to the rest of Santa Fe County**

The TAP planning area is to the west of the city of Santa Fe 3-5 miles from the center of the city. To the north are major developments including Las Campanas, to the west of the planning area are small developments and the City Recreation Center, and to the south and east are the traditional area of Agua Fria, the Southwest Santa Fe planning area, and the City of Santa Fe. Residents of the TAP drive frequently to Santa Fe for shopping, work, and recreation. These trips typically require passing through Agua Fria Village, or following the bypass (SR 599) around the north end of Santa Fe. The bypass also provides routes to the north (Los Alamos, Espanola, Taos, Colorado) and south (Albuquerque).

The TAP area has substantial recreation opportunities including many trails and arroyos. All are on privately-owned land. These are used predominantly by residents of the TAP, but also by some residents of other areas. The TAP is not a significant work or

SFC CLERK RECORDED 04/06/2006

The area is projected to grow to over 3100 persons and 1370 dwellings by 2020. (based on Most Likely scenario of the Santa Fe County Regional Population and Housing Projections 2002-2050, Al Pitts, 2003 and analysis of build out rates) It is likely to develop at a faster rate than other areas on the west side of Santa Fe because significant platting has already occurred.

### **Neighborhoods**

The major neighborhoods existing within the planning area in 2002 included Pinon Hills and the adjacent Alameda Ranchettes, Puesta del Sol and the adjacent al lado de Puesta del Sol, Sierra Azul, the North Horizon Lane and Camino Don Fidel area, and the area along Blue Canyon Way. These developed neighborhoods comprise a total of approximately 1360 acres of the 4466 acres in the planning area. Some of these neighborhoods developed as rural residential long before construction of the Bypass opened up access to the area.

### **Developments**

The rate of platting and development has increased since the mid 1990's with the approval of a number of new large lot developments and of the Aldea de Santa Fe village. There are several existing and proposed major developments in the planning area. Areas under active development include the Aldea de Santa Fe, La Mirada, La Vida, Tessera, Tierra Grande, and Tierra de la Vida subdivisions. These subdivisions comprise approximately 725 acres, including dedicated open space.

The remainder of the planning area (approximately 2370 acres, or 53 %) was largely undeveloped as of 2004. These lands include 408 acres owned by the State Land Office. Since 2004 a 660 acre development, Suerte del Sur, has been proposed north of Pinon Hills.

### **Land use**

The land use in the TAP is mixed. The bulk of the area is undeveloped, many of these areas are used recreationally by horse riders, hikers and bikers. Other undeveloped areas, including the Baca property in the Northwest corner of the planning area, have been historically used for grazing. Of the developed areas, most of the land use is residential. There is a substantial amount of home business in the area. Residents estimate that as many as 25% of the homes in the major developments such as Pinon Hills and Puesta del Sol are the base for a home business. The new development Aldea de Santa Fe actively encourages home businesses. Most of these home businesses attract little or no additional traffic and their major effect on the neighborhoods is that residents do not have to commute to work. A few larger-scale businesses are located in the TAP. These include a sawmill/lumberyard in the Southeast corner of the TAP and a car repair business near SR599 in the middle of the TAP.

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Frijoles, Arroyo de las Trampas) and the parts of the TAP where major trail systems could be placed (along these arroyos and north/south in the central part of the TAP between Pinon Hills and Puesta del Sol).

### **Zoning**

The area within the TAP is mostly governed by the County Land Development Code for zoning. Most of the area is between the 2 and 5-mile boundaries; some is within the 2-mile boundary governed by the Extraterritorial Zoning Ordinance. At present the allowable land use is largely determined by water availability. Basin hydrologic zone (2.5 acre lots with water conservation) is the predominant zoning. Within the 2 mile EZ, developers may increase density in exchange for dedicating open space. Developments over 24 units require imported water and water rights; smaller developments can use local wells.

### **C. Traffic analysis**

The Santa Fe Urban and Extraterritorial Future Roads Plan, developed by the Arterial Roads Task Force (ARTF) and adopted in 1999, considered needs for roads and impacts of roads in the area. The ARTF plan has several specific recommendations for the TAP planning area. The ARTF considered "arterial roads" to be roads with 2 lanes, normally associated with trails or bike paths (i.e., not major roads). The key recommendations consisted of four arterial roads that were considered needed to address the area transportation needs before significant build-out occurs in the region. The recommendations also included the alignments of these roads. The roads are: La Vida Road, from Los Suenos trail to Queen Isabella Way, Los Suenos Trail, from Camino las Campanas to CR70, Queen Isabella Way, from SR599 N. Frontage Road to La Vida Road, and Road "K", from Los Suenos Trail to Caja del Rio Road. These arterial roads were considered sufficient to support the area needs, given the assumption of one house per 2.5 acres, on average.

#### **Changes in demographics since the ARTF report.**

The ARTF report is based on the assumption that the average density of housing in the TAP region would be 1 house per 2.5 acres. This means that the road system is designed for an overall average low-density development pattern and that higher overall average densities should be only included with considerable discussion and might require a redesign of the road plan. In particular, local density increases might necessitate road or intersection improvements as well as a reevaluation of overall traffic network, not just roads near the source of increased traffic.

The ARTF Future Roads Plan Tmodel analysis projected a "maximum plausible" population of 4,789 in 2020 for the Tres Arroyos Planning Area. The Most Likely projection of 3,100 population in 2020 is well within the bounds of the ARTF maximum

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for our wells, but also a large part of the City of Santa Fe's water sources. The City has warned its residents that its well field water tables are falling. In the TAP, residents, particularly in the older subdivisions rely on wells, primarily single family wells, from 200-600 feet deep for their water. Subdivisions less than 10 years old generally have 4 houses per 10 acres (2.5 acre lot zoning), with a single well and 0.25 acre-feet (81,500 gallons) of water per year (225 gallons/day) for each lot. Some of the newest subdivisions, in development since 2000, are connected to the City of Santa Fe's water system, use monitoring program, and fee schedule. These have water usage limited at present by a fee structure.

### E. Quality of life issues

Open space and trails are clearly very important features of the TAP for many residents. A very large majority responding to the survey felt that the rural character and open space is important and that hiking, biking, and horseback riding on the area's trails are important recreational activities. There are currently over 10 miles of trails in use in the area (but not dedicated as trails) according to the Santa Fe County inventory conducted in the fall of 2001. Most of these trails are on two-track roads which are in occasional vehicular use.

Light from outdoor lights, yard lights, and security lights was considered a problem by a large majority of respondents to the survey. Santa Fe County has in place an ordinance on lighting; however it is not uniformly followed. The lights from the City Recreation Center are a significant concern of residents.



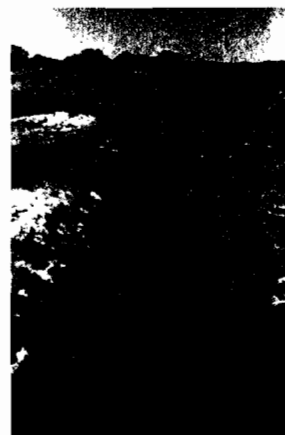
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- The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

**Trails and open space:**

Trails are integral to the multi-modal transportation system envisioned by the Santa Fe Urban and Extraterritorial Future Roads Plan (ARTF Plan) and the Metropolitan Transportation Plan 2005-2030. On- or off-the road trails are to provide safe alternative access for pedestrians, bicyclists and, in rural areas, equestrians. It is the intent of this Plan to create a trail network within the TAP that connects with the emerging trail system at the edge of the TAP planning area, as illustrated on the Roads and Trails Map. A major objective of trail placement should be to foster interconnections and a network that allows both East-West and North-South passage through and within the TAP.

- As recommended in the Santa Fe Urban and Extraterritorial Future Roads Plan, trails or sidewalks shall accompany all arterial, minor arterial, collector, and sub-collector roads. Trail connections prescribed by the TAP Roads and Trails Map shall be provided. Off-the-road trail systems – those not within a road easement or right of way - are preferable, and this requirement may be satisfied by an internal trail system providing equivalent connectivity.
- Major arroyos should wherever possible be considered for the location of trail easements.
- Key trail corridors that are desirable include: (1) A trail following the Arroyo Frijoles drainage from the City Recreation Center to the NE corner of the TAP, (2) a trail following the Arroyo de las Trampas from the junction with the Arroyo Frijoles to Puesta del Sol, (3) a trail from the Arroyo de las Trampas north to the Arroyo Frijoles near the Puesta del Sol neighborhood, (4) trail connections from the Arroyo Frijoles to the Santa Fe River, and (5) trail connections from the TAP to the Caja del Rio and to the Municipal Recreation area.
  - New developments must provide trails and trail connections as shown on the Roads and Trails Map.
  - The County and the community shall work with existing developments and property owners to provide trails and connections where feasible.
  - New development may not block access to the major trail system shown on the Roads and Trails Map. Wherever possible access to the major trail system shall be accomplished by providing off-the- road trails.
  - The County shall provide trail access along new County roads and arterials.
- The purpose of trails must be for non-motorized use.



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Existing residents

- The County shall work with residents to organize efforts to create large scale purchases of equipment and installation by residents for:
  - Rain water collection and recycling;
  - Grey water recycling;
  - Experimental black water recycling, with approval from the New Mexico Environment Dept.; and
  - Voluntary water usage metering.
- The County shall work to organize large scale maintenance efforts for these systems.
- The County shall work with the state where necessary to develop building codes to simplify water recycling methods especially relating to retrofitting.
- Although large scale water collection may not be feasible, small scale projects involving a group of homes may be possible. The County shall work with neighbors to identify and organize these where possible.

***Light, power and noise***

- All reasonable efforts to minimize light pollution shall be pursued. For example, the details of the existing County ordinances that restrict outdoor lighting should be publicized in the TAP and citizens should be encouraged to follow them so as to preserve the night-time sky and the rural character of the area.
- TAP should be a demonstration area to work with PNM to replace mercury vapor lights that are no longer allowed under State law and County ordinances with lights meeting night-sky standards.
- Overflights (including landing and takeoff from the Santa Fe airport) should minimize noise.
- All new utilities (electric power, telephone, etc.) must be underground.

**Businesses**

The TAP should remain primarily residential, agricultural, and ranching. There are three types of commercial development appropriate for areas within the TAP:

Village Center -- the TAP has one Village Center (Aldea), and due to the low density of development in the TAP and the proximity of shopping areas in adjacent areas and in Santa Fe, this should be sufficient for the entire TAP.

Mixed Use -- Due to proximity to the animal shelter to the north and a sawmill to the east, some parts of the Baca property (located at the SW corner of the TAP) that are not near Highway 599 may be suitable for mixed uses as transition zones at a scale and in a character appropriate to surrounding land uses.

Home-based occupations -- Occupations in residential homes conforming to regulations specified in the Extraterritorial Zoning Ordinance, Section 5.C.6.d, "Home occupations",

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***Lighting:***

- All lighting must meet current applicable standards.
- Outdoor lighting shall be minimized, without sacrificing safety.
- Light design and installation shall emphasize low-level uniform lighting to avoid the nuisance and hazardous conditions caused by abrupt changes from bright lights to darkness.
- All lighting, including signs, shall be fully shielded and directed down.
- A maximum of 0.5 average horizontal foot-candles is preferred for all uses.
- Parking and security lights shall not be taller than 17 feet.
- Landscape lighting: low level lighting only (maximum 4 feet; no pole lights).

***Other Architectural Standards:***

- 30% maximum Light Reflective Value of building roofs.
- 40% maximum Light Reflective Value of building exterior

**Design standards-commercial**

- Note: Previously-approved Master plans are exempted from these design requirements
- ***Setbacks:*** See County Code
- ***Maximum Building Height:*** 24 ft. maximum

***Maximum Lot Coverage:*** See County Standards

***Outside Storage and Service Areas:***

- SAME AS RESIDENTIAL STANDARDS

***Landscaping:***

- SAME AS RESIDENTIAL STANDARDS with additional standard: Minimum 1 ½ inch caliper deciduous trees at time of planting.

***Lighting:***

- SAME AS RESIDENTIAL STANDARDS

***Exterior Signs:***

- No off-site advertising or billboards.
- Monument style signs preferred
- No roof signs.
- No neon, traveling, or intermittent lights.
- One five-foot high monument sign only per building. (Maximum of 20 square feet; 5 feet minimum setback from property line).

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## C. Guidance for homeowners' associations and residents

### 1. List of Suggested items for Covenants, Codes, and Restrictions (CC&R's) in the area (These suggestions are meant to assist homeowner's associations and others in developing guidelines that they are comfortable with.)

In order to maintain the beauty and housing/habitat consistency within the Tres Arroyos Area, anyone subdividing land needs to seriously consider the following recommendations in preparing covenants, codes and restrictions (CCRs) for the property to be sold or transferred (to family members or others). By saving money on energy and transportation and by living in a more natural setting, the quality of life for our community's residents will be improved, as will the values of the homes/properties in the Tres Arroyos Area.

- Build homes that fit into the tone of the Tres Arroyos area; earth tones, low, one-story homes (14 feet in height or less) are aesthetically pleasing. Plantings will help provide color and individual character.
- Insist that housing be energy efficient, relying significantly on solar heat in the winter, and coated windows for summer. At the same time, suggest that new homes rely on carefully placed trees to help provide cooling as the sun moves overhead in the summer.
- Stress that communities be linked by energy efficient transportation systems (including bike paths and trails) to get people around.
- Consider water conservation in building new homes; install plumbing for gray water systems (waste water that comes from showers or washing machines or bath tubs) and/or water reclamation systems (rain barrels or other collection systems) in anticipation of future Santa Fe County needs and requirements.
- When installing outside lighting, place covers to limit light beams from brightening the deep, starry, night sky or your neighbors views, and shut off all outside lighting when not being utilized. Electricity, in these times of shortages, can no longer be considered an ornament

### 2. Suggested items for pamphlets and informational programs.

#### *Native Plants and Vegetation*

- Use xeriscaping techniques that require dry or limited water use. Xeriscaping can cut our water use 20-40 percent.
- Remember everything chemical you put in your garden can flow/leach into our wells, water sources and city's aquifer that underlies the Tres Arroyos area.



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- If you choose to use bird feeders, use small amounts of seed/nectar and change it out at least every two days to avoid disease transmission and attracting ants.
- Do not kill native ants, they too provide needed services to your land and its wildlife; they are very socially structured animals, each with its own job to do, just like bees.
- If you have grass, you will have rabbits (remember, they were here first, we moved into their neighborhood), so protect the most important areas of your garden (edibles) by enclosing with impermeable fencing (stucco, with tiny drain holes).
- If you have water features, you will have toads. Try not to buy imported bull frogs or exotic aquatic plants into your water features; they often escape into the surrounding area and can overcompete with native toads or frogs and the non-native plants can invade streams. Remember that stagnant water can breed mosquitoes, so have a pump to move the water.
- Dogs and cats may instinctively chase (and kill or at least exhaust them of precious energy) birds and other wildlife. Keep your dogs on leashes or under control. Keep your cats on leashes or indoors if you can (Cats are second only to habitat loss in the cause of decline of migratory songbirds).
- If building a driveway or road, try to keep it of a permeable substance, such as dirt or gravel, or use permeable asphalt, and keep to a minimal width (16 feet). Doing this will help water from rainstorm events seep into the ground and be filtered, rather than causing erosion-producing run-off. Minimum widths help ensure that wildlife will still cross such linear obstructions.
- If building a fence, try to either make it impermeable to wildlife (if protecting vegetation or food crops); if building it to separate properties, make it wildlife-friendly, non-barbed wire or other such material, so that wildlife can cross through it.
- Remember that in the desert, wildlife struggles daily to survive and to find enough energy through food and water, so making them travel longer distances or move faster than normal robs them of that energy.
- If you have horses/goats/dogs, pick up manure/feces (use in your compost piles mixed with vegetation). Manure, if left exposed on the ground, attracts and breeds flies.
- If you have water collection systems, such as rain barrels under canales, be sure to screen them or cover them in some way in the spring, so as to avoid mosquito breeding to keep the Tres Arroyos area as mosquito-free as possible. Mosquitoes breed disease in us and our dogs, cats, and hoofstock. You can also place a teaspoon of cooking oil on the surface of the water in a rain barrel. This will kill mosquito larvae before they hatch.
- When hiking or biking, tread softly, lightly and quietly, to keep from scaring our native wildlife.

***Invasive Plants***

- Prevention of exotic species invasion is often far easier than control. Each tamarisk (salt cedar) if allowed to grow, puts out millions of seeds that float in air and on water. Eradicating mature salt cedar is nigh on impossible and very costly. The plant/tree cannot be destroyed with fire, is not easily controlled with chemicals, and even if it is cut to the ground, it regrows. The most often used remedy is to (when the

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- as much as possible, limit your use of household chemicals, such as bleach, and especially toilet bowl and drain cleaners; using them will put them in your septic system, gray water system and in the groundwater aquifer that underlies the TAP
- recycle motor oil; motor oil collection sites Santa Fe include Jiffy Lube, Zip Lube, Crawford Chevrolet, Navarro Oldsmobile Cadillac, Pep Boys, Plaza Princesa 66, Courtesy Texaco, Sanchez VW and Cycle, Capitol Chevron, and Gibbs Chevron; you may wish to call first to ensure these entities still offer this service
- Discard substances like oil filters, antifreeze, paint thinner/stripper, varnish, rat poison, and lighter fluid in sealed containers as hazardous waste
- use low-phosphate or no phosphate soaps and detergents in your laundry, kitchen and bathroom. or ionic cleaning discs in your washing machine
- wash your car using a bucket of soapy water and sponge, followed by a bucket of rinse water, rather than using the hose; or wash your car using a sponge during a rainstorm!
- use a broom to clean walks and driveways rather than using a hose
- during home construction, ensure that soil disturbance is kept to a minimum
- when landscaping or constructing a home, do not overload a bank or a slope in order to help minimize erosion
- take quick showers and low-filled tub baths, instead of long showers or deep baths
- in using sinks for washing yourself or vegetables or anything else, place a plug or stopper prior to running the water to control the amount you use
- in using your washing machine, use the shortest cycle and the most minimal water level possible for the size of load you are doing
- try not to use your washing machine or dishwasher until you have a full load
- regularly maintain your septic systems by adding biological degrading materials to the system and ensuring the system is pumped periodically depending on its use
- if you suspect leakage from your septic system, contact a professional immediately
- work with Santa Fe County so that water use monitoring meters can be installed on all wells in the TAP to help you understand what your water use is, and adjust your use and conservation according to ensure reasonable and not excessive use
- work with Santa Fe County to establish water quality (biological and chemical) and water quantity (aquifer depth, well quality) monitoring done on a regular basis to ensure residents in the TAP are conserving water quality and quantity for the health of our families
- these County efforts will cost money; work with the County on bond measures to fund these efforts
- help the TAP help the NM State engineer plan for future supply, demand and options and alternatives to help balance supply and demand

Recommendations for Water Conservation:

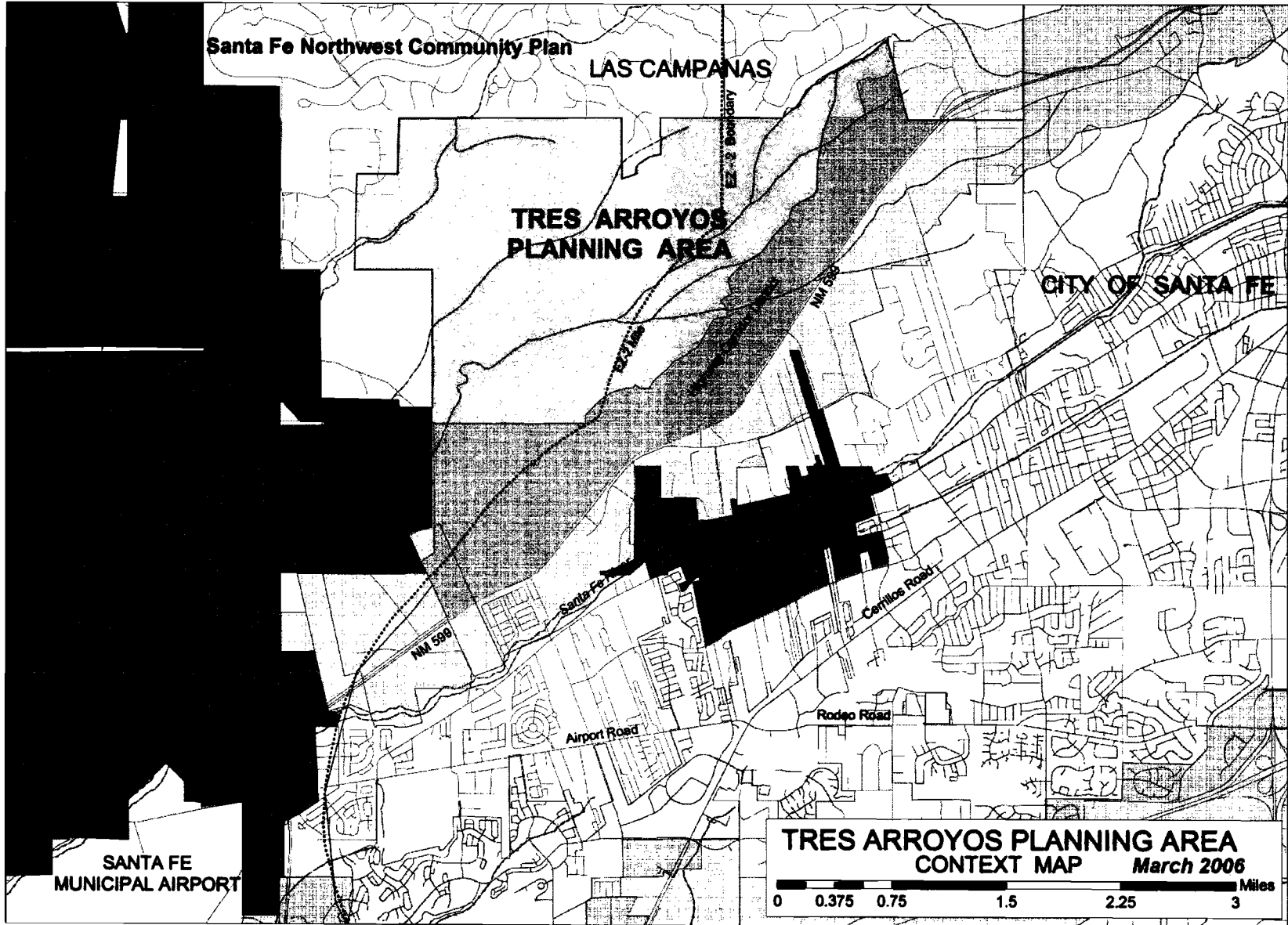
- use outdoor water sparingly, particularly May to October (the City of Santa Fe recommends watering "even" addresses Wednesday, Friday and Sunday and "odd" addresses Tuesday, Thursday and Saturday)
- do not water outdoors in the middle of the day when evaporation is greatest; limit outdoor watering to the hours between 4 PM and 10 AM if at all possible

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***Other Tips***

- Limit uses of chemicals to genuine necessities. Is it necessary to use a pesticide or would better window screens be as or more effective?
- Pick up and compost pet droppings, rather than leaving them available to attract flies that then prompt spraying of insecticides.
- Put out plants such as garlic in the garden to limit insect damage, rather than using chemicals.
- Grow native clover in your lawn to fix nitrogen rather than using mineral fertilizers that can runoff and enter groundwater.
- Recycle motor oil and antifreeze rather than disposing of them in sewers or trash.
- Buy locally made goods and foods that have not been transported by ship, train, airplane, and/or truck, thus lowering fossil fuel consumption and resultant air pollution.

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Santa Fe Northwest Community Plan

LAS CAMPANAS

TRES ARROYOS  
PLANNING AREA

CITY OF SANTA FE

SANTA FE  
MUNICIPAL AIRPORT

TRES ARROYOS PLANNING AREA  
CONTEXT MAP March 2006

0 0.375 0.75 1.5 2.25 3 Miles





**Appendix A. Application to Begin the Community Planning Process.  
Oct. 15, 1999**

Community Development Review Commission  
Board of County Commissioners  
Extraterritorial Zoning Commission  
Extraterritorial Zoning Authority

100 Grant Street  
Santa Fe, New Mexico

October 15, 1999

RE: APPLICATION TO BEGIN THE COMMUNITY PLANNING PROCESS

Dear Sirs:

The West Side Planning Coalition, consisting of representatives of contiguous communities located to the west of the city of Santa Fe, is submitting this application as a request to initiate formal community planning. We have considered the requirements outlined in Santa Fe County Ordinance Number 1998-5 (which addresses the community planning process) in making this request.

Specifically, this letter will:

- Request status as a Contemporary Community,
- Provide the information required for the planning application,
- Request designating this Community as a Critical Planning Area.

The stakeholders in our coalition believe that immediate planning for the future of this area is important. The area is at the beginning of a period of substantial expansion in development resulting from the Bypass construction, interest by developers and development of city resources such as the golf course. There is a unique opportunity for residents, developers, and neighbors to work together on ideas to help the area maintain its exceptional attractiveness, desirability, and property values, while providing for the expected large increase in population.

We believe that some consensus on how to plan for the future can be achieved because there are many issues that are already generally agreed upon but which need some coordination for maximum effect. For example, it is widely agreed that it is a good idea to maintain trail systems and to interconnect them as much as possible. Such a desirable outcome can be only achieved by active community planning including a trails system.

- Several hundred acres of the Hager Estate (located directly north of Puesta del Sol and between Puesta del Sol and Pinon Hills) are available for purchase and possible development
- Commercial development is under discussion at the Interchange Business Park and other locations along the Bypass

On the basis of meeting the three criteria listed above, we request designation as a Contemporary Community.

### **APPLICATION TO COMMENCE PLANNING**

The West Side Planning Coalition wishes to proceed with planning the future of its community and hereby asks for approval to do so. Below we have listed the requirements for seeking such approval and our method for addressing each:

*Form a Planning Committee.* The Coalition has carefully considered the diversity of the planning area. On the basis of that analysis, we have formed a Planning Committee to represent residents, property owners and developers, listed at the end of this application. Other voluntary members may be added through the participants at our public community meetings.

*State conditions justifying a community plan.* There are four principal issues and concerns in our community area; they are the:

- Expected significant residential and commercial development that will change the character of the community
- Loss of open space that defines much of the West Side landscape
- Inability of the existing and planned infrastructure to fully support this potential development
- The community's desire to have thoughtfully placed and constructed road and trail systems that consider quality of life issues.

*Create a public participation plan.* The Planning Committee is attempting to be sensitive to the needs of the Community. The Committee itself was designed to represent the communities' various stakeholders, and the Committee members will serve as a conduit to communicate the desires of those constituencies.

The Planning Committee has already held 7 publicly announced meetings in preparation for beginning the formal planning process, including an "Open House" meeting July 19, 1999 that was announced in a mailing to all landowners of record in the proposed planning area and was attended by 30 community members. We have gathered preliminary information on the concerns of community members through a survey included with the July 19 announcement. During the planning process, we expect to use additional community meetings, mailings, and written surveys to determine needs, rank their importance, and identify solutions. Once proposed solutions are developed, we will also seek continued input and feedback from the community.

- *High historical growth rate.* Research by County Staff indicates the growth in vacant lots and dwelling units on the west side was over 20% in the four years from 1993 to 1997.
- *Envisioned level of future growth.* Numerous land areas within the boundaries of the planning area are in the process of being developed or likely to be developed soon. Projects including Frijoles, College of Santa Fe lands, La Mirada, and La Vida together will approximately double the number of current dwelling units in the planning area. In addition, the Hager Estate and related lands encompass over 600 developable acres.
- *Inadequate infrastructure to support growth.* The planning area has limited water resources to support potential additional growth. Other infrastructure services, such as fire and police, may be inadequate to support growth expectations.
- *Importance of trails and open space.* Development of the West Side will substantially alter the landscape. This means that it is very important to consider how to maintain open space and to preserve access to equestrian, biking and hiking trails.
- *Deterioration of the unique character of the community.* Many current residents in the planning area moved to the west side to take advantage of the visual impact of its natural, open landscape, the low traffic density and associated noise, lack of commercial development, easy access to trails, and its unlighted night sky. These attractions can be affected by growth, and it is important to develop a plan that helps maintain the attraction of the area.

In summary, approval of the CPA designation will be vital to the success of our planning process.

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**Appendix B. Community survey**

A community survey of all property owners in the TAP planning area was conducted in March of 2001. A total of 356 surveys were mailed out based on the Santa Fe County tax records. Of these, a total of 101 surveys (28%) were completed and returned. The following table shows the survey questions and the percentage of respondents giving each possible answer to the survey.

					<b>ROADS</b>	
Strongly Agree	Somewhat Agree	Neutral	Somewhat Disagree	Strongly Disagree		
13%	22%	9%	28%	29%	The NM 599 design provides safe use, access, and crossings for all TAP citizens.	
Better	Worse	No Change				The NM 599 design has impacted the TAP's quality of life in these areas:
16%	63%	20%				Personal Safety
4%	70%	26%				Light Pollution
71%	21%	8%				Driving Convenience
1%	79%	20%				Noise Pollution
14%	49%	36%				Stormwater Drainage (erosion)
8%	60%	32%				Equestrian Access
14%	59%	27%				Bicycle Access
6%	65%	29%				Hiking Access
13%	60%	26%				Personal Security
34%	18%	36%	6%	7%	Even in these times of drought, NM 599 has already caused drainage and erosion problems.	
62%	24%	7%	0%	7%	All new, and some existing roads, should have hiking, biking and horse trails built safely in or near the road edge.	
66% Not aware	34% Aware				I am aware of the current county road development plan (based on Arterial Roads Task Force recommendations).	

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Strongly Agree	Somewhat Agree	Neutral	Somewhat Disagree	Strongly Disagree	LAND USE
4%	16%	28%	25%	27%	The current county and extraterritorial zoning area land use codes provide a sufficient basis for planning within the TAP.
30%	33%	24%	8%	5%	The current county and extraterritorial zoning area land use codes are not strict enough
51%	35%	8%	1%	5%	Land use restrictions (such as zoning ordinances) are a good means of protecting natural resources.
59%	25%	7%	3%	5%	All divisions of land (excluding family transfers) should be reviewed by a local land use authority (such as EZC, the Extraterritorial Zoning Authority, and other city/county boards) to ensure that minimum requirements of adequate water, access, and buildable sites exists.
54%	21%	11%	7%	7%	All family transfer divisions of land should be reviewed by a local land use authority (such as EZC, the Extraterritorial Zoning Authority, and other city/county boards) to ensure that minimum requirements of adequate water, access, and buildable sites exists.
61%	23%	9%	2%	4%	Land use restrictions make the TAP a better place to live.
53%	27%	14%	3%	3%	Land use restrictions increase the value of my property.
48%	9%	42%			Which of the following best describes your feeling towards growth or non-growth in the TAP? (Check one)
1	2	3			<ol style="list-style-type: none"> <li>1. Develop policies to discourage growth</li> <li>2. Develop policies to encourage growth</li> <li>3. Neither encourage or discourage growth</li> </ol>
51%	2%	47%			Do you think your area of the TAP is (circle one)
Too much	Too little	About right			<ol style="list-style-type: none"> <li>1. Growing too much</li> <li>2. Growing too little</li> <li>3. Growing about right.</li> </ol>
70%	19%	1%	3%	7%	Future growth should coincide with the provision of adequate public services (e.g. safe community-wide drinking water, sewage systems, traffic management, schools, and public safety).

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**Strongly Agree**  
**Somewhat Agree**  
**Neutral**  
**Somewhat Disagree**  
**Strongly Disagree**

**COMMUNITY CHARACTER / QUALITY OF LIFE**

The community planning vision statement is:

*"This plan seeks to reflect the wishes and desires of the people who reside, own property, and conduct business in this area. The plan tries to reflect the diversity of interests, and values the social connections and uniqueness of the area. The plan seeks to protect our open spaces and water resources for future generations. The plan area is where diversified housing and economic development are integrated, and pays particular emphasis to neighborliness and benefit to local residents. Although we recognize that with growth comes an increase in traffic and congestion, this plan seeks to organize these factors in such a way as to preserve the rural character of the area."*

56% 31% 5% 3% 6%

Does the vision statement agree with your views regarding the future of TAP and the direction the Community Plan should be heading?

37% 45% 13% 2% 3%

I am looking for new solutions to problems rather than being satisfied with things as they are.

84% 8% 5% 2% 1%

Maintaining the rural character of this area is important to me.

84% 9% 2% 1% 4%

Preserving open space is necessary to maintaining the area's rural character.

58% 21% 15% 1% 5%

Hiking, biking and/or horseback riding on the area's trails is an important recreational activity for me.

13% 12% 29% 8% 38%

Gated communities should be a part of the TAP.

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**Strongly Agree**  
**Somewhat Agree**  
**Neutral**  
**Somewhat Disagree**  
**Strongly Disagree**

**COMMERCIAL DEVELOPMENT**

					Any commercial activities that are part of the TAP but not located in homes should be located: (check all that apply)
9%	28%	62%			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			1. Scattered throughout the TAP
<b>1</b>	<b>2</b>	<b>3</b>			2. Along the Bypass (Hwy. 599)
					3. In community (village) centers
12%	20%	16%	21%	30%	I support <u>small</u> mixed use developments (residences, multi-family, and up to 3 commercial structures organized for surrounding community support services).
8%	3%	6%	11%	71%	I support <u>large</u> mixed use developments (residences, multi-family, and more than 4 commercial structures organized to support the development's and surrounding community support services).
3%	5%	3%	10%	79%	I support attraction of more businesses along Hwy. 599 to stimulate the local economy.
80%	7%	4%	0%	8%	I would object to any development along the stretch of Hwy. 599 that could interfere with the rural character of our community.
72%	6%	5%	5%	11%	I would object to any development anywhere within the TAP that would interfere with the rural character of our community.

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**Appendix C. Native flora and fauna in the TAP planning area**

**FLORA and FAUNA of the TRES ARROYOS del PONIENTE AREA**

I. New Mexico can at times have too little rain, too much wind, extreme temperature fluctuations, and poor soils. The Tres Arroyos del Poniente area on the west-northwest side of Santa Fe County (an area described as north central Santa Fe County in the *Santa Fe County Growth Management Plan*) is no exception.

II. Here in the neighborhoods represented by this plan, we live in the Upper Sonoran Life Zone (6500-8500 ft elevation). The unique rolling mesas, arroyos, piñon-juniper forest and other associated native vegetation are defined by the climate, rainfall, and soil types in the area. Native plants (flora) and animals (fauna) depend on these distinct components for survival. And the flora and fauna around us as we live our lives in the residential and commercial environs of the Tres Arroyos del Poniente area are intricately related and intertwined; everything is connected in our piñon-juniper and juniper-savannah ecosystems.

III. THE PINON-JUNIPER FOREST and JUNIPER-SAVANNAH ECOSYSTEMS where we live are mid-elevation, rocky, rolling mesa habitat covered by piñon and juniper trees and spacious, widespread short to medium prairie grasslands with juniper and some piñon trees respectively.<sup>i</sup> In general, the piñon-juniper associations on north-facing rolling hills are more sparse than those on south-facing slopes, for reasons related to climate as noted below.<sup>ii</sup>

**A. The Climate and Climate Zone<sup>iii</sup>**

The climate of the Tres Arroyos area is that of high desert. We are on the cusp of the US Department of Agriculture's zone 5/6 classification, with most areas falling into zone 5. The temperature in the Tres Arroyos area ranges from 10-89° F (minimum to maximum), generally with June being the warmest month and January being the coldest month. Here, the first frost date most often occurs between October 1 and October 31, with that date in some years occurring in September. The last frost date is generally between May 1 and May 31. There is an old-timers tale in our part of New Mexico where you have a clear view of the Sangre de Cristos, that if the thunderbird is still on Mount Baldy do not plant your vegetable garden; look east to the Sangres and north past the Santa Fe ski area to the "bald" mountain with just a small horizontal clumping of trees mid-way up it shaped like a thunderbird or phoenix [when surrounded by snow]. When the snow melts enough, "the thunderbird is off the mountain" and you can plant your vegetables and flowers without fear of killing frosts. Test this tale and you will find it true to form, having existed in oral history here for hundreds of years.

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You can test the soil on your property yourself to determine what the loam in your yard is composed of, or you can take/send samples to laboratories at various places round the state (garden clubs, master gardeners, NMSU Soil and Water Lab, agricultural extension services, at nurseries or commercially at laboratories) for analyses of pH, salt content, organic matter, nitrogen, phosphorus, potassium and calcium. Any test samples should be collected and tested in the summer. If you intend to use a commercial laboratory, each laboratory has its own procedures, so call before you take samples.

To do a quick determination of the soil types on your property<sup>vi</sup> you can first remove grass, debris, and/or organic matter from each of 3 or 4 sites. Then take representative samples (dig down at least 6 inches getting a slice of sample from top to bottom) from each of these sites and mix them together in a large jar. Add water, shake and wait. Each layer filters out to a different point with sand on the bottom, then silt, then clay.

You can estimate the percentage of each in your "loam" soil. Once you know that, most nurseries can help you determine how best to supplement your soil.

#### Soil Amendment

There are two major components for amending nutrient-poor soils in the Tres Arroyos area. The organic matter recommended is either animal manure (red worm, chicken, horse, cattle, and sheep) or composting (yard "waste" or clippings, kitchen "waste" or nutrients). In general our soils (unless amended) lack humus, which helps hold water naturally and keeps water evaporation to a minimum. It is important to "age" manure, that is, let it sit for at least a month; not aging it means it will have too much nitrogen to apply near the root zone of actively growing plants. Too much nitrogen will cause the tips of the leaves to dry out and appear burned. Never amend soil in our area with ashes from fireplaces or barbecues, since ash is extremely alkaline and only adds a dis-service to our already too alkaline soils. Coffee grounds and tea leaves, being acidic organic compounds, are particularly useful in amending soils in our area.

#### Ground Preparation

Growing a new yard area at the time of new home construction or purchase of a previously owned home can be difficult. First pick up any trash, pieces of cement/stucco, and other materials that may have been left behind at the conclusion of construction. Pile stones and rocks under run-offs from canales to provide "splash guards" and water storage areas during storm events. Mix aged manure, compost and other organic matter (leaves, grass clippings) together and dig it into the soil at least 4-6 inches deep. To do this to the entire yard can be exorbitantly costly (both in time and money), so you may wish to piecemeal this process, digging it into an area where you know you are going to plant a specific vegetable, flower seed, tree or plant.

Some master gardeners at this point recommend (in order to increase the amount of nutrients in the soil) planting an annual green cover crop, such as clover; let it grow in, but before it goes to seed, dig it under. Try to find a native clover to use, since using one that is not native to the area, will be difficult to eradicate if, for whatever reason, you do

processes, and depends on microorganisms for its sponge-like form and function. Cryptogamic soil is made up of a conglomerate of lichens, mosses and algae; it fixes nitrogen, and holds water, seeds and soils in place. It is however very fragile and slow to recover if damaged (MacMahon, 1990), so tread lightly or avoid it altogether if you can.

A wonderfully native yard increases property values. Native plantings provide privacy, play areas, pet areas, color, wind protection, wildlife food, vegetables for our tables, and compost to use the following season. Keep your yard growing in native plants and you will not only conserve water, but also lend a soothing, comfortable air to the Tres Arroyos area in which we all live. Amend soils with natural compost materials, in appropriate amounts, so as not to affect groundwater quality. Build berms/water features that store water that plants and wildlife can use. Try using biological components, like ladybugs, to control insects, rather than chemicals. Birds, bees, and butterflies pollinate/fertilize most flowers and trees, so keep these creatures healthy and happy, too. Use wildlife-friendly “barbless” wire fences, allowing wildlife, pets, and us to move across distances without potential injury from barbed-wire. Healthy native plants also act as protection from forest fires (cut down and remove dead or dying trees, brush, or other plantings that are near your home). Fire-resistant plants are healthy, green, growing plants, particularly yarrow, agave, cholla, rosemary, evergreen sumacs and trunkless varieties of yucca.

Pinon pine (*Pinus edulis*) is the state tree of New Mexico. It provides food (nuts) for people and animals alike. It takes about 150 years for a piñon to grow to 6 inches diameter at its base.<sup>vii</sup> Juniper trees (*Juniperus monosperma*, *J. scopulorum*) live in close association with the piñon in the Tres Arroyos area. When building, remodeling or siting a home, choose an area where the fewest number of piñons and junipers are. If you must build where there are already existing trees, transplant them to locations on your property that provide privacy, windbreaks (especially on the west and east sides of your property or home), shade (particular on southwest corners/areas), and access to water sources. Hire a professional tree expert to transplant adult trees; make sure a sizable root ball is included for transplanting (this also holds true for piñons you may buy at a nursery or especially at a roadside).

The low humidity, windy weather and fluctuations in temperature can dry out transplanted piñons and junipers even in winter. In winter, thoroughly water (deep soak) transplanted evergreens once a month. The rule of thumb is for each inch diameter of the transplanted tree trunk, you will need to water at least that many winters for your transplanted trees to survive. For instance if a piñon tree trunk is 4 inches in diameter when transplanted, it will require monthly watering in winter (and in dry summers) for 4 years. Deciduous trees, whether newly planted or established, need to be watered in winter also. Water two or three times between when deciduous trees drop their leaves in fall and when buds begin to swell in spring. In summer, rain events are violent, sporadic and often of short duration. Water your yard plantings if rainfall lasts less than an hour. If rain falls consistently over an hour, you can assume this is a soaking rain and you will not need to water for three days.<sup>viii</sup> If rain falls steadily for three hours or more, you can wait a week before watering.

our area, birds have been known to nest in cholla, under portals and vigas, and in trees dense enough to provide cover protection. If you choose to put out birdseed or nectar, be sure to put out small amounts at a time, protect those areas from rain if possible, and change the seed or nectar every other day at a minimum to reduce the risk of disease and ant infestation. If you want to help with nest building, set out dryer lint, dog hair or hairbrush discards on the edge of your yard.

In developing any planning options for native plants and wildlife, it is important to keep in mind certain basic conservation tenets. Remember, we are trying to insert habitat, plants/flora and animals/fauna as "infrastructure", into our neighborhood, just as we plan for roads, utilities and other services. To do this, in our planning efforts we need to try to conserve and protect native plant and animal species that occur in the Tres Arroyos planning area, try to maintain the largest units of open space/undisturbed areas as possible, and ensure whenever possible that large, connected, well-distributed areas are available, since they are far more effective small, unconnected, fragmented areas for ensuring healthy, native flora and fauna.

There are two general types of healthy habitat: (1) those that are well designed and maintained to meet the needs of human beings, and (2) those that fulfill the needs of a broad and diverse group of competing native organisms. Not all human habitats are healthy for native organisms. But habitats where native organisms are healthy are healthy places for us! We may not be keenly aware of this, but we rely on healthy habitats and healthy native organisms to purify our air and water, regulate climate, fertilize soil, protect us from wind and dust, and produce healthy wildlife. Compared to healthy natural habitats, the areas we choose to modify and/or neaten up to meet our needs can become sparse in species diversity and are less likely to provide beneficial services to us.

Native ornamental grasses provide seed and cover for all sorts of wildlife, including quail and small mammals. Fence lines provide roosting and resting areas for raptors. Wildlife species need water, too. Providing one or more shallow water sources, particularly in dry months will bring the wildlife to it. Ensure that the water sources are either moving water such as with water features, or standing water, such as birdbaths or shallow pans, where water is changed out at least every other day to prevent disease transmission. Keep water shallow to protect the smaller critters from drowning. Rock piles, woodpiles, and compost piles are also areas that will attract wildlife. Remember the more innovative and diverse habitat features you can provide, the more likely you are to attract a wide variety of wildlife.

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the native flora and fauna residing here with us. This is part of the reason we all have chosen to live here. We all need to pitch in, and do our part to provide consistency in promoting healthy native flora and fauna, and discouraging non-native and invasive species. By working together as a community, we can make a difference for every person who lives here in the Tres Arroyos del Poniente area of Santa Fe County.

**SUB-APPENDICES**

1. Native Wildlife Fauna of the Tres Arroyos Area
2. Native Trees of the Tres Arroyos Area
3. Native Shrubs of the Tres Arroyos Area
4. Native Wildflowers of the Tres Arroyos Area
5. Native Grasses of the Tres Arroyos Area
6. Native Plants for Attracting Birds and Butterflies
7. Invasive Species to Watch Out for in the Tres Arroyos Area

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Hawk, Cooper's	<i>Accipiter cooperii</i>
Hawk, red-tailed	<i>Buteo jamaicensis</i>
Hummingbird, black-chinned	<i>Archilochus alexandri</i>
Hummingbird, broad-tailed	<i>Selasphorus platycercus</i>
Hummingbird, rufous	<i>Selasphorus rufus</i>
Jay, piñon	<i>Gymnorhinus cyanocephala</i>
Jay, scrub	<i>Aphelocoma coerulescens</i>
Junco, dark-eyed	<i>Junco hyemalis</i>
Kingbird, western	<i>Tyrannus verticalis</i>
Magpie, black-billed	<i>Pica pica</i>
Nighthawk, common	<i>Chordeiles minor</i>
Nuthatch, red-breasted	<i>Sitta canadensis</i>
Nuthatch, white-breasted	<i>Sitta carolinensis</i>
Owl, great horned	<i>Bubo virginianus</i>
Poor-will, common	<i>Phalaenoptilus nuttallii</i>
Quail, Gambel's	<i>Lophortyx gambelii</i>
Raven, common	<i>Corvus corax</i>
Robin, American	<i>Turdus migratorius</i>
Solitaire, Townsend's	<i>Myadestes townsendi</i>
Sparrow, chipping	<i>Spizella passerina</i>
Sparrow, house (English)	<i>Passer domesticus</i>
Sparrow, song	<i>Melospiza melodia</i>
Starling, European	<i>Sturnus vulgaris</i>
Tanager, western	<i>Piranga ludoviciana</i>
Titmouse, plain	<i>Parus inornatus</i>
Towhee, brown	<i>Pipilo fuscus</i>
Turkey vulture, common	<i>Cathartes aura</i>
Warbler, black-throated gray	<i>Dendroica nigrescens</i>
Wren, house	<i>Troglodytes aedon</i>

Birds, Less Common

Bluebird, western	<i>Sialia mexicana</i>
Bunting, indigo	<i>Passerina cyanea</i>
Bushtit, common	<i>Psaltriparus minimus</i>
Chat, yellow-breasted	<i>Icteria virens</i>
Crane, sandhill	<i>Grus canadensis</i>
Gnatcatcher, blue-gray	<i>Poliophtila caerulea</i>
Goose, Canada	<i>Branta canadensis</i>
Grosbeak, blue	<i>Guiraca caerulea</i>
Grosbeak, black-headed	<i>Pheucticus melanocephalus</i>
Grosbeck, evening	<i>Coccythraustes vespertinus</i>
Hawk, ferruginous	<i>Buteo regalis</i>
Hawk, sharp-shinned	<i>Accipiter striatus</i>
Jay, Steller's	<i>Cyanocitta stelleri</i>
Kestrel, American	<i>Falco sparverius</i>
Kinglet, golden-crowned	<i>Regulus satrapa</i>
Mallard	<i>Anas platyrhynchos</i>
Quail, scaled	<i>Callipepla squamata</i>
Phoebe, Say's	<i>Sayornis saya</i>
Sparrow, American tree	<i>Spizella arborea</i>
Sparrow, lark	<i>Chondestes grammacus</i>
Swallow, tree	<i>Tachycineta bicolor</i>
Swallow, barn	<i>Hirundo rustica</i>
Towhee, rufous-sided	<i>Pipilo erythrophthalmus</i>
Towhee, spotted	<i>Pipilo maculatus</i>
Vireo, solitary	<i>Vireo solitarius</i>

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Tres Arroyos del Poniente Community Plan Draft Appendices

Birds

American peregrine falcon	<i>Falco peregrinus anatum</i>
Arctic peregrine falcon	<i>Falco peregrinus tundrius</i>
Baird's sparrow	<i>Ammodramus bairdii</i>
Ferruginous hawk	<i>Buteo regalis</i>
Loggerhead shrike	<i>Lanius ludovicianus</i>
Northern goshawk	<i>Accipiter gentilis</i>
White-faced ibis	<i>Plegadis chihi</i>
Yellow-billed cuckoo	<i>Coccyzus americanus</i>

Fish

Flathead chub	<i>Platygobio (=Hybopsis) gracilis</i>
Rio Grande sucker	<i>Catostomus plebeius</i>

Reptiles

Texas horned lizard	<i>Phrynosoma cornutum</i>
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Plants

Chiricahua dock	<i>Rumex orthoneurus</i>
Santa Fe cholla	<i>Opuntia viridiflora</i>

Threatened

Birds

Bald eagle	<i>Haliaeetus leucocephalus</i>
Mountain plover	<i>Charadrius montanus</i>

Endangered

Mammals

Black-footed ferret	<i>Mustela nigripes</i>
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Birds

Southwestern willow flycatcher	<i>Empidonax traillii extimus</i>
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Fish

Rio Grande silvery minnow	<i>Hybognathus amarus</i>
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**3. Flowering Shrubs Adaptable to the Tres Arroyos Area<sup>a</sup>**

<b>Spring-flowering</b>	
Beauty bush	<i>Callicarpa americana</i>
Current, golden	<i>Ribes aureum</i>
Fruit and nut trees (cherries, plums, apples, peaches, almonds, etc.)	
Honeysuckle (native variety)	<i>Lonicera albiflora</i>
Locust, New Mexico	<i>Robinia neomexicanus</i>
Mockorange, littleleaf	<i>Philadelphus microcarpa</i>
Mockorange, sweet	<i>Philadelphus coronarius</i>
Penstemon, bush	<i>Penstemon ambiguus</i>
Western sand cherry	<i>Prunus besseyi</i>
<b>Summer- or Fall-flowering</b>	
Apache Plume	<i>Fallugia paradoxa</i>
Beebrush	<i>Aloysia wrightii</i>
Blue mist	<i>Caryopteris clandonensis</i>
Broom, NM, summer	<i>Fenista tinctoria</i>
Butterfly bush	<i>Buddleia davidii</i>
Chamisa or Rabbitbrush	<i>Chrysothamnus nauseosus, C. viscidiflorus</i>
Chaste tree	<i>Vitex agnus-castus</i>
Cholla	<i>Opuntia imbricata</i>
Cinquefoil, shrubby	<i>Potentilla fruticosa</i>
Clematis	<i>Clematis pseudoalpina</i>
Cliffrose	<i>Cowania mexicana</i>
Coralberry	<i>Symphoricarpos orbiculatus</i>
Dalea, feather	<i>Dalea formosa</i>
Fendlerbush, cliff	<i>Fendlera rupicola</i>
Hibiscus	<i>Hibiscus syriacus</i>
Lavender	<i>Lavandula spp.</i>
Mahogany, mountain	<i>Cercocarpus montanus</i>
Mahogany, other varieties	<i>C. brevifolius, C. intricatus, C. ledifolius</i>
Manzanita	<i>Arctostaphylos spp.</i>
Prickly pear	<i>Opuntia phaecantha</i>
Rose shrubs	<i>Rosa spp.</i>
Sage, bigleaf	<i>Artemisia tridentata</i>
Sage, purple	<i>Psoralethamnus scoparius</i>
Sage, silver	<i>Artemisia cana</i>
Sage, threadleaf	<i>Artemisia filifolia</i>
Sage, other varieties	<i>Salvia greggii, S. lycioides, S. pinquefolia</i>
Saltbush, fourwing	<i>Atriplex canescens</i>
Snowberry	<i>Symphoricarpos albus</i>
Sumac, littleleaf	<i>Rhus microphylla</i>
Sumac, threeleaf	<i>Rhus trilobata</i>
Willow, coyote	<i>Salix exigua</i>
Winterfat	<i>Ceratoides (Eurotia) lanata</i>
Woods rose	<i>Rosa woodsii</i>

DO NOT PLANT the following shrubs, which can be highly invasive in this area:

Scotch broom	<i>Cytisus scoparius</i>
Honeysuckle, non-native	<i>Lonicera spp.</i>

<sup>a</sup> Doxon, L.E., 1999, *High Desert Yards & Gardens*, University of New Mexico Press, Albuquerque, NM, 230 pp.

**5. Wildflowers for Use in the Tres Arroyos Area<sup>2</sup>**

Angel trumpets	<i>Mirabilis longiflora</i>
Aster, baby	<i>Leucelene ericoides</i>
Aster, golden	<i>Chrysophus serrulatus</i>
Aster, purple	<i>Machaeranthera bigelovii</i>
Aster, white	<i>Aster ericoides</i>
Beeplant, Rocky Mtn	<i>Cleome serrulata</i>
Blanketflower (Firewheel)	<i>Gaillardia aristata</i>
Bluebells, California	<i>Phacelia campanularia</i>
Blue bowls	<i>Gilia rigidula</i>
Blue-eyed grass	<i>Sisyrinchium demissum</i>
Buckwheat, sulphur	<i>Eriogonum umbellatum</i>
Butterfly weed	<i>Asclepia tuberosa</i>
Cardinal flower	<i>Lobelia cardinalis</i>
Chocolate flower	<i>Berlandiera lyrata</i>
Coneflower (Mexican hat)	<i>Ratibida columnifera</i>
Coneflower, purple	<i>Echinacea purpurea</i>
Cornflower	<i>Centaurea cyanus</i>
Daisy, Blackfoot	<i>Melampodium leucanthum</i>
Daisy, Tahoka	<i>Machaeranthera tanacetifolia</i>
Dusty miller	<i>Centaurea cineraria</i>
Flameflower	<i>Talinum calycinum</i>
Flax, blue	<i>Linum lewisii</i>
Four-o'clock, giant	<i>Mirabilis multiflora</i>
Gayfeather	<i>Liatris punctata</i>
Gentian, purple	<i>Eustoma grandiflora</i>
Germander, cutleaf	<i>Teucrium laciniatum</i>
Globemallow, scarlet	<i>Sphaeralcea coccinea</i>
Goldeneye, showy	<i>Viguiera multiflora</i>
Goldenrod	<i>Solidago canadensis</i>
Groundsel, silver	<i>Senecio longilobus</i>
Harebells	<i>Campanula rotundifolia</i>
Hollyhock	<i>Alcea rosea</i>
Hopi tea (Rayed cota)	<i>Thelesperma ambigna</i>
Hyssop (Bubblegum mint)	<i>Agastache cana</i>
Hummingbird trumpet	<i>Zauschneria latifolia</i>
Indian paintbrush	<i>Castilleja integra</i>
Lamb's ears, wooly	<i>Stachys lanata</i>
Licorice, wild	<i>Glycyrrhiza lepidota</i>
Marigold, desert	<i>Baileya multiradiata</i>
Marigold, wild	<i>Cyssodia acerosa</i>
Milkwort	<i>Polygala alba</i>
Mink, scarlet	<i>Stachys coccinea</i>
Mule's ear, desert	<i>Wyethia scabra</i>
Onion, nodding	<i>Allium cernuum</i>
Paperflower	<i>Psilostrophe tagetina</i>
Penstemon, Alamo	<i>Penstemon alamosensis</i>
Penstemon, cardinal	<i>Penstemon cardinalis</i>
Penstemon, desert	<i>Penstemon pseudospectabilis</i>
Penstemon, firecracker	<i>Penstemon eatonii</i>
Penstemon, narrowleaf	<i>Penstemon angustifolia</i>
Penstemon, pineleaf	<i>Penstemon pinifolius</i>
Penstemon, Rocky Mtn	<i>Penstemon strictus</i>

<sup>2</sup> Phillips, Judith, 1995, *Plants for Natural Gardens*, Museum of New Mexico Press, Santa Fe, 148 pp.

**6. Butterfly- and Hummingbird-Attracting Flowers and Plants<sup>a</sup>**

Alyssum	<i>Alyssum saxatile</i>
Asters	<i>Aster spp.</i>
Bee balm	<i>Monarda spp.</i>
Bee plant	<i>Cleome serrulata</i>
Black-eyed susans	<i>Rudbeckia hirta</i>
Butterfly bush, dwarf	<i>Buddleia davidii</i>
Butterfly weed	<i>Asclepia tuberosa</i>
Catnip	<i>Nepeta cataria</i>
Cinquefoil or Potentilla	<i>Potentilla fruticosa</i>
Clover, New Mexico	<i>Wislizenia refracta</i>
Coneflowers	<i>Echinacea spp. or Ratibida spp.</i>
Coreopsis	<i>Coreopsis tinctoria</i>
Daisies	<i>Melampdium spp. or Machaeranthers spp.</i>
Desert marigold	<i>Baileya multiradiata</i>
Evening primrose	<i>Oenothera spp.</i>
Four-o-clocks	<i>Mirabilis multiflora</i>
Fruit trees	all types, adapted to cold/hot weather
Gaillardia	<i>Gaillardia aristata</i>
Gayfeather	<i>Liatris punctata</i>
Goldenrod	<i>Solidago canadensis</i>
Honeysuckle, native only	<i>Lonicera fragrantissima</i>
Hummingbird trumpet	<i>Anisacanthus thurberi or Zauschneria latifolia</i>
Indigo	<i>Amorpha fruticosa</i>
Indigo bush	<i>Dalea formosa</i>
Milkweed	<i>Ascelepias spp.</i>
Mint	<i>Mentha arvensis</i>
Penstemon	<i>Penstemon spp.</i>
Roses	<i>Rosa spp.</i>
Sage	<i>Salvia spp.</i>
Sunflowers	<i>Helianthus spp.</i>
Trumpet vine	<i>Campsus radicans</i>
Yarrow	<i>Achillea lanulosa</i>
Yucca, soapweed	<i>Yucca glauca</i>

**WATER**

Be sure to provide a shallow water source too, that is either moving water such as a water feature or standing water that is changed out at least every other day to prevent disease transmission.

<sup>a</sup> Ivey, Robert, 1995, *Plants of New Mexico*, 3rd Edition, published by the author, Rio Rancho, Albuquerque, NM, 504 pp.

Phillips, Judith, 1995, *Plants for Natural Gardens*, Museum of New Mexico Press, Santa Fe, 148 pp.

Doolittle, Rosalie, 1991, *Southwest Gardening*, University of New Mexico Press, Albuquerque, 222 pp.

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- <sup>iii</sup> Doxon, L.E., 1999, *High Desert Yards & Gardens*, University of New Mexico Press, Albuquerque, NM, 230 pp.  
<sup>iv</sup> Williams, J.L., 1986, *New Mexico in Maps*, 2nd Ed., University of New Mexico Press, Albuquerque, NM, 407 pp.  
<sup>v</sup> Doxon p. 1-14  
<sup>vi</sup> Doxon p.2  
<sup>vii</sup> deBuys, William, 1985, *Enchantment and Exploitation: The Life and Hard Times of a New Mexico Mountain Range*, University of New Mexico Press, Albuquerque, NM, 394 pp.  
<sup>viii</sup> Doxon p. 32-33

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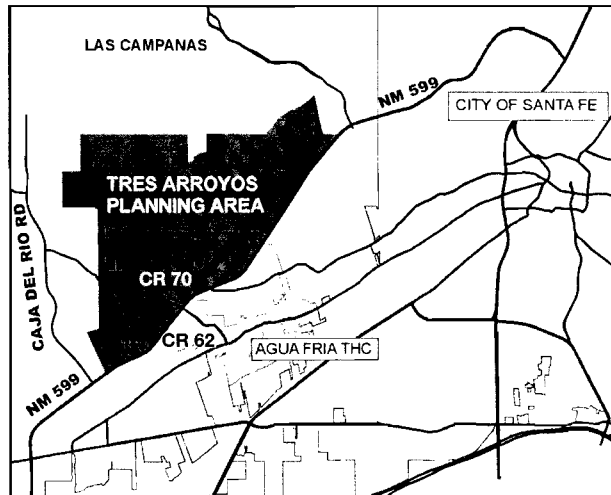
Public Hearings are scheduled  
for approval of the  
**Tres Arroyos del Poniente Community Plan**



**Board of County Commissioners**  
Tuesday, March 14, 2006 at 5:00 p.m.

**Extraterritorial Zoning Authority**  
Thursday, March 30, 2006 at 6:00 p.m.

All hearings in the  
County Commission Chambers  
102 Grant Ave., Santa Fe



**Where can I see the proposed plan?**

For the entire Tres Arroyos del Poniente plan and some proposed changes to it go to <http://www.santafecounty.org>.  
Copies of the plan are also available from the County Land Use Dept (986-6225) or at the public hearings.

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