

**GALISTEO WATERSHED PARTNERSHIP
MEETING NOTES NOVEMBER 3, 2006
Meeting Held at the Jemez Room #3, Santa Fe Community College**

1. Community Stewardship Organizations

Introduction by Ted Harrison, Commonwealth Conservancy

Ted gave an overview of the planned conservation community and open space for the Galisteo Basin Preserve (previous Thornton Ranch). Issues mentioned include:

- Small development footprint, large open space component:
 - Total development envelope of project: 373 acres (4%)
 - Private Conservation Lands: 2,879 acres (19%)
 - Public Conservation and Recreation areas: 11,678 acres (77%)
 - TOTAL: 14,920 acres
- Wants to promote a culture of conservation, based on long-lived economic and social values for property owners and adjoining communities.
- There will be community-based governance of open space, which will consist of (1) non-profit management of operations (not a HOA), (2) non-profit utility (power, water, wastewater, heating), (3) community stewardship organization for open space, and (4) Land Trust (overseeing conservation easements).
- CSO goals for the GBP include enhancing productivity and diversity of wildlife, restoring the hydrological functions in arroyos, improving quality, diversity and water storage capacity of grasslands and forests.

Introduction by Ben Haggard, Regensis

Ben gave an overview of experiences and lessons learned at the La Semilla CSO of the Three Canyons subdivision near Patagonia, AZ.

- Core goal of the CSO is regeneration of the land
- The process of working on this goal leads to a process of growing the understanding and capacity of the community, which in turn helps achieve the core goal.
- Finally, these processes will help with the emergence of an evolving vocation for the community. In turn this vocation helps the community reach the core goal of the CSO.
- The CSO was financed with 1% transfer fees.
- The philosophy behind this is that the quality of the land represents value, which will be the endowment of the CSO. Land quality can be enhanced by good stewardship, which increases the value (property value!) of the land and the endowment (through the 1% transfer fees). Therefore, community engagement is essential for stewardship, as it increases the land's value and the funds for the CSO.
- The dream for the CSO and village is that its land management is a "beacon of light" for other communities to adopt similar land stewardship strategies.

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Panel Discussion with Ted Harrison (Commonweal Conservancy), Lucy Lippard (Galisteo Village Planning Committee), Bill Donahue (Eldorado Community Improvement Association), Bill Baxter (Cerrillos Hills Park Coalition and COLTPAC), Colleen Baker (SF County Open Space and Trails Division)

Some of the conclusions and points of reference from the dialogue include:

- Ted Harrison (and others) shares the dream that the CSO for the GBP will be a seed for land stewardship for the entire Galisteo watershed, and potentially for the greater Santa Fe area (it will be a “beacon of light” like La Semilla).
- CSO needs to have a focus to make it happen.
- Would the CSO include people from Galisteo? Yes, Commonweal envisions drawing support/involvement from the surrounding communities.
- Staffing? We need at least 4 full-time staff people.
- Rici: we need a broad “watershed” for the CSO. Additionally, interpretive education will be important. Therefore, the staff and stewards need to receive interpretative training and we need to do interpretative planning to help us all know our stewardship role and help people understand the meaning of landscape values.
- We (Commonweal, GWP) should open a conversation about a connection of the Rail Trail (Eldorado community) and the GBP (through a trails system and perhaps more).
- We should create open space as a connector between communities. This will generate a common vision of stewardship.
- Let’s think about what community funding sources we can mobilize (and turn into funding mechanisms) to support the GBP open space.
- Caution: The CHHP has high needs for (land) remediation due to the impacts of people’s use of the land. The (GBP) land is fragile, and intensive use will lead to high stewardship & rehabilitation costs/needs.
- We could in time perhaps form a CSO for the entire Galisteo watershed with dues from partner organizations and partner CSOs.
- Financing: TIF = Tax Increment Financing: a portion of gross receipts tax stays with a place for local improvements.
- Other financing/capacity mechanisms: “Public Improvement District” designation.
- People in Galisteo like the views, vistas (not seeing roofs all over), and want to keep water in the sponge of the soil, and want horse trails (e.g. Arroyo de los Angeles). Need to connect Galisteo Village Plan and open space issues with GBP open space opportunities. Nearly all people in Galisteo want a protective buffer around the village to keep it as it is now. However, people differ in their ideas about the means to make that happen.
- Organize a “Trail Club” with dues to develop and maintain trails (also for horseback riders). There may be some neighbors that don’t want people to cross their properties, but they may agree if people (trails) stay in the arroyos.

2. Round Robin of Introductions, Updates and Announcements

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Round Robin/Introductions

An incomplete list of updates and announcements [please add to it]:

- Leslie Kryder (UNM student) manages the H2O listserv on water projects and water related information
- Susan Rich is the newly appointed Forest and Watershed Coordinator for the NM Energy, Minerals & Natural Resources Department.
- David van Hulsteyn (People for Native Ecosystems) submitted a proposal for a wildlife sanctuary (focus on prairie dogs) somewhere in the Galisteo watershed and requested support from GWP members/attenders.
- Warren Thompson (Rancho Viejo Partners) wants to work with us on open space issues in the watershed until mid 2011. He proposes that we develop “a business model that will work” (“from the heart”) for open space creation which will be more conducive for landowner collaboration. We need to look into alternative minimum tax and other tax incentives to help landowners do conservation work.

Announcements

November 4 (Saturday): 8:30 a.m. Tour of Ortiz Mountains with Mark Kaltenbach; also Discover Madrid Day. Also: GWP walk in Canoncito.

November 11 (Saturday): 9:00 a.m. Hike in Eldorado Wilderness

November 12 (Sunday): Railrunner event (look out for more information)

November 15 (Wednesday): 6:30 p.m. meeting at Turquoise Trail Fire Station about proposed County Road 42 paving project.

November 16 (Thursday): 4:00 p.m. CDRC meeting about Galisteo Basin Preserve at County Chambers

November 18 (Saturday): 9:45 a.m. GWP/San Marcos Association walk in San Marcos area to look at watershed management; meet at San Marcos Café.

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