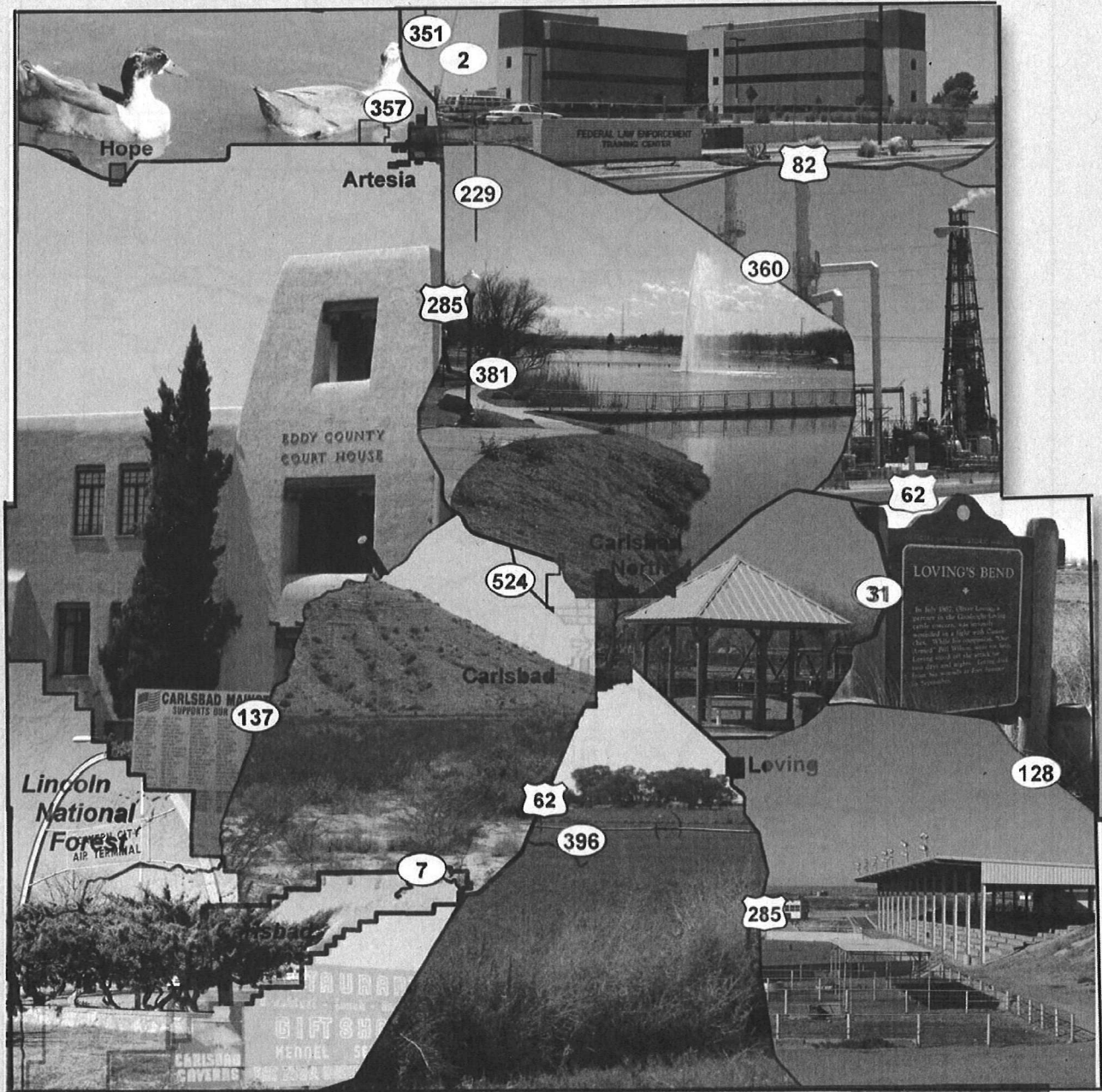


Eddy County Comprehensive Plan



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Executive Summary

Eddy County Vision for the Future

Based on responses during the public process, residents of Eddy County value the country feeling, good climate, low crime and generally good quality of life in the County. They enjoy a low cost of living, good employment opportunities, and a reasonable tax base. Recreational opportunities include the walking trail and boating on the Pecos River, state and national parks in the area such as Carlsbad Caverns and the Living Desert Museum, the Rodeo Arena, and an abundance of public land in the form of mountains and desert landscapes.

The crime rate in general is low, and people feel safe walking in their neighborhoods. Currently in both Artesia and Carlsbad, custom-built homes are the majority of the housing construction. Some mid-range housing, (\$80,000 - \$120,000) is being constructed but not enough to give new families the opportunity to upgrade from their starter home to a larger family size home. The limited existing housing stock is overpriced largely because the Federal Law Enforcement Training Center housing allowances have driven up the prices. Rental housing, apartments or duplexes are in high demand in both cities. There are little or no rentals available. New construction rentals would fill a void in this County.

Residents overall enjoy small communities and access to their public officials. They would like to perpetuate this way of life by preserving their farmland and ensuring a sufficient supply of water for both residential and agricultural uses. Citizens of Eddy County can envision attracting retirees as well as young families to settle. People, in fact, are discovering Eddy County and beginning to move to the area, putting pressure on farmland to convert to residential subdivisions. Eddy County does not have adequate infrastructure for growth and currently has few land use controls in place to manage this growth. It looks to recommendations in this Comprehensive Plan and the 40-Year Water Plan to guide future decisions.

Key Issues and Desired Future Conditions

1. County Demographics

After strong growth on the average of 4.4 percent annually, Eddy County's population declined 19 percent between 1960 and 1970. Since then growth resumed at a slow average annual rate of 0.8 percent to reach 51,658 in the 2000 Census. A low projection (by BBER) forecasts population to reach more than 61,000 by the year 2030, while a high projection (Lower Pecos Valley Regional Water Plan) forecasts 70,519. The population is growing faster in the unincorporated parts of the County than within the municipalities. Compared to the state as a whole, Eddy County residents are slightly older, with a smaller proportion of young adults and a larger proportion of seniors. More than half identified themselves as White non-Hispanic, while 39 percent self-identified as Hispanic or Latino of various races. The average household size is 2.6 persons and median household income was \$31,998 in 1999, somewhat lower than the state's \$34,133. Some 16.7 percent live below the poverty level. Educational attainment in the county is lower than in the state as a whole.

2. Government Structure and Capacity

Eddy County prides itself on having some of the lowest property tax rates in the state. The County currently has an additional 4.350 mils of taxing authority that it does not exercise—the largest remaining tax authority in the state. The four incorporated municipalities—Artesia, Carlsbad, Hope, and Loving—all impose additional gross receipts taxes.

3. Land Use

Some 80 percent of the land in Eddy County is public land, administered by the federal or state government, while 20 percent is privately owned. There has not been a steady pattern of growth or decline in acres of farmland between 1987 and 2002, although it appears to have peaked in 1997. By 2002 there were 510 farms spread over 1.183 million acres; nearly 50 percent were small (fewer than 50 acres) while 20 percent were large (1,000 or more acres). County development occurring outside city limits is absorbing farmland. It is prompting concern that existing County regulations are failing to adequately protect existing residents from incompatible new development and threatening the aesthetic and rural residential nature of the County. The Comprehensive Plan recommends sponsoring public education and discussion about land use regulations to try to reach a consensus on what approaches would be acceptable to residents. It also recommends mapping existing land use in the County unincorporated areas; identifying areas for future growth, based on proximity to infrastructure and other criteria; ensuring infrastructure needs are met before development occurs; and revising the County subdivision ordinance. The plan seeks to limit the risks of development in hazard areas, such as floodplains or next to underground gas lines. Other recommendations address ways to incorporate green spaces into new developments, preserve gateways into the County and municipalities, preserve the small-town feeling of communities, strengthen agriculture, and improve property appearance, quality and maintenance.

4. Housing

Nearly 70 percent of Eddy County's housing units are detached single-family dwellings, some 17 percent are mobile homes, 9 percent are multi-family developments, and about 2 percent are single family attached. While the inventory grew 10.5 percent since 1990 to reach 22,249 units, much of the housing stock is aging. Housing is generally affordable in Eddy County compared to other more populated counties in New Mexico. There is a shortage of newer homes in the mid-range (\$80,000 to \$120,000) for the middle income workforce such as police officers, teachers, retail services workers and construction workers. Rental housing is scarce in both Carlsbad and Artesia where prices have inflated by high housing stipends awarded to Federal Law Enforcement Training Center employees. This plan recommends conducting a housing needs assessment, establishing a task force to address the problem and reviewing the need for certain regulatory barriers that increase housing costs. The plan recommends conducting an affordable housing needs assessment, establishing a task force to address the problem, and reviewing the need for certain regulatory barriers that increase housing costs. It also calls for identifying areas in the County appropriate for multi-family or other higher density housing, such as accessory dwelling units, creating incentives for developers to include a certain percentage of affordable units in their developments, and encouraging infill development.

5. Economic Development

Eddy County has taken major strides to diversify its economy from the traditional staples of agriculture and oil and gas extraction. The services industry, retail trade, mining (including oil and gas) and local government provided the most jobs in Eddy County in 2004. Tourism, particularly Carlsbad Caverns National Park and the Living Desert Zoo and Gardens State Park, is another major economic generator. Major employers include the Waste Isolation Pilot Plant, the Federal Law Enforcement Training Center, and school districts, in addition to mineral extraction and refining companies. The County's agricultural industry produces alfalfa, pecans, cotton and chile and raises cattle, milk cows, and sheep. Plan recommendations focus on creating a well-trained workforce whose skills meet the needs of local employers (from trades to refineries), attracting well-paying jobs and facilitating small business development. In addition, the plan calls for drawing tourists visiting Carlsbad Caverns to other parts of the County and supporting the continued viability of agriculture.

6. Infrastructure: Wastewater, Solid Waste, Drainage

Infrastructure goals and strategies address the issues identified by project engineers. To deal with the large number of unpermitted septic tanks and leach fields in the County, which have become a major source of groundwater pollution in the state, goals focus on creating wastewater ordinances for new developments and requiring on-site wastewater management systems for both new and existing subdivisions. The County should seek funds to upgrade wastewater systems to handle anticipated growth and more stringent discharge standards and investigate the feasibility of reusing wastewater for irrigation. The plan also recommends providing collection systems or more transfer stations in areas experiencing higher growth, developing separate enforceable solid waste ordinances for residential and commercial customers, prohibiting illegal dumping, and developing joint programs for composting and recycling. Regarding drainage, conducting a detailed study to determine the base flood elevations and hazard factors for specific flood zone areas is a priority.

7. Transportation

Transportation recommendations focus on assessing the capacity to move vehicles and people efficiently throughout the County in light of anticipated development and growth, as well as maintaining existing County roads. The plan calls for developing a road master plan that would recommend where new roads or additional lanes are needed and where public transportation might be feasible. Goals also stress retaining funds for by-pass routes around Carlsbad to ease congestion and to ensure right-of-way acquisition is completed for new alignments. It calls on the County to work with the New Mexico Department of Transportation to develop a county-wide road maintenance program.

8. Water Resources

Project engineers surveyed and evaluated 16 of 30 public water systems in Eddy County as part of simultaneous work on a 40-year County Water Plan. The chapter in the Comprehensive Plan notes the variations in gallons used per capita per day by different systems, identifies systems that require infrastructure upgrades, and points to individual systems that could merge to form larger, more regional systems to reduce the number of wells and better track the water supply. Goals stress developing a county-wide water conservation plan, including metering of use; identifying limitations to water rights for different systems, and ensuring that new developments have a sufficient water supply and infrastructure. The plan prefers formation of mutual domestic water systems over drilling individual wells, and encouraging smaller systems to merge with nearby systems.

9. Public Facilities and Services

While several community and senior centers are located in Eddy County, they have been outgrown, according to residents and local officials. Residents also see a need for more opportunities for adult vocational training, workforce development, medical services—particular mental health and drug abuse facilities—services for homeless persons, and homeless animals. Plan goals call for expanding or developing new facilities and services, some of which are already underway.

10. Open Space and Recreation

Open space and recreational features were some of the most prominent assets mentioned by residents. They also called for more teen and children's activities, sports practice fields, walking/jogging/biking trails, and community swimming pools. Recommended are a regional trail network along the Pecos River, linking existing facilities in Artesia and Carlsbad, a trails master plan, more community-built playgrounds, and making fuller use of the Riverwalk Recreation Center by creating a teen center and sponsoring teen dances and other events.

ii. Hazard Mitigation

The County has already taken the initiative in planning for emergencies, disasters, and potential hazards from floods, wildfires, drought, hazardous materials releases, nuclear facility accidents, and terrorism. The plan discusses these plans in more depth and reiterates the top ten priorities from the County's Hazard Mitigation Plan as the Comprehensive Plan recommendations.

1. Introduction

A. Comprehensive Plan Purpose and Authority

A comprehensive plan is designed to draw on citizen values and opinions as well as data about existing and future population and economic growth to help shape how a county or municipality will look and develop over the next 20 to 30 years. It is adopted by a local government to guide decisions primarily about the physical development of a community. It analyzes current conditions and sets future goals and policies in such areas as land use, housing, roads, water supply and use, and economic development.

New Mexico statutes enable county planning commissions to carry out and promote county planning. This includes making reports and recommendations for the planning and development of the county as well as recommendations for public improvements to county officials. Comprehensive plans serve these purposes. While there is no statutory description of what elements should be in a comprehensive plan, it may address streets and other infrastructure, parks and recreation, public facilities and services, and public utilities. To be in effect, the plan must be adopted by resolution by the governing authority after at least one public hearing.

The comprehensive plan will be reviewed periodically to monitor progress on implementation. In addition, the plan will be revised in response to changing conditions. The plan will be reviewed every five years, and changes will be maintained in an appendix. A complete revision will be performed at the discretion of future commissions.

B. Planning Process

Several sources of public input informed the issues, goals, and strategies outlined in this plan. The planning team began by reviewing the Community Vision Report to the Eddy County Commissioners (2006). This document was based on extensive citizen outreach and input in 2000 and 2005, and outlines the top projects desired by Eddy County residents for several topics including Economic Development, Community Development, Infrastructure and Image, Service to Citizens, as well as Local Goals and Teen Goals.

Next, the team held a Steering Committee meeting, which County Commissioners, as well as representatives from various County, City of Carlsbad, state, and federal organizations attended. The public was also invited to participate. At this meeting, attendees identified Eddy County assets as well as their concerns and ideal vision for the County's future. The planning team used this information to create a list of issues as well as potential goals and strategies to address these. This information was presented at two public meetings, held in Artesia and Otis in March, 2007. Because of low attendance at these meetings, the information was then placed on the County website for several months in an effort to solicit more input. The planners also attended a meeting for the 40 Year Water Plan in March, during which they sought input from local water providers and cooperatives. An additional Steering Committee meeting and Public Meeting were held in August to finalize the plan's goals and strategies.

C. Plan Overview

The Eddy County Comprehensive Plan is organized into chapters that encompass the broad range of community functions, or plan elements. These include 1) Introduction, 2) Eddy County Profile, 3) Land Use, 4) Housing, 5) Economic Development, 6) Infrastructure, 7) Transportation, 8) Water Resources, 9) Public Facilities and Services, 10) Open Space and Recreation, and 11) Hazard Mitigation.

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2. Eddy County Profile

A. Location and Description

Eddy County is located in southeastern New Mexico, bordering Texas to the south. Established in 1887, the County was named for Charles Eddy, a rancher who helped irrigate the dry land using water from the Pecos River. Since those early days, the population has grown to more than 51,000 people.

Eddy County encompasses 4,180 square miles, located at the foothills of the Guadalupe Mountains on the edge of the Chihuahuan Desert. The Pecos River bisects the County from north to south, passing near Artesia and through Carlsbad.

Major economic generators for Eddy County include potash mining, petroleum and natural gas extraction, farming and ranching, and the tourism industry, focused mainly on Carlsbad Caverns. In addition, the establishment of the US Department of Energy's Waste Isolation Pilot Plant (WIPP) near Carlsbad in 2001 infused the local economy, spurring a number of related technology businesses.

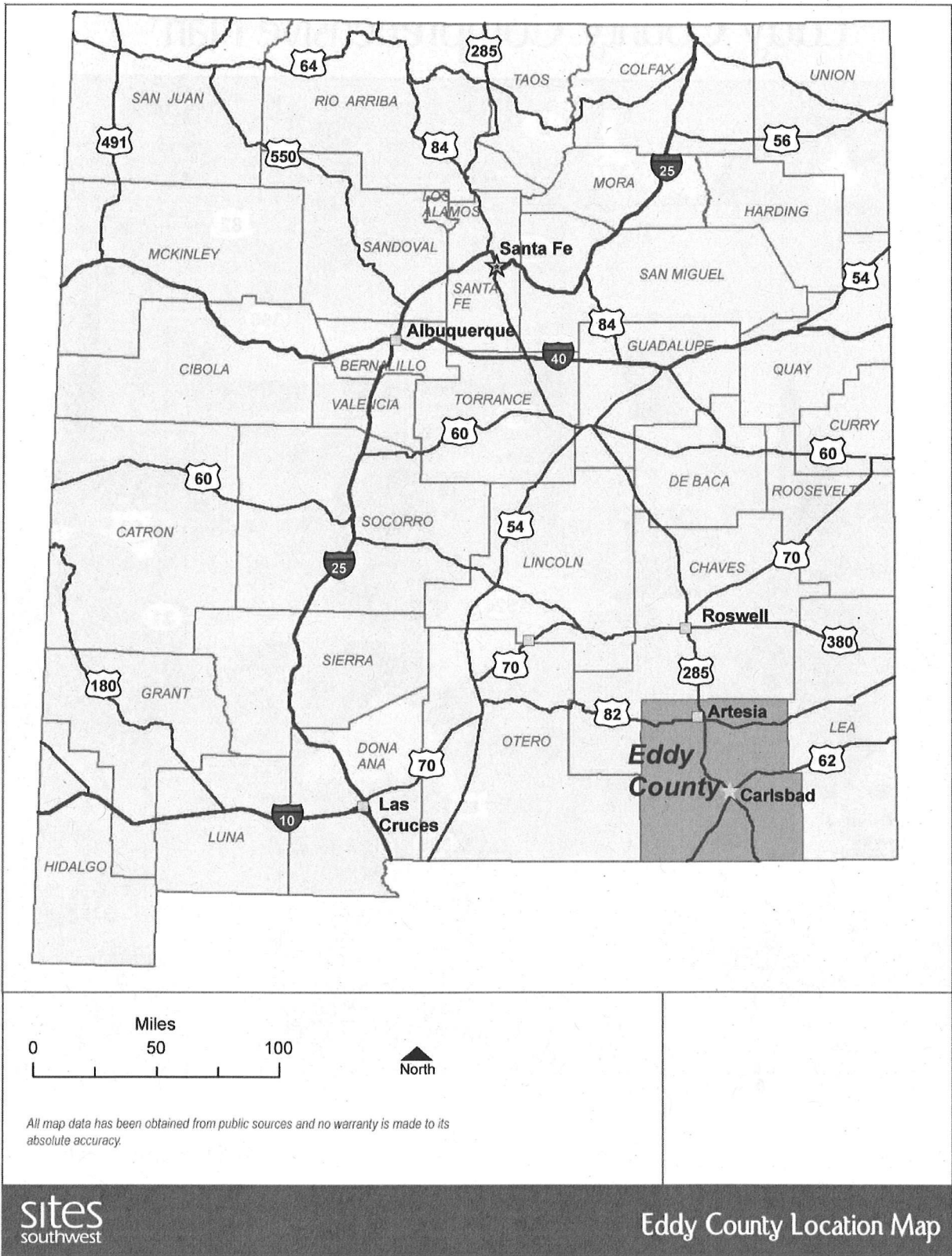
Carlsbad is the County seat, as well as the largest town in Eddy County. Other incorporated places include Artesia, Loving, and Hope.

Carlsbad had a population of 25,625 people in 2000. The city has the distinction of having more parks and recreational facilities than any other New Mexico town. It was also named the first High Performance Community in New Mexico by the Center for the New West, recognized as a place where the public, private, and civil sectors work collectively to improve the standard of living.

Artesia, named for the area's artesian wells, had a population of 10,692 in 2000. The town has been a hub for oil and gas production since the 1920s, though ranching and farming are also economic staples. In addition, local officials began searching for ways to diversify the economy in the 1980s, and in 1989, the Federal Law Enforcement Training Center was established there.

US routes 285, 180, 82 and 62 are the principal roadways in Eddy County. US 285 runs north-south, and connects Carlsbad with Texas to the south, and Roswell, Santa Fe, and eventually Colorado to the north. US 180 and US 62 overlap, running southwest to northeast, and connect Carlsbad with El Paso, TX, to the west, and Hobbs and Texas to the east. US 82 is an east-west roadway that links Artesia with Alamogordo and Las Cruces to the west, and Lovington and Texas to the east. There are several small airports serving Eddy County, including the Cavern City Air Terminal in Carlsbad and the Artesia Municipal Airport. From Carlsbad, the nearest metropolitan centers are Midland, TX, 149 miles to the east, El Paso, TX, 164 miles to the southwest, and Las Cruces, NM, 207 miles to the west. Albuquerque, New Mexico's largest city, is 277 miles to the northwest, while Santa Fe, the state capital, is 268 miles to the north.

Figure 1: Location Map

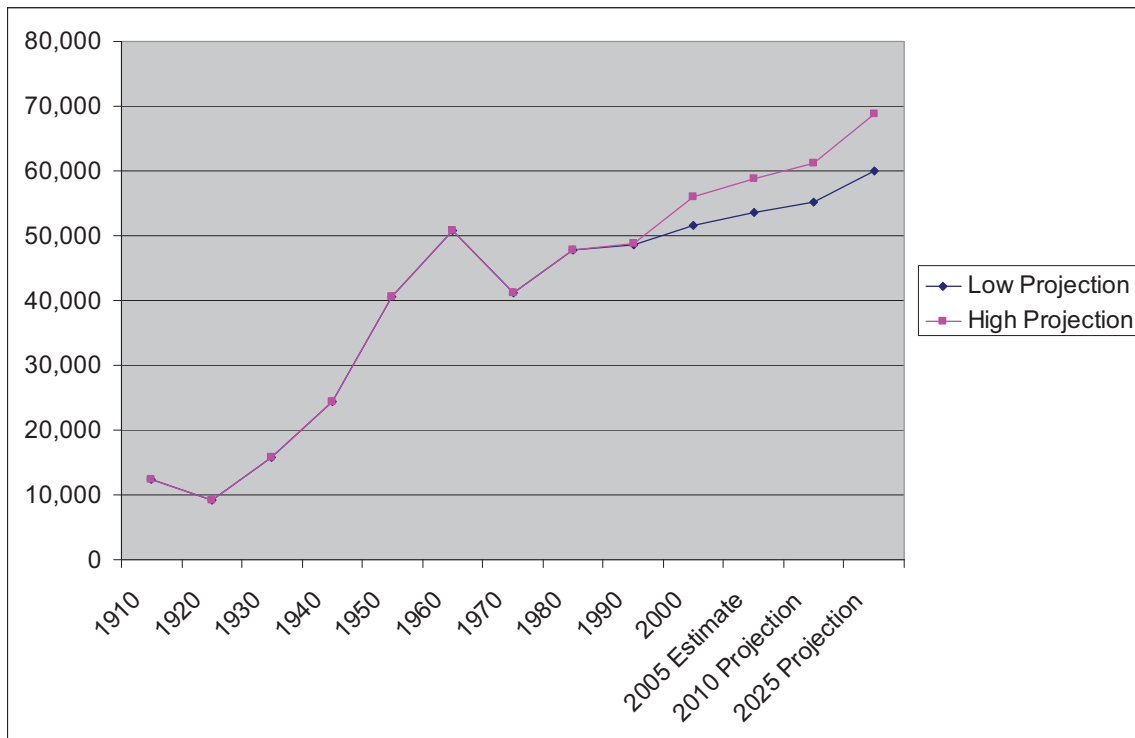


B. Eddy County Demographics

1. Historical Population Trend

In 1910, Eddy County had a population of 12,400 people. After a dip to 9,116 people in 1920, Eddy County experienced strong growth on the average of 4.4 percent annually through 1960. The 1960 – 1970 period saw a 19 percent decline in population, but since then, the County has resumed growth at a slow average annual rate of 0.8 percent through 2000. The Bureau of Business and Economic Research at the University of New Mexico (BBER) predicts that this growth will continue at an average annual rate of one percent through 2025.

Figure 2: Historic and Projected Population Growth in Eddy County



Sources: US Census Bureau, UNM Bureau of Business and Economic Research (BBER)

2. Present Population Characteristics

According to the US Census Bureau, Eddy County had a total population of 51,658 people in 2000. This is a moderate 6.3 percent increase from 1990, and falls behind the growth rate for the state of New Mexico, which was 20.1 percent for the same time period.

Currently, the most important population centers in Eddy County are Carlsbad and Artesia. The population has remained fairly steady in these communities over the last two decades, with Artesia experiencing a slight increase, while Carlsbad saw a slight decrease. The population is growing faster in the unincorporated parts of the County, which experienced an average annual growth rate of 1.5 percent from 1980 to 2005.

Table 1: Population Centers – 1980, 1990, 2000, 2005

Population	1980	1990	2000	2005	Average annual growth rate (1980-2005)
Artesia	10,385	10,775	10,692	10,597	0.03%
Carlsbad	25,496	25,320	25,625	25,410	-0.04%
Hope	111	98	107	106	-0.2%
Loving	1,355	1,202	1,326	1,317	-0.2%
Unincorporated Areas	10,508	11,210	13,818	15,074	1.5%

Sources: US Census Bureau, BBER

The 2000 Census showed that the median age of Eddy County residents was 36.4, which is about on par with the state median age of 34.6. Age distribution in Eddy County is also quite similar to that of New Mexico as a whole, though there is a smaller proportion of young adults and a greater percentage of seniors in the County when compared with the state.

Table 2: Age Distribution, Eddy County and New Mexico, 2000

Age	Eddy County	% Total	New Mexico	% Total
Preschool, 0-4 Years	3,706	7.2	129,135	7.1
Elementary & Middle School, 5-14 Years	8,436	16.3	291,415	16.0
High School: 15-19 Years	4,202	8.1	142,348	7.8
Young Adult: 20-34 Years	8,144	15.8	352,738	19.4
Adult: 35-64 Years	19,580	37.9	690,920	38.0
Seniors: 65+ Years	7,590	14.7	212,490	11.7
Total	51,658	100	1,819,046	100

Source: US Census Bureau

In Eddy County, 57.4 percent of the population identified themselves as White non-Hispanic, 39 percent identified as Hispanic or Latino (of various races), 1.5 percent identified as Black/African American, and 1.2 percent identified as being two or more races. Less than one percent of the population identified themselves as being American Indian and Alaskan Native or Asian. Compared to New Mexico as a whole, Eddy County has a larger percentage of non-Hispanic White residents, slightly less Hispanic or Latino residents, and significantly less Native American residents.

Figure 3: Population Density

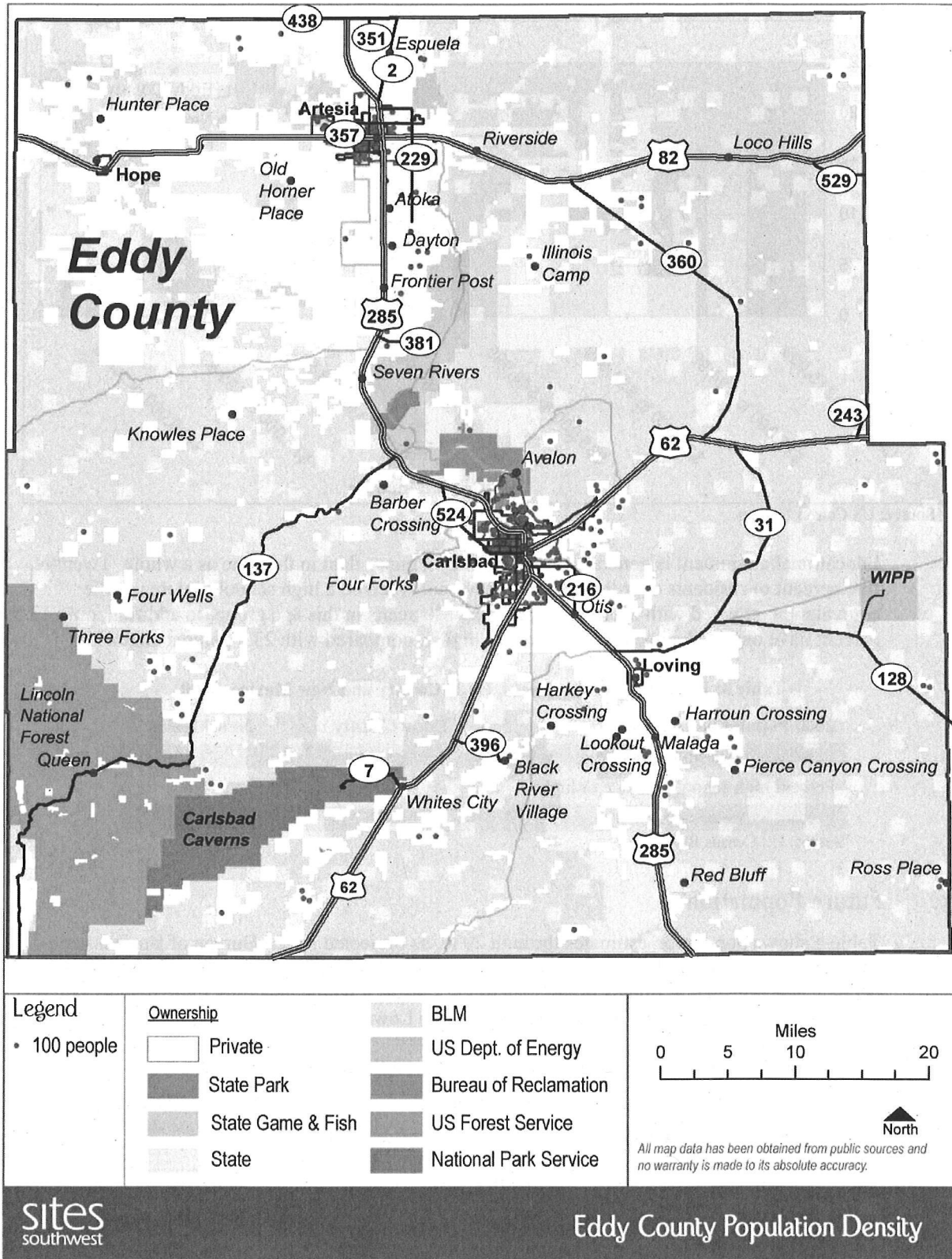
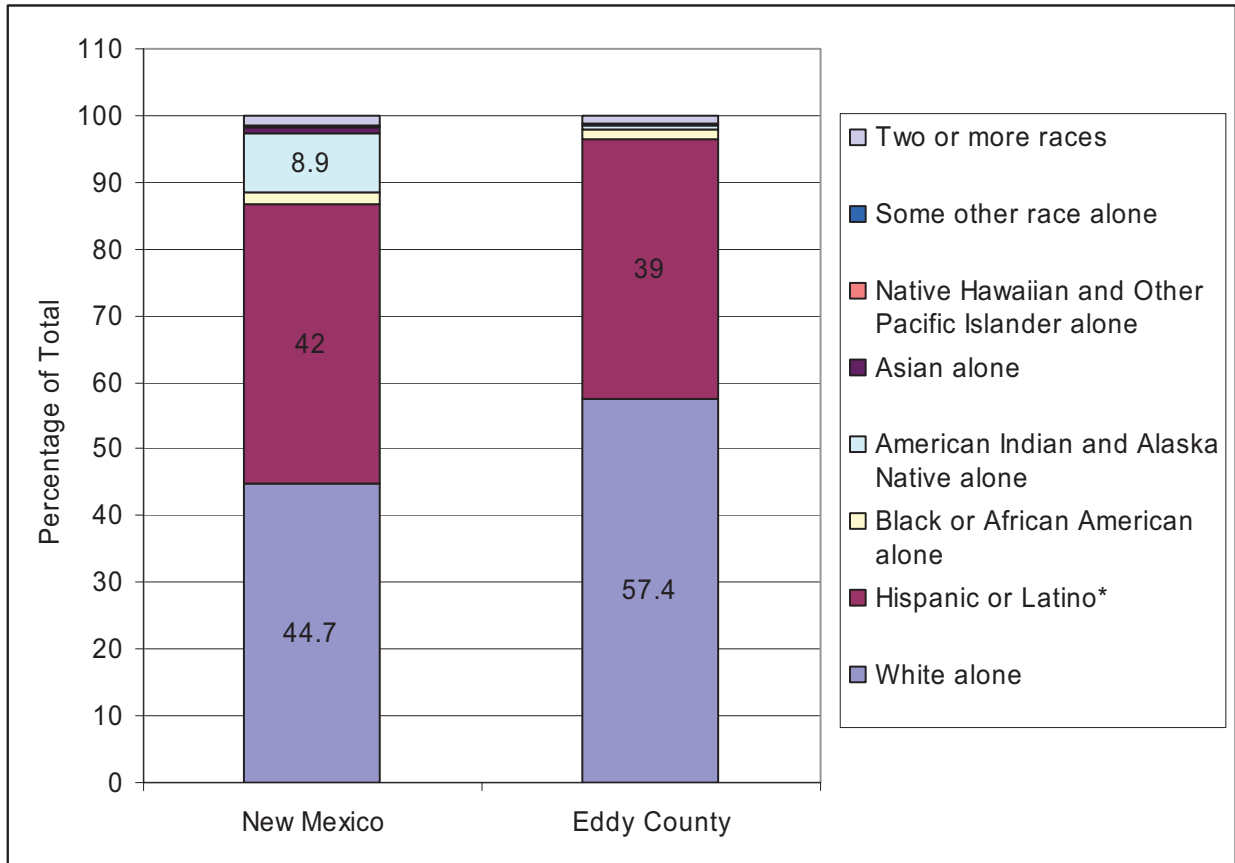


Figure 4: Ethnic and Racial Composition, Eddy County and New Mexico, 2000



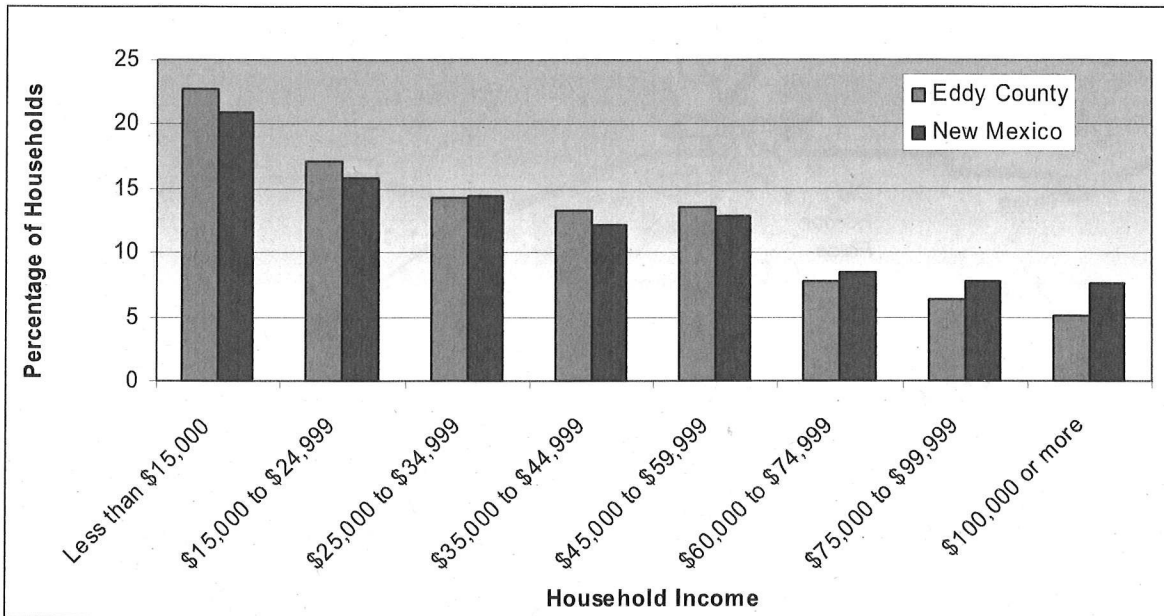
Source: US Census Bureau

*Note: The Hispanic or Latino ethnic designation includes people of all races. In Eddy County, 48.4 percent of those who identified as Hispanic or Latino identified their race as White; 45.9 percent identified as some other race; 3.8 percent said they belonged to two or more racial groups, and less than 1 percent identified as Black/African American, American Indian, Asian, or Pacific Islander.

The average household size in Eddy County is 2.6, the same as the New Mexico average. Other household characteristics in Eddy County are similar to those of the state as well. There is a slightly greater proportion of family households in the County, however, when compared with the state (72.7 percent and 69.2 percent, respectively). There is also a greater percentage of married family households, with or without children, in Eddy County (57 percent compared to 51.1 percent statewide).

Income in Eddy County is somewhat lower than in New Mexico as a whole. Median household income in 1999 was \$31,998, compared with the state's \$34,133. Per capita income was also lower, at \$15,823 in Eddy County, and \$17,261 in New Mexico generally. Poverty levels were about the same, however. The 2000 Census showed that 16.7 percent of County households live below the poverty level, while 16.8 percent of New Mexico households do. Nevertheless, income distribution shows that Eddy County still faces a more difficult economic situation than the state as a whole, having a greater proportion of households in middle and low income brackets compared to the state.

Figure 5: Income Distribution, Eddy County and New Mexico, 1999



Source: US Census Bureau

Educational attainment is generally lower in Eddy County than in the state as a whole. Twenty-five percent of residents over the age of 25 have not received a high school diploma or the equivalent, compared with 21.1 percent of New Mexicans in this age group. In addition, only 13.5 percent have obtained a bachelor's degree or higher, compared with 23.5 percent statewide.

Table 3: Educational Attainment, Eddy County and New Mexico, 2000

2000 Population Age 25+	Eddy County	New Mexico
Percent without high school diploma	25.0	21.1
Percent high school graduate or higher	61.5	55.4
Percent bachelor's degree or higher	13.5	23.5

Source: US Census Bureau

3. Future Population

Table 4 shows population estimates through 2030, as projected by the Bureau of Business and Economic Research (BBER) at the University of New Mexico. Population growth is expected to occur at a slower rate in Eddy County than in the state as a whole, reaching more than 61,000 by 2030. This is lower than the 70,519 projected by the Lower Pecos Valley Regional Water Plan.

Table 4: Population Projections, Eddy County and New Mexico through 2030

Population	Eddy County	Annual % change	New Mexico	Annual % change
2000 (Census)	51,658		1,819,046	
2010 (Projected)	55,274	0.7%	2,112,986	1.5%
2020 (Projected)	58,514	0.6%	2,383,116	1.2%
2030 (Projected)	61,066	0.4%	2,626,553	1.0%

Sources: US Census Bureau, BBER

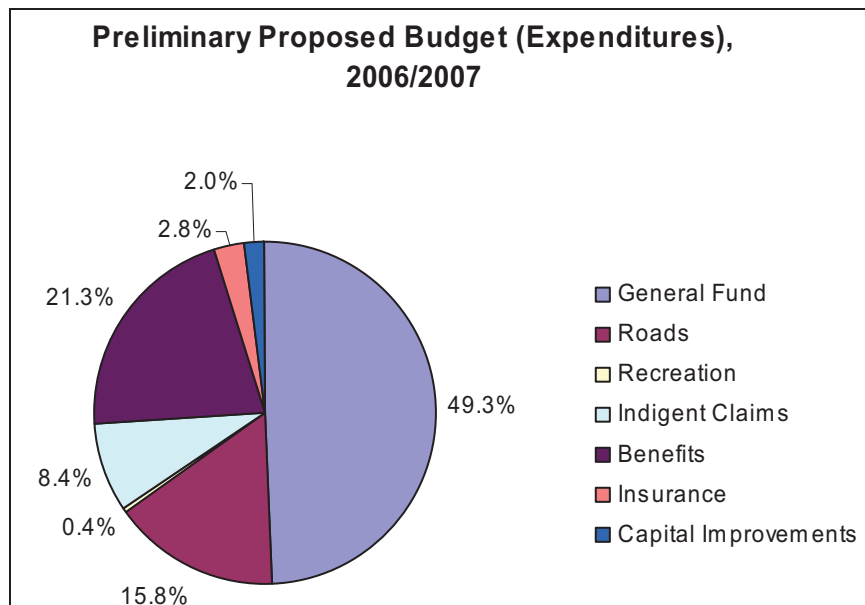
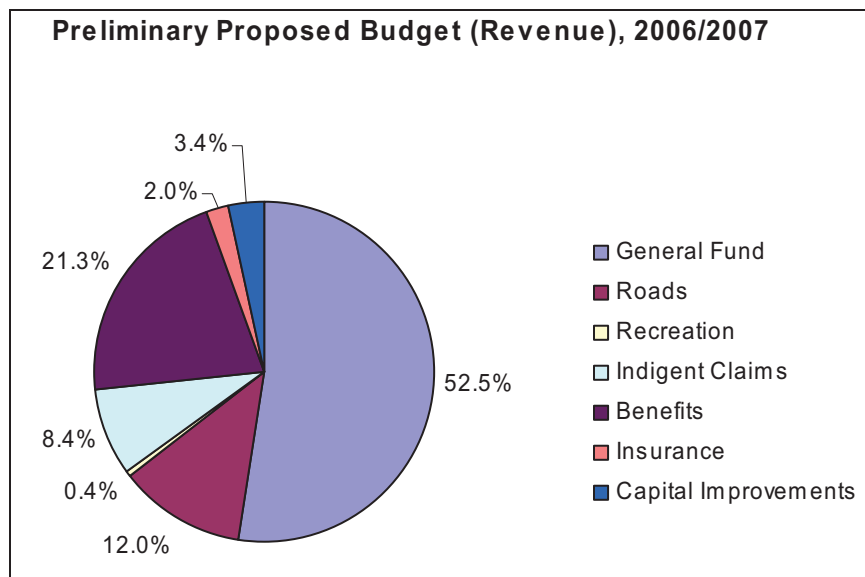
C. Existing Governmental Structure and Capacity

1. County Budget

Eddy County anticipated nearly \$24.5 million dollars in revenue for the 2006-2007 fiscal year. Over half of this, 52.5 percent, came from the general fund. The next most important source of revenue came from benefits, followed by roads.

The largest portion of the budget was also allocated to the general fund (49.3 percent). The next highest expenditures were made on benefits (21.3 percent) and roads (15.8 percent).

Figure 6: Eddy County Preliminary Proposed Budget, 2006-2007



2. County Property Taxes

Eddy County prides itself on having some of the lowest property tax rates in the state. Total residential property tax rates across Eddy County range from 13.429 to 26.499 mills, while non-residential rates range from 14.374 to 29.591 mills (see Table 5). The weighted average property tax in Eddy County is 20.047 mills for residential (ranking 23rd out of 33 New Mexico counties), and 19.681 mills for non-residential (ranking 15th in the state). Eddy County itself imposes 6.623 mills on residential properties and 7.5 mills on non-residential ones. For “other” property taxes, it ranks 12th out of the 12 counties that also impose other property taxes. “Other” property taxes refer to oil, natural gas, and copper ad valorem taxes. The County currently has an additional 4.350 mills of taxing authority that it does not exercise, (the largest remaining tax authority in the state), which could produce an estimated additional revenue of \$11.2 million a year.

Table 5: 2006 Property Tax Rates

Municipality	Tax District *	Residential Tax Rate	Non-residential Tax Rate	Other
Artesia	16 In	22.884	24.166	24.166
Carlsbad	C In	20.778	21.825	21.825
Hope	16D In	26.499	29.591	--
Loving	10 In	15.271	16.433	--
	10 Out	13.429	14.374	14.374
	16 Out	20.996	21.941	21.941
	C Out	14.553	15.600	15.600
Eddy County weighted average		20.047	19.681	18.098
Weighted average state rank (out of 33)		23	31	12

* “In” or “Out” refers to the tax rate in or out of municipal boundaries within the specified district.

Source: New Mexico Department of Taxation and Revenue

3. County Gross Receipts Tax Revenues

The gross receipts tax rate for Eddy County is 5.625 percent, effective July 1, 2006 through June 30, 2007. The four incorporated municipalities imposed additional taxes that generated a higher tax rate: Artesia and Carlsbad each at 6.8125 percent, Hope at 6.50 percent, and Loving at 6.6875 percent.

In 2005, the last year for which data is available, there were approximately \$1.6 billion total taxable gross receipts in Eddy County. Retail trade was the largest taxable sector, providing 22.4% of all taxable gross receipts. Other services (except public administration) and the mining, oil, and gas extraction sectors followed, with 18.1 percent and 15.1 percent of all taxable gross receipts, respectively. In all, \$102,498,389 was collected in gross receipts taxes in 2005.

Table 6: Eddy County Gross Receipts by Sector of the Economy, 2005

Sector of the Economy	County Total Reported Taxable Gross Receipts	Percent of Total
Retail Trade	\$366,249,336	22.4%
Other Services (except Public Admin)	297,111,142	18.1%
Mining and Oil and Gas Extraction	247,914,470	15.1%
Construction	161,140,749	9.8%
Wholesale Trade	134,337,369	8.2%
Utilities	115,639,773	7.1%
Professional, Scientific and Technical Services	84,243,480	5.1%
Accommodation and Food Services	57,933,924	3.5%
Transportation and Warehousing	46,698,226	2.9%
Health Care and Social Assistance	44,144,949	2.7%
Manufacturing	37,173,441	2.3%
Information and Cultural Industries	23,420,740	1.4%
Real Estate and Rental and Leasing	7,078,197	0.4%
Finance and Insurance	5,993,437	0.4%
Agriculture, Forestry, Fishing and Hunting	5,408,909	0.3%
Admin and Support, Waste Mgt and Remed	1,369,161	0.1%
Unclassified Establishments	677,211	0.04%
Arts, Entertainment and Recreation	526,975	0.03%
Educational Services	115197*	0.01%
Management of Companies and Enterprises	43781*	0.003%
Public Administration	*	0.0%
TOTAL ALL SECTORS	\$1,637,393,521	100.0%
Gross Tax	\$102,498,389	

Source: New Mexico Tax and Revenue Department

*The Department received fewer than three returns for that sector, and is unable to release detailed information. For the educational services and management of companies and enterprises sectors, number values were provided for only two quarters of 2005.

D. Brief History

1. Early Records

Despite the mostly arid landscape of what is today Eddy County, there is clear evidence of prehistoric human settlement. Arrowheads dating as early as 25,000 BC have been discovered in the area. Throughout the millennia, various groups of hunter-gatherers repeatedly occupied the same campsites.

By 100 to 400 AD, agriculture was firmly established, and at least three principal groups of Southwestern farming cultures had developed. Of those, the Jornada Mogollon people occupied the desert plains areas, including El Paso and parts of present-day Eddy County. It appears that the heaviest occupation by this group near Eddy County occurred between 900 AD and 1250 AD.

Around 1300 AD, however, a new group was migrating towards the Southwest. The Athapaskan people traveled south from what is now Canada, and eventually reached the New Mexico territory. This group then split; some went west, forming the Navajo tribes, while the Apaches headed south. In the Eddy County area, the Mescalero Apaches inhabited the Sacramento and Guadalupe Mountains as well as the surrounding plains. They resided in the mountains, but crossed the Pecos River to the east to hunt buffalo. Although their population was not numerous, they had firm control over what would become Eddy County when the Europeans first encountered them, and fought to retain their lands well into the 19th century (Southeastern New Mexico Historical Society, 1982).

2. The Arrival of the Spanish

Spanish explorer Cabeza de Vaca was likely the first European to pass through the southeastern New Mexico area when he took an expedition north from Mexico City to Louisiana in 1536. Over the next few centuries, other explorers such as Antonio de Espejo and Gaspar Castaño also made their way through, but never officially settled the area, even though it had been officially claimed by New Spain and then Mexico, after that country's independence in 1821 (Mangan, 1994).

3. American Settlements

In 1848, Colonel Steven Watts Kearny claimed the New Mexico territory for the United States. Counties were soon formed, and what is now Eddy County formed part of Lincoln County.

In 1862, Congress passed the Homestead Act to encourage population of the vast western states, but the southeastern part of New Mexico did not attract many colonizers. There were cattle drives that followed the Pecos River south from Texas up through New Mexico, however. Some of the most well-known were the Goodnight-Loving cattle group and the John Chisum cattle drive, both operating in the 1860s.

In 1867, the first permanent Anglo settlers came to the area, colonizing a place where seven arroyos joined to feed into the Pecos River. Called Seven Rivers, this western frontier town peaked in the 1880s with a population of about 300. By 1896, the village had declined, and today is the site of Brantley Lake State Park.

In the 1880s and 90s, other settlements were formed, including Lookout, Hope (first called Badgerville), Malaga, Eddy, Loving (originally Florence) and Otis. In 1891, the Pecos Valley Railroad was completed from Pecos, Texas, to Eddy, and three years later extended north to Roswell. Swiss and Italian immigrants came in small waves during this time period as well. The area was still cattle grazing country, though agriculture was also beginning to take hold, facilitated by irrigation projects. The first was formed in Hope on the Peñasco River, and thrived until 1922, when the flow of water began to decline.

C.B. Eddy was a rancher and entrepreneur from New York who also sought to irrigate this arid part of New Mexico. In 1888, he laid out the town of Eddy on the Pecos River, and worked with others to create efficient irrigation systems to serve ranchers and farmers.

In 1889, Eddy County was formed. Seven Rivers was the original County seat, but this was moved to Eddy in 1890. By this year, the town was calling itself the "Pearl of the Pecos" and boasted a population of more than 600 people. In 1893, Eddy became officially incorporated, and

six years later was renamed Carlsbad, after the Carlsbad Spring, which shared mineral properties similar to a famous spa in Karlsbad, Czechoslovakia.

Jim White, a local cowboy, happened upon a “Bat Cave” in the Guadalupe Mountains in 1903, and there was a two-decade period of intense guano mining. This cave was, of course, the famous Carlsbad Caverns, which was declared a National Monument in 1923, and a National Park in 1930. White’s City was established near the entrance of the Caverns in 1928.

The town site for Artesia was laid out in 1903, over a settlement formerly known as Miller. In that same year, the first Artesian well was drilled. Between 1905 and 1907, there was an influx of over 1,200 people to the town. People began noticing black streaks in their water, and by 1923 the first oil well was drilled, setting the stage for the important industry that continues to dominate Artesia today.

3. Land Use

A. Existing Land Use Conditions

Eddy County comprises 4,180 square miles (2.7 million acres) of primarily shrubland, grassland and agricultural land in the far southeastern part of New Mexico. Public land constitutes the vast majority of acreage, more than 80 percent, while private land accounts for less than 20 percent (NMSU 2007).

Of the federal land owners, the Bureau of Land Management (BLM) administers approximately 1.4 million acres, while the United States Forest Service (USFS) administers some 135,000 acres. The state owns nearly 18 percent of the land (478,000 acres) and inland water covers another 0.3 percent or 8,100 acres.

The County’s elevation hovers around 3,100 feet above sea level—compared to 5,000 feet for Albuquerque—with higher elevations found in the Lincoln National Forest in the southwestern corner of the County. Median annual rainfall in the County is 11.9 inches, giving it a semi-arid climate.

1. Population Growth

The 2000 Census counted 51,658 persons living on the 540,800 acres of private land, for an average density of 0.09 persons an acre. Most of the population, however—more than 75 percent— lives in the urban centers of Carlsbad and Artesia, or in Loving, one of the smaller towns. Nevertheless, growth in the unincorporated areas has exceeded that of the urban areas.

Figure 7: Eddy County Population growth from 1980 to 2000

	1980	1990	% Change	2000	% Change
Artesia	10,385	10,775	3.8%	10,692	-0.8%
Carlsbad	25,496	25,320	-0.7%	25,625	1.2%
Hope	111	98	-11.7%	107	9.2%
Loving	1,355	1,202	-11.3%	1,326	10.3%
Unincorporated Areas	10,508	11,210	6.7%	13,818	23.3%
Total	47,855	48,605	1.6%	51,658	6.3%

Source: US Census

Growth in Artesia has developed on a classic grid highlighted by the right-angle intersection of US Highway 82 (Main Street) and US Highway 285. Existing development has occurred west of this intersection, leaving the eastern sector of the town to develop primarily into an industrial and commercial area. While most residential development is located south and west of State Highway 82, the majority of commercial development lies on the western end of Main Street and along US 285 to the south. There are also several residential subdivisions to the north and south of NM 82 in the unincorporated area close to the City limits. In several areas manufactured housing composes the majority of the housing stock. The main belts of irrigated agricultural lands lie to the north.

Carlsbad has also developed along a typical grid in between the “X” formed by the intersections of US Highways 62 and 285. Contiguous compact growth within the City limits starts in the north

central portion, and moves south, narrowing around the southern juncture of the two US highways. Additional development appears on various sites scattered within the City limits and just outside the limits. In some areas, primarily to the south and southwest, it leaps over the City boundaries and unplatted land in the unincorporated area to develop noncontiguous subdivisions.

The growth occurring outside city limits is absorbing farmland and prompting concern from some existing residents who feel that existing County regulations fail to adequately protect them from incompatible new development and threaten the aesthetic and rural residential nature of the County.

2. Agricultural Land Use

According to the 2002 US Census of Agriculture, there were 1,183,073 total acres of farmland spread over 510 farms in Eddy County. (NMSU cites the same statistics for 2007.) This represents a 15 percent decrease from 1997, when there were 603 farms. There has not been a steady pattern of growth or decline over the 15-year period since 1987, although it seems to have peaked in 1997.

Table 7: Farms and Farmland Acreage, 1987 - 2002

	1987	1992	1997	2002
Number of Farms	506	495	603	510
Total Farmland Acreage	967,816	1,138,681	1,302,442	1,183,073

Source: USDA National Agriculture Statistics Service

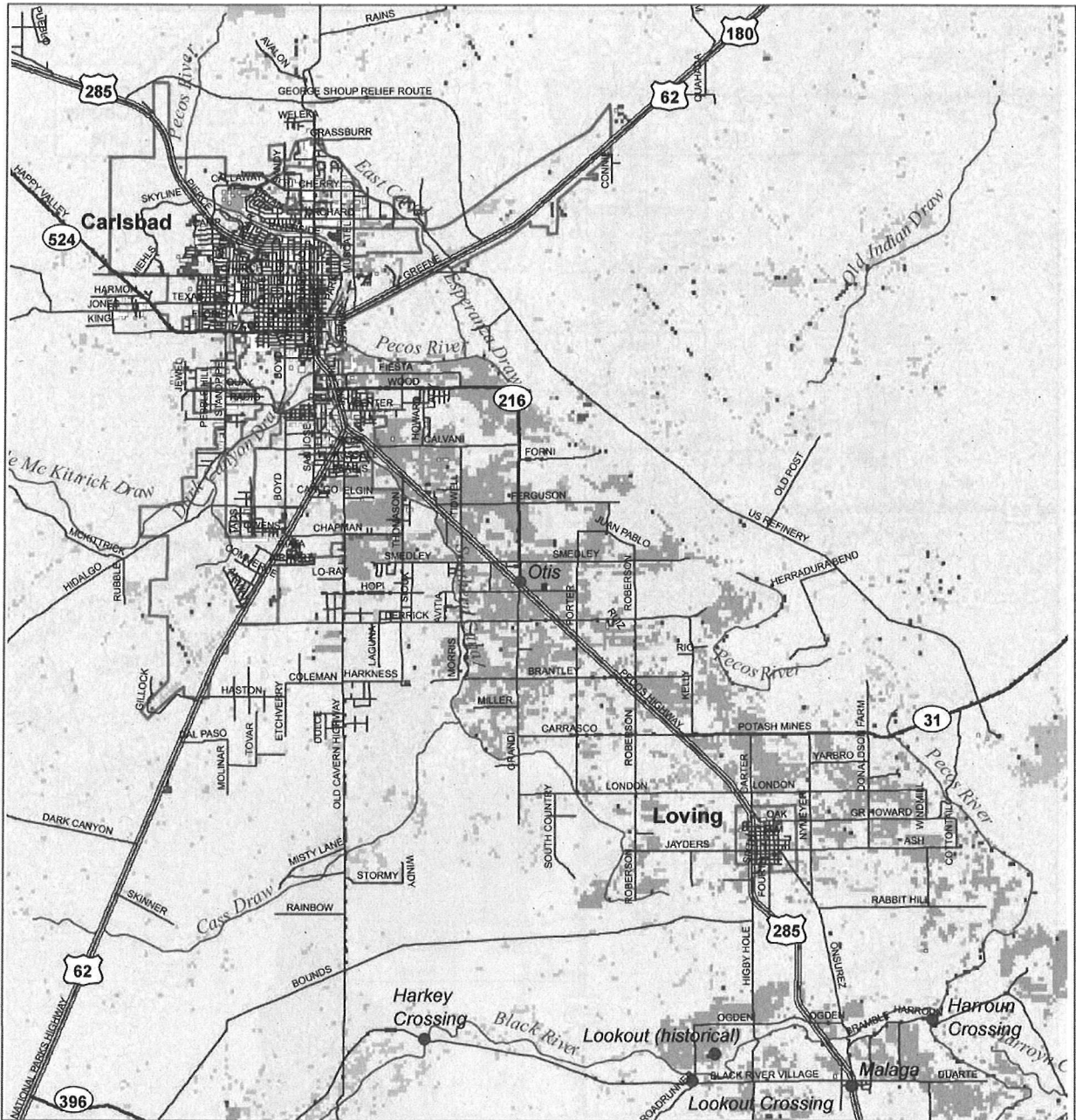
The sizes of farms in Eddy County were diverse. By 2002, nearly half were small farms (less than 50 acres), while about 20 percent were large farms (1000 or more acres). As shown in the table below, the percentage of small farms (1 to 49 acres) has increased over the last 15 years.

Table 8: Farms by Size, 1987 – 2002

Farms by Size	1987	1992	1997	2002
1 to 49 acres	36%	34%	40%	45%
50 to 179 acres	17%	17%	14%	15%
180 to 499 acres	16%	14%	15%	9%
500 to 999 acres	9%	9%	10%	11%
1000 or more acres	21%	27%	21%	21%

Source: USDA National Agriculture Statistics Service

Figure 8: Land Use in the Carlsbad – Loving Area



Legend	
	Incorporated Boundary
	Residential
	Commercial/Industrial
	Bare Rock/Sand/Clay
	Gravel Pits/Mines
	Open Water
	Orchard/Vineyard
	Forest
	Grassland/Herbaceous
	Shrubland
	Grains/Crops/Pasture/Hay/Urban Grass
	Emergent Woody/Herbaceous Wetlands

Miles

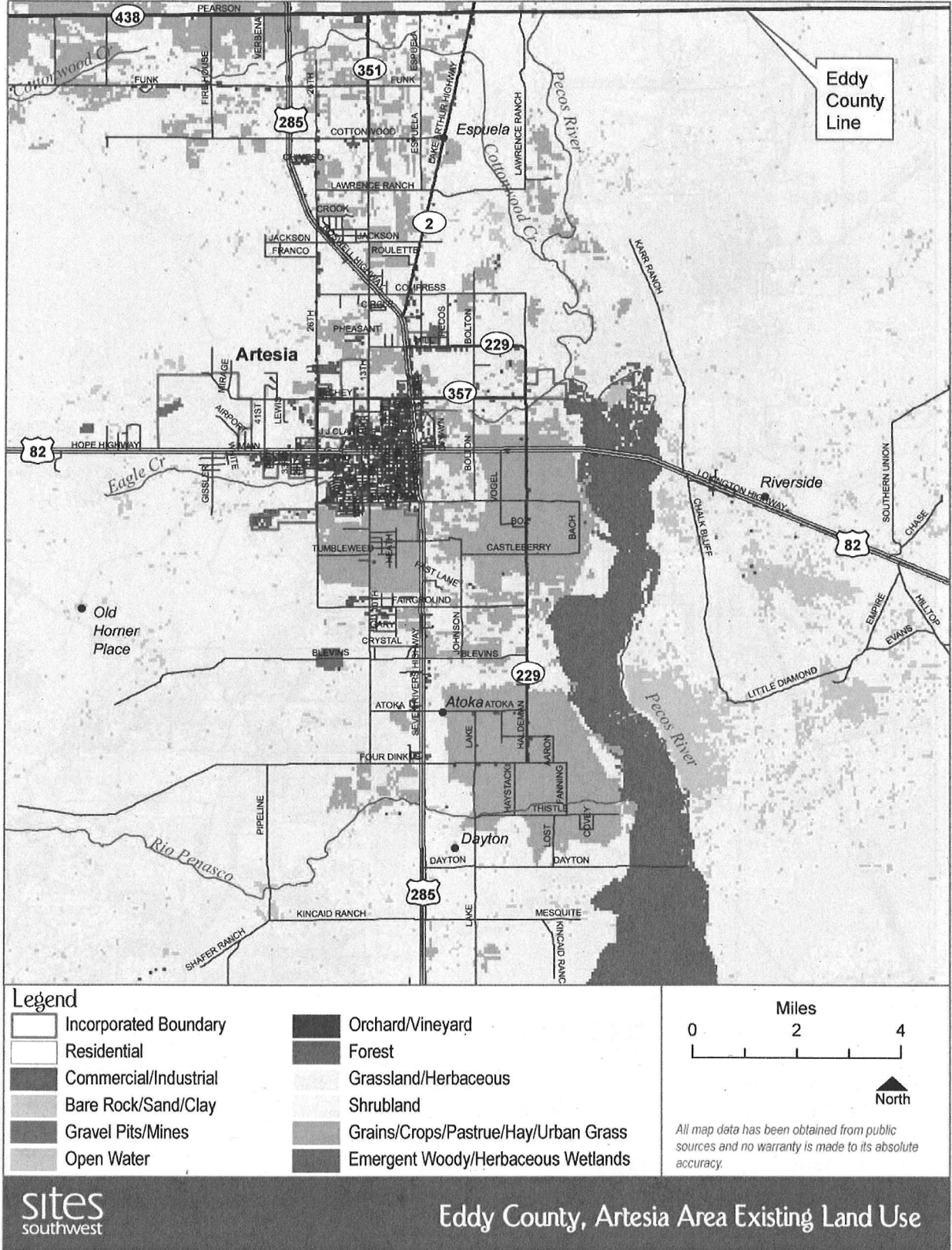
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North

All map data has been obtained from public sources and no warranty is made to its absolute accuracy.

sites southwest Eddy County, Carlsbad-Loving Area Existing Land Use

Figure 9: Land Use in the Artesia Area



3. Existing Land Use Regulations

Private land in Eddy County falls under several different types of land use regulations depending on its location and proximity to incorporated municipalities.

Subdivisions

Eddy County has a subdivision ordinance, which regulates land divisions and platting in the unincorporated part of the County, as specified by New Mexico statute (NMSA 3-19-5 1978). Carlsbad and Artesia have their own subdivision ordinances that apply within the city limits and to some extent within each of their planning and platting jurisdictions (PPJ) (NMSA 3-20 1978).

Based on population, Artesia's PPJ extends to three miles outside its city limits, while Carlsbad's PPJ extends five miles beyond its city limits. For practical purposes, however, Carlsbad only applies its municipal subdivision law inside its extraterritorial zone (ETZ) (currently three miles beyond the city limits, as described below), allowing the County subdivision law to govern the remainder. Subdivisions of land located within both jurisdictions have to be approved by both the City and County planning commissions.

Artesia also reviews and signs off jointly with the County on plans and plats within the three miles extending from its municipal limits; however, County subdivision regulations apply in these areas.

Zoning

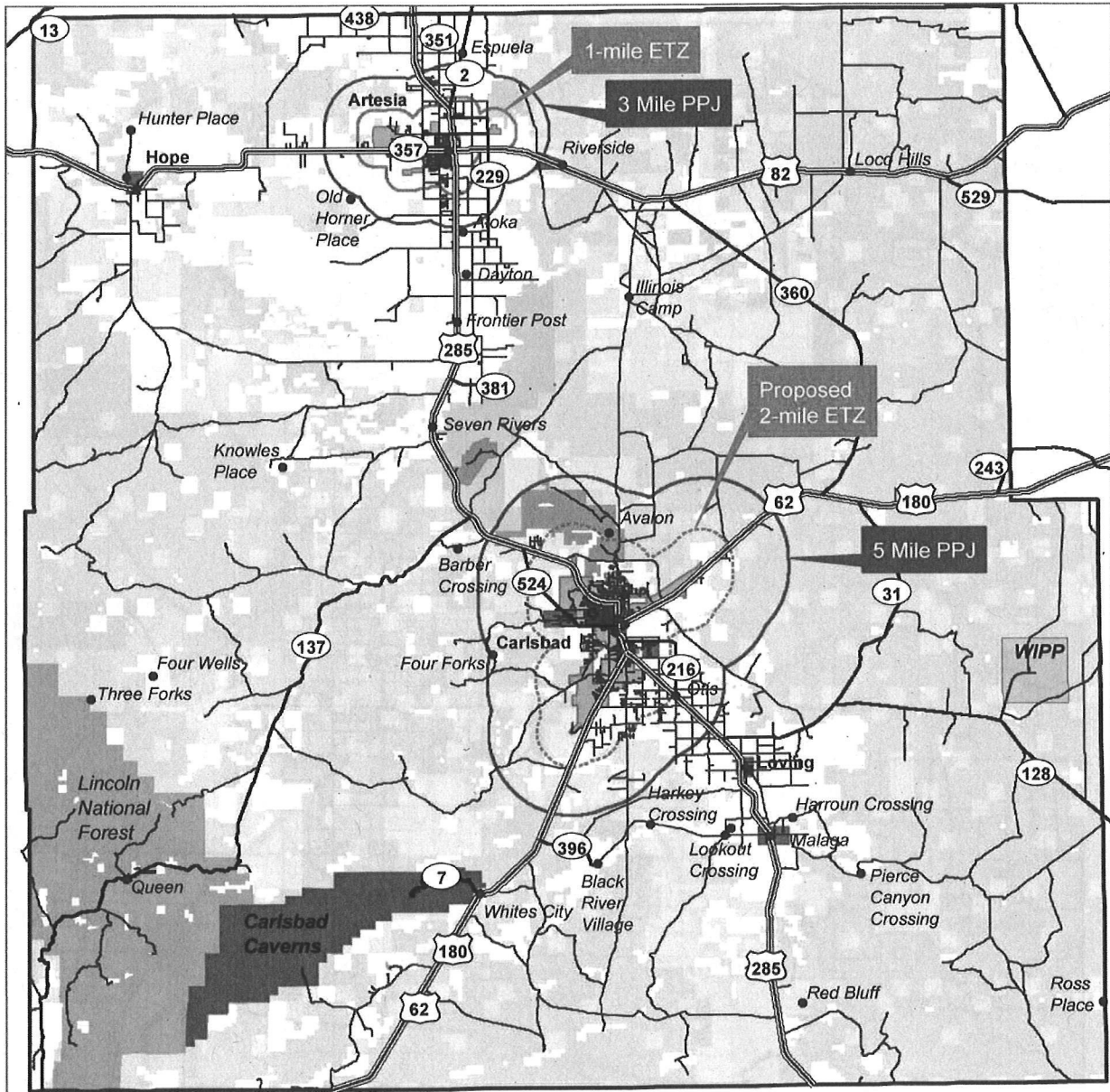
The County has no zoning ordinance, which would typically regulate land use, density, and such elements as building height, size and number of stories. Residents historically opposed zoning as too onerous a restriction on their private property rights. As authorized by previous state law, however, Carlsbad adopted a zoning ordinance for its extraterritorial zone, which applies to land within three miles of its city limits. (Its current population number, under existing law, would restrict the ETZ to two miles.) The ordinance essentially creates three zones:

- RC-3: Medium to high income single-family residential, similar to the city's rural residential zone.
- RC-2: Light Commercial zone
- RC-1: General use, such as farming, ranching and industrial use












The ETZ code also allows applications for special use permits for uses not permitted under the regulations. Although Carlsbad has an ETZ zone, current state law requires counties and cities to jointly adopt zoning within the ETZ and hence share planning authority. This has not yet occurred in the Carlsbad ETZ, which can create a level of inconsistency and confusion regarding development and regulations in this area.

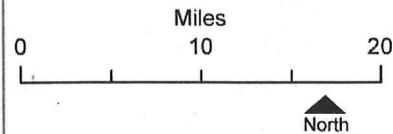
Artesia has not yet implemented an extraterritorial zone, though the issue has been much discussed and is in the city's comprehensive plan. An ETZ will likely be created in the future.

Figure 10: Eddy County Existing Zoning and Land Ownership



Legend

- | | |
|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
|  BLM |  US Forest Service |
|  Bureau of Reclamation |  National Park |
|  US Dept. of Energy |  Colonias |
|  State |  Private |
|  State Game & Fish |  Incorporated Boundary |
|  State Park | |



All map data has been obtained from public sources and no warranty is made to its absolute accuracy.

sites
southwest

Eddy County, Existing Zoning and Land Ownership

4. Related Plans and Ordinances

The County has several ordinances relevant to land use planning. In addition, both Artesia and Carlsbad have adopted comprehensive plans to guide their physical development into the future.

Junkyard Ordinance (#11) (1983)

This ordinance prohibits the establishment of automotive graveyards, junkyards, and scrap processing facilities within one thousand feet of an interstate or state primary highway, and within three hundred feet of County roads. Owners of these facilities must submit a plan indicating how the establishment will be visually screened. Acceptable screening includes camouflage by fence, masonry, vegetation and embankments.

Junk and Dilapidated Structures Ordinance (#18) (1991)

This ordinance prohibits the improper storage of junked or abandoned motor vehicles, parts, appliances, building material and other garbage and junk. Improper storage generally refers to storage not in an enclosed building or otherwise screened from public view or not in a depository specifically allowed for disposal purposes. The County can require the removal of dangerous or unsanitary buildings, structures, debris, and other junk if deemed a menace to public comfort, health, peace, or safety, by issuing a resolution to the property owner. The owner must commence removal of the offending material within ten days or file a written objection. If this does not happen, the County may remove the material at the owner's expense, which shall constitute a lien against the debris and the lot or parcel from which it was removed. Any violation of this ordinance is punishable by a fine of up to \$300.00 or imprisonment for up to 90 days, or both.

Eddy County Land Use Policies and Procedures (#41) (2002)

The purpose of this ordinance is to guide the use of public lands and resources in the County; protect private property rights; and promote coordination and cooperation between the County and state and federal agencies when decisions are made that affect the use of public lands and resources in the County. The ordinance lays forth policies for promoting economic development, livestock grazing, sustainable timber extraction, and the development of mineral resources on public lands. The ordinance also creates the Eddy County Land Use Committee, made up of five to 15 members, to implement and monitor the policies and procedures embodied in the ordinance.

Flood Plain Management Ordinance (#44) (2003)

This ordinance designates floodplain areas in Eddy County. It allows structures to be built within floodplain areas at the discretion of the Floodplain Administrator, upon issuance of a Floodplain Use Permit. Owners of new or substantially improved buildings in floodplain areas must get a FEMA Elevation Certificate or a FEMA Floodproofing Certificate before a Certificate of Occupancy will be granted. This ordinance also sets forth a provision for flood hazard reduction detailing specific standards to be met by all types of development, including the placement of manufactured homes, in floodplain areas.

Greater Carlsbad Comprehensive Plan (2003)

The Greater Carlsbad Comprehensive Plan addresses land use, transportation, community facilities, community services and housing. It promotes a development scenario that emphasizes infill and redevelopment within city limits and adjacent to existing development. This is in contrast to the current trend of development in outlying and unincorporated areas where public services often do not exist. The plan's recommendations include revising the zoning code, annexing areas outside city limits where the city is already providing a substantial amount of

services, and entering into a joint powers agreement with Eddy County regarding Carlsbad's extraterritorial zone. The plan also recommends cooperating with Eddy County to regulate development in adjacent unincorporated areas to ensure the provision of adequate infrastructure (particularly concerning water resources), and uniform housing standards.

City of Artesia Comprehensive Plan (2004)

Artesia's Comprehensive Plan, updated in 2004, emphasizes future development that is compatible and compact as well as contiguous to the city limits, enabling it to be served by extending the existing water and sewer lines. It recommends supplanting the concept of having future development surround a new "loop road" around the city with the concept of designating growth areas both within and contiguous to the city. To accomplish this, the city plans to revise the zoning and subdivision ordinances, as well as adopt development impact fees, establish extraterritorial zoning around Artesia, annex areas around the city to create more regular city limits, and pursue funds to erect affordable public housing. Land use regulations would continue to locate heavy industry east of the railroad tracks and discourage strip commercial development. The plan also suggests other methods of addressing the need for affordable housing; for example, by allowing the development of smaller lot sizes (4,500 sf), accessory dwelling units, and duplex units in appropriate areas. Medium-term goals relevant to the County include hosting strategic economic development events to improve the local and regional economy and developing a recreational trail from Artesia to the Pecos River and extending it along the River. Finally, as a long term-goal, the City intends to plan for an airport industrial park.

B. Land Use Issues and Opportunities

Land use issues were among the most-frequently mentioned problems that surfaced through the public planning process.

Growth and Land Use. Residents and elected officials alike are concerned about land use and development in Eddy County. There is a sense that growth is occurring in an unplanned way and outpacing the development of infrastructure such as roads and water service. This is particularly evident in the Otis-Loving-Malaga area. There are a number of issues in this category:

- The lack of zoning in the County to control uses means that a junk yard, adult video store, or dilapidated mobile home or apartment building could be established in a single family residential neighborhood, creating eyesores and lowering property values.
- Developers of land within the existing 3-mile ETZ/ PPJ of the City of Carlsbad have to seek approval under both the County and city subdivision ordinances, which are sometimes conflicting.
- The city's ETZ zoning allows mining and gravel pits to be established in residential areas.
- The city subdivision law imposes more urban requirements in the PPJ, such as for road design, that the County lacks money to maintain.
- The County by choice did not participate in creating the existing ETZ zoning adopted by Carlsbad. The city's code enforcement office estimates more than half the requests for variances come from this area, indicating that current zoning is not working well.
- Residents desire to keep the small-town feeling of the County's communities while also meeting the public's need for upgraded services and more business activity.
- There is a growing conflict between residential and agricultural uses as development has begun to encroach on farmland.
- In addition, acres of farmland are being subdivided and developed, eroding the critical mass necessary to continue to support this industry and way of life.

- Low-quality manufactured home developments are springing up in the County.
- Residents have identified a need to include green spaces or recreational areas in new developments.
- There is grave concern about guarantees of the life expectancy of the water supply.

It is important for the County and City of Carlsbad to reach some agreement about how they would like development to occur within their overlapping jurisdictions. For example, Carlsbad could agree to support as a planning goal the protection of the kind of rural living valued by many residents in the PPJ area by agreement to support rural development standards within much of the PPJ. For its part, Eddy County could agree to a higher level of planning and land use regulation in the PPJ, supporting urban development standards in those parts close to the city limits or that Carlsbad is planning to annex in the next ten years or so.

County/city cooperation in managing growth and development in the PPJ could include one or more of the following measures:

- **A revised subdivision review process.** Design standards for new subdivisions could vary according to a number of criteria, including proximity to the city sewer system or city limits, number of lots in the subdivision, average subdivision lot size, and proximity to environmentally sensitive lands or farmland.

For example, City of Carlsbad subdivision standards could apply within the 2-mile ETZ (which would be the established distance under current state law) and where the City plans to annex within the next ten years. Within the rest of the PPJ, Eddy County subdivision standards could apply.

Small subdivisions could be held to less stringent design standards. For subdivisions up to about 12 homes, access could be provided through a “country road” finished with a good gravel surface. For subdivisions up to five homes, a common drive could provide access.

- **Zoning:** Opposition to zoning in rural areas often reflects a belief that zoning means the imposition of city standards and restrictions that will eventually make it impossible for residents to enjoy a rural way of life. Zoning, however, can be used to protect aspects of rural living that people value, such as lower density, farmland and separation of uses, such as heavy industry, that would be noxious in residential neighborhoods. At the same time, there is debate about whether or not County-wide zoning is appropriate. Residents want to ensure local property rights are upheld and that property owners are not unduly burdened with heavy regulations. Hence, it is important to find a solution that protects Eddy County residents’ interests while simultaneously promoting the desired vision of growth for the area.

There are several approaches that the County could take. The first two involve zoning in only parts of the County, while the last would provide zoning County-wide.

- 1) **Extraterritorial Zoning (ETZ).** The County and cities could jointly establish zoning within the ETZs. Current state law provides that such zoning be adopted by an Extraterritorial Zoning Commission consisting of equal numbers of members appointed by the municipal zoning authority and the county commission, provided that at least one half of these members reside in the extraterritorial zone, as well as one member who resides in the County, but not in the ETZ or municipality (NMSA 3-21-3 1978). The zones would extend two miles from the Carlsbad city limits and one mile from the Artesia city limits.

- 2) **Special Zoning Districts (SZD).** New Mexico law allows zoning to be adopted for a discrete area encompassing no more than 20,000 contiguous acres that are outside the limits of an incorporated municipality yet within a county that does not have county-wide zoning (NMSA 1978 3-21:5-18). The area must contain at least 150 single family dwellings, and a minimum of 51 percent of the registered electors residing within the area must sign a petition requesting it. The petition and plat of the district area are then filed with the county clerk.
- 3) **County-wide Zoning.** In this scenario, zoning would be adopted for the entire County, but could establish merely a general farming and ranching zone for areas that are not experiencing any growth pressure. The two main approaches to agricultural zoning include:
 - a. Minimum lot size -Under this approach the minimum lot size is set at the minimum formable tract area for the region. This assures that land is not subdivided into parcels too small to farm. It does not prevent land from being converted to non-farm uses, however.
 - b. Area-Based Allocation Zoning- This approach establishes a low-density requirement and a maximum lot size requirement for non-farm dwelling units, for example, one acre. Property owners can split off a limited number of lots for retirement purposes or to provide home sites for their children, but most of the property has to remain as farmland.

Inadequate Land Use Regulations. Related to issues of growth and development is the perception that existing land use regulations are not adequate in the County. Some participants noted that subdivision regulations are weak, particularly within the five-mile planning and platting jurisdiction of Carlsbad, and that summary review regulations—an expedited approval process which applies to minor subdivisions in the County—are not strict enough. In general, there is a sense that planning tools in the County have “no teeth” and need to be upgraded.

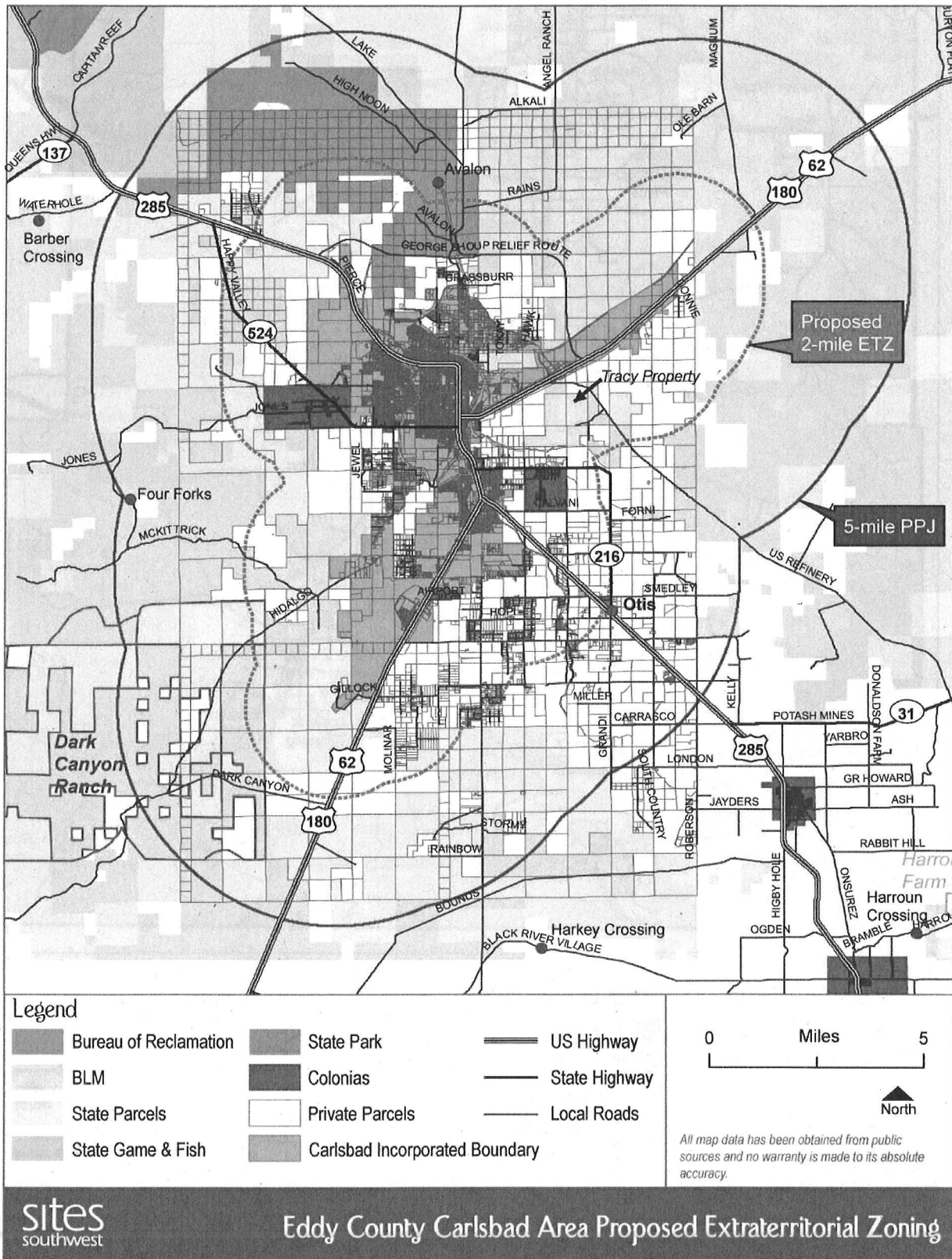
Farmland Protection. At a minimum, the County could adopt a Right-to-Farm Ordinance that would ensure that agricultural practices of facilities could not be determined to be a private or public nuisance by any changed condition in or near where it is located if it was not a nuisance at the time operations began. (See Socorro County Ordinance 01-001 and NMSA 1978 47-9:1-7). The County could also consider adopting agricultural districts or zoning or purchase of development rights.

Coordination with Municipalities. In addition, there is a lack of coordination between the County and the municipalities, particularly Carlsbad, in regard to zoning, utilities, and infrastructure. This leaves developers in the challenging situation of maneuvering between two distinct sets of regulations that are often in conflict for the same property.

Safety Issues. Eddy County has an underground network of high pressure gas lines to support the oil and gas industry, a mainstay of the local economy. Although these do not present a problem in and of themselves, construction or landscaping improvements in close proximity to high pressure gas lines could create a dangerous explosion, putting at risk the lives of workers and nearby residents. To mitigate this threat, the County should establish a buffer zone, based on scientific research, in which no construction should occur.

In addition, residents complain of slipshod development, which is not only unsightly, but could also be dangerous, particularly during flash floods and high wind events.

Figure 11: Carlsbad Area Proposed Extraterritorial Zoning



Property Maintenance. Another general land use problem is property maintenance. Residents bemoan the amount of dilapidated buildings, trash, and untended yards in the County. Garbage and debris can lower the value of neighboring properties and also create eyesores. There is an abundance of poorly-maintained or aging manufactured homes in the County, and there are currently no covenants or standards regulating their appearance and upkeep. There are ordinances regulating junk and dilapidated structures, but enforcement has been problematic. The County currently has only one part-time staff member to address code enforcement. The state defines, permits and regulates manufactured homes and their installation, but the County could adopt standards regarding the age and condition of new manufactured homes that would be allowed to relocate to the area.

Gateways. There is a need to preserve the “gateways” to the County and the major municipalities. Of particular interest is signage to draw visitors to Carlsbad Caverns north to the City of Carlsbad.

C. Land Use Vision and Goals

To retain their small communities, preserve their farmland, and manage new growth, Eddy County residents need to reach a consensus on what type of land use regulations they would be prepared to accept to reach their vision for the future. Under the existing trend, County residential development will continue to be regulated by the incorporated municipalities with little input from the County in the extraterritorial zones and with guidance only from the County subdivision law in the remainder.

LU Goal 1.	Consider adopting land use strategies to achieve the desired form of growth in the County.
Strategy 1.	Sponsor public education about land use regulations and obtain feedback from County residents. Try to reach a consensus on what approach or combination of approaches would be acceptable. Include the following possibilities: <ul style="list-style-type: none"> a.) Cooperate with the City of Carlsbad and Artesia to establish a joint Subdivision Regulation Ordinance in the PPJ. b.) Create Special Zoning Districts for portions of the County versus County-wide zoning for the unincorporated portions of the County. (NMSA 1978 3-21:5-18). c.) Provide legislation according to state statutes to facilitate zoning that empowers the citizens.
Strategy 2.	Cooperate with the City of Carlsbad and City of Artesia in devising subdivision standards in the platting and planning jurisdictions that are appropriate for rural development and maintenance.
Strategy 3.	Inventory and map existing land use in the unincorporated areas of the County.
Strategy 4.	Identify areas for future growth in the County based on proximity to infrastructure and other criteria. Select likely commercial nodes to avoid strip commercial development along the highways.
Strategy 5.	Review Eddy County Land Use Ordinance for possible update.

LU Goal 2. Promote better cooperation and coordination between the County and municipalities in zoning, subdivisions, utilities and infrastructure.

- Strategy 1. Establish an ad hoc PPJ (planning and platting jurisdiction) advisory committee to advise the County and municipalities about growth and development in the planning and platting jurisdictions.
- Strategy 2. Propose partnerships through Joint Powers Agreements between the City of Artesia and Eddy County and the City of Carlsbad and Eddy County for the PPJ.

LU Goal 3. Ensure that infrastructure needs are met before development occurs.

- Strategy 1. Consider implementing impact fees that would assess developers for their proportionate cost of new development.
- Strategy 2. Follow recommendations under Water Resources Goal 3 regarding the provision of water in new development.

LU Goal 4. Revise and strengthen the County subdivision ordinance.

- Strategy 1. Analyze the existing subdivision ordinance and its success and failure in achieving desired development results. Compare with other county subdivision ordinances.
- Strategy 2. Determine where changes would be appropriate. Some suggestions include raising the water availability requirement from 40 to 70 or 100 years, and further restricting the definition of a subdivision to limit the number of land splits that are exempt from the law.

LU Goal 5. Reduce the threat from building near underground gas lines.

- Strategy 1. Establish a safety buffer zone around underground gas lines, based on research data, in which no construction may take place.

LU Goal 6. Limit the risks of development in high-hazard areas.

- Strategy 1. Strengthen County regulations to limit development in the floodplain.
- Strategy 2. Follow recommendations under Hazard Mitigation Goal 2 related to floodplains.
- Strategy 3. Adopt building codes that provide protection from identified hazards for new construction and substantial renovations.
- Strategy 4. Ensure that there is adequate and consistent enforcement of ordinances and codes within and between jurisdictions.

LU Goal 7. Incorporate green spaces and recreational areas into new developments.

- Strategy 1. Revise the subdivision ordinance to require new developments 25 lots or larger to include green spaces and/or recreational areas or to pay impact fees for the development of these amenities.
- Strategy 2. Support local municipalities in revising their subdivision ordinances as stated in Strategy 1.

LU Goal 8. Preserve gateways to the County and its municipalities.

- Strategy 1. Work with local MainStreet organizations to develop identifiable community gateways.
- Strategy 2. Consider adopting a sign ordinance to regulate billboards and other signage along the major roadways leading to municipalities.

LU Goal 9. Preserve the small town feeling of County communities while continuing to upgrade and increase business activity.

- Strategy 1. Encourage small, locally owned businesses.
- Strategy 2. Establish landscaping requirements.
- Strategy 3. Map likely places for future neighborhoods/ commercial uses/ schools.

LU Goal 10. Reduce conflicts between agricultural and residential uses.

- Strategy 1. Adopt a “Right to Practice Agriculture” ordinance.
- Strategy 2. Identify agricultural districts and/or agricultural use in appropriate areas.

LU Goal 11. Improve property appearance, quality and maintenance County-wide.

- Strategy 1. Restrict relocation of out-of-date manufactured homes into Eddy County by creating an ordinance to regulate the condition and age of such homes.
- Strategy 2. Review Eddy County Ordinances for possible updates.
- Strategy 3. Improve the existing County-wide clean-up program and continue to coordinate with federal, state and local agencies.
- Strategy 4. Enforce existing ordinances related to dilapidated structures, abandoned/inoperable vehicles and weeds.

Figure 12: Carlsbad-Loving Area Future Land Use Map

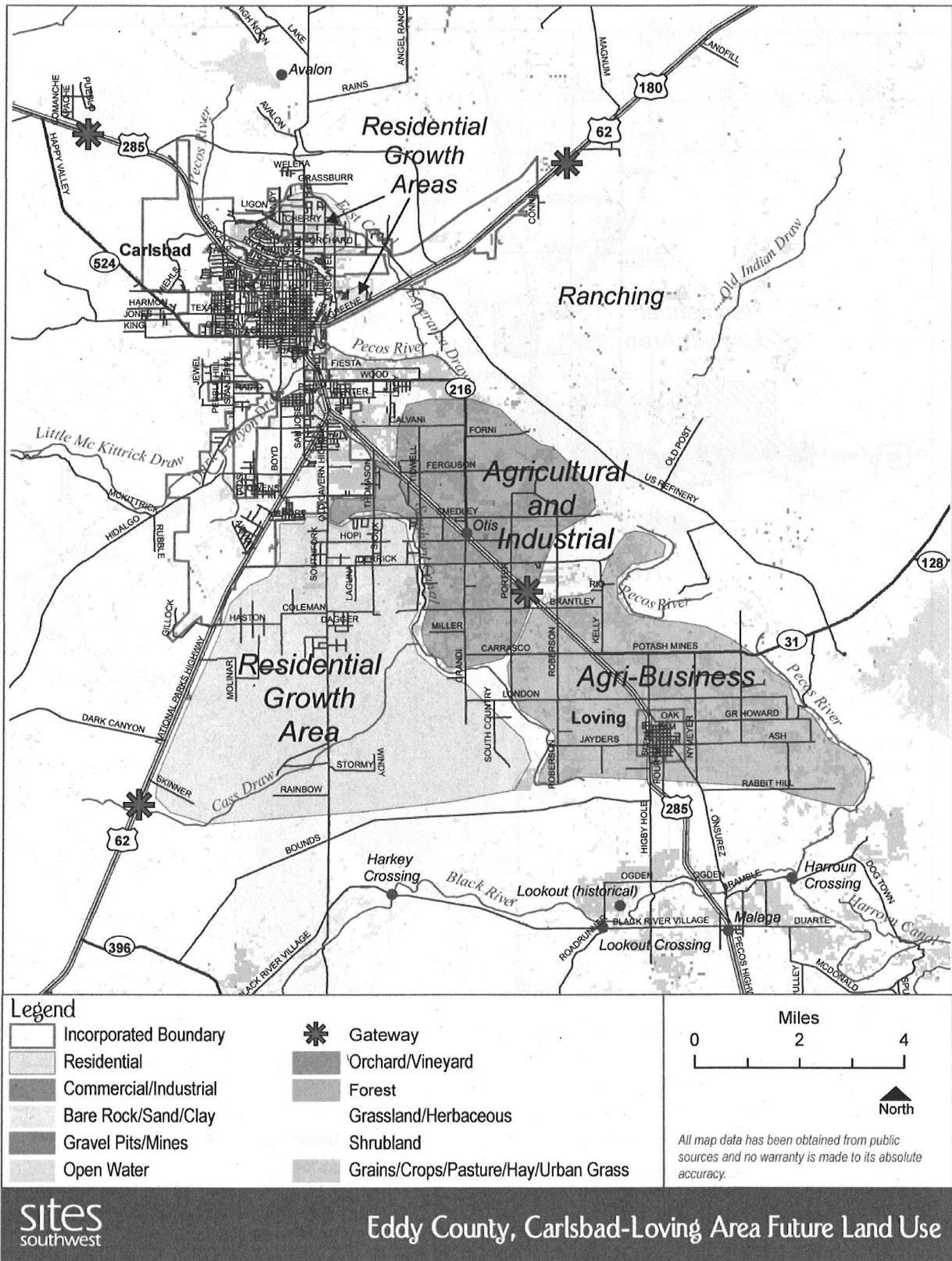
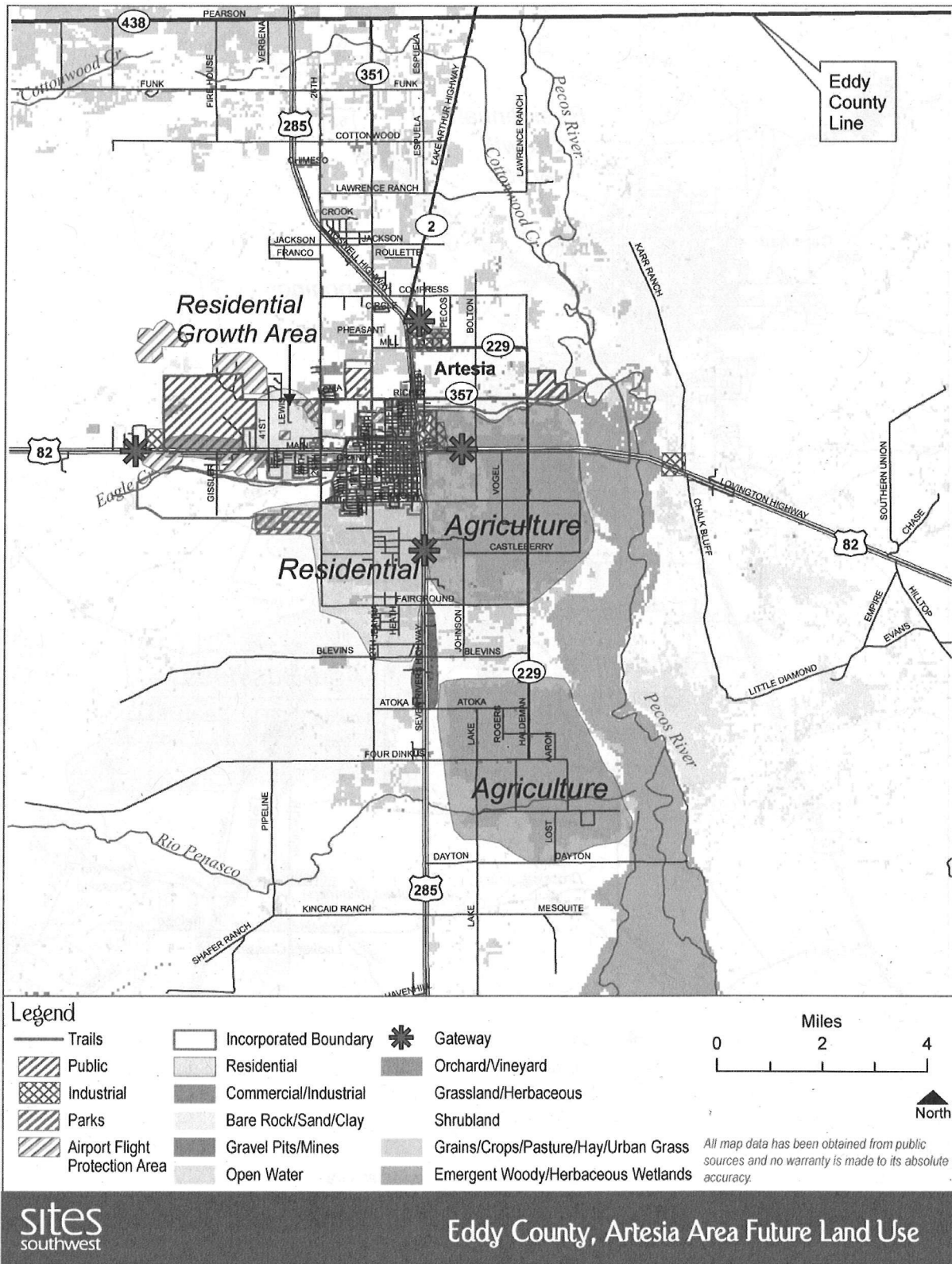


Figure 13. Artesia Area Future Land Use Map



4. Housing

A. Existing Housing Conditions

According to the 2000 US Census, Eddy County has a total housing inventory of 22,249 units. This represents a 10.5 percent increase since 1990. The majority of these units, 69.2 percent, are detached single-family homes. An additional 17.4 percent of housing is made up of mobile homes. Only 2.1 percent of houses are single-family attached units, but this sector grew the most since 1990, by a margin of 36.4 percent. Multi-family developments of two or more units form 9.4 percent of available housing.

Eddy County has a high occupancy rate. About 87.1 percent of all homes are regularly occupied. Of those, 74.3 percent are owner-occupied units, and the remaining 25.7 percent are renter-occupied. Seasonal and recreational housing do not play a large role in Eddy County.

Much of Eddy County's housing stock is aging. The majority, 73.9 percent, was built before 1980, including about 41 percent of all housing that was built before 1960. An additional 13.5 percent was built between 1980 and 1989, while only 12.5 percent was built in 1990 or later.

1. Housing Affordability

The 2000 Census included a sample survey of 10,728 owner-occupied homes to gather information about housing costs relative to residents' incomes. About 91 percent of homes surveyed cost under \$150,000, down from 98 percent in 1990. Over half of these fell in the \$50,000 to \$99,999 range. The largest growth rate was in homes costing \$200,000 or more, though these still remained a small portion of the market, 3.6 percent in 2000. The sample survey also indicated that housing is still quite affordable in Eddy County. Nearly 67 percent of homeowners paid less than 20 percent of their monthly income on housing costs in 2000. The percentage of those paying 30 percent or more of their monthly income – the recommended limit – rose from 8.3 percent in 1990 to 10.6 percent in 2000.

In recent years, the issue of having an adequate supply of affordable “workforce housing” has emerged as a challenge to municipalities, counties and states across the US. The workforce, in this case, is defined as public servants and people in service and professional fields, among others, who do not earn enough to be able to afford decent housing, yet earn too much to qualify for federal housing subsidy programs (CCDC Workforce Housing Task Force 2006). The result is that these middle-income workers, including teachers, police officers, and construction workers, must look for housing in areas far from the communities where they serve. The higher commuting time contributes to other problems such as air pollution, traffic congestion, lower worker productivity, and an overall lower quality of life (Advisory Commission 1991). This has become a problem in Eddy County. For example, establishment of the Federal Law Enforcement Training Center (FLETC) in Artesia has served to drive up the housing prices there and in Carlsbad. In response, the city had to pass an ordinance allowing police officers to live further outside of city limits because they were unable to find affordable housing in the town.

2. Housing Programs

There are some programs and organizations in Eddy County that address affordable housing. The County is served by the Region VI Housing Authority, which operates two Housing and Urban Development (HUD) apartment complexes in Carlsbad. In addition, the Southeast New Mexico Action Corporation offers a variety of services, including mortgage, rent and utilities assistance and a new partnership program with Group Workcamps that helps youth teams rehabilitate

housing for elderly, disabled, and low-income residents. The Southeast NM Action Corporation also offers occasional funding and programs. Eddy County recently worked with the organization together with the Eastern Plains Housing Development Corporation to replace seven homes for low-income families in Malaga. Habitat for Humanity is another organization that operates programs in Artesia and Carlsbad. Habitat uses volunteers and corporate donations to construct quality, affordable families for low-income families. Recently, the City of Carlsbad condemned 12 abandoned properties and donated them to Habitat for Humanity for affordable housing development. Finally, in Artesia, the Clark Memorial United Methodist Church runs an outreach program through its Marie Chase Community Center. The Center provides referral services and operates a house that serves as transitional housing for homeless people and others needing assistance until they are able to get back on their feet.

B. Housing Issues and Opportunities

Housing Affordability. A major issue facing Eddy County is the lack of affordable housing for both low-income households and middle-income “workforce” households.

The reason that housing usually becomes unaffordable is that housing prices dramatically rise while wages and salaries remain stagnant or do not sufficiently increase. This can occur in areas where the majority of new jobs and economic growth are in low-wage industries such as the construction, retail trade, services, and tourism sectors (Clarion Associates et. al 2007). While this is a contributing factor, the conditions in Eddy County have also created a different source of the affordable housing crunch. For instance, in Artesia, the establishment of the Federal Law Enforcement Training Center (FLETC) has served to drive up local housing prices. FLETC employees receive a monthly housing stipend of \$1,800, and local landlords can profit more by renting properties at that rate rather than at the local market rate. Furthermore, investors are buying inexpensive housing to fix up and then “flip” as FLETC rentals.

In addition, there are few incentives for developers to create affordable housing. In fact, some national studies indicate that many states, counties and municipalities embody regulatory deterrents to creating affordable housing. A report to the President in 1991 by the Advisory Commission on Regulatory Barriers to Affordable Housing showed that subdivision regulations, zoning, drawn-out permitting processes, and excessive regulations in general (environmental etc.) created financial burdens on developers that would then get passed on to consumers in the form of higher housing costs. The Commission described the root of this problem as two-fold; first, there were conflicting public policy objectives (such as environmental protection versus affordable housing), and second, the “not-in-my-backyard” or NIMBY attitude espoused by many neighborhood activists and others got translated into local codes. Examples of this include subdivision regulations and zoning that allow only large lots and prohibit or greatly restrict multi-family housing.

As affordable housing has become a more visible problem not only for low-income families, but for middle-income households as well, a variety of strategies has been employed to remedy the issue. Generally, the first step is for a community to assess the extent of the problem through a housing needs assessment study. This usually addresses the existing need for affordable housing based on current and projected demographic, employment and housing data (Healthy Mountain Communities 2004). Once the need has been defined, communities can adopt various approaches, which are briefly summarized below.

- **Removing regulatory barriers.** Examples include ensuring that zoning allows sufficient land for a variety of housing types and densities; eliminating excessive site development standards; eliminating obsolete building code requirements; reducing minimum lot sizes and

setbacks in some or all areas; relaxing height requirements in some or all areas; and allowing accessory dwelling units.

- **Implementing an inclusionary zoning policy.** Inclusionary zoning requires developers to include a certain percentage of affordable units in new residential developments. When creating this type of program, the following aspects must be considered: the percentage of affordable units required; the target income range for affordable units; alternatives to construction of on-site affordable units; exemptions from the inclusionary requirement; occupancy standards; duration of the affordability requirement; and management of the affordable units.
- **Implementing an affordable housing mitigation policy.** This is a way for both residential and nonresidential developments to mitigate the demand for affordable housing created by the development. The demand is based on the size and type of development, the type and amount of workers that will be created by the development, and the gap between the workforce income and available housing costs. Generally, the workforce created includes construction personnel, the employees that will be housed at the new development (if nonresidential), the workforce needed to maintain the property (if residential), and the critical workers needed to provide public services to the new development (such as teachers, police officers, emergency workers). Types of mitigation include building affordable housing outright; paying a housing assistance fee in lieu of actually building the housing; providing land of an equal value to the in-lieu fee; and converting existing market rate units to affordable housing units.
- **Providing developer incentives.** Developer incentives reward projects that include a certain percentage of affordable units by providing one or more of the following: density bonuses; height variances; design flexibility; expedited or fast-track permitting processes; subsidies; and impact or other fee waivers, reductions, or deferrals.

(Sources: Advisory Commission 1991; Healthy Mountain Communities 2004; Washington Area Housing Partnership n. date; Clarion Associates et al. 2007; Richardson et al. 2007).

The type of affordable housing program adopted by a community will be dependent on its particular need, resources, and feasibility.

C. Housing Vision and Goals

The community envisions a County where housing is affordable and attainable for all residents, including the vital middle-income workers. Based on the sentiments and conditions of Eddy County, the following goals and strategies are put forth.

H Goal 1. Provide an adequate stock of affordable housing to meet the needs of the workforce in addition to low-income families.

- Strategy 1. Develop an Affordable Housing Task Force to examine the problem and commit to addressing it. Work at both a County level and with individual municipalities that may have unique conditions and needs.
- Strategy 2. Conduct an affordable housing needs assessment.

- Strategy 3. Identify areas around the County that would be appropriate for the following types of development. Update subdivision regulations and municipal plans to reflect this:
- Multifamily housing
 - Higher residential density
 - Higher allowable building heights
 - Accessory dwelling units
- Strategy 4. Create incentives for developers that include a certain percentage (possibly 15 percent or more) of affordable units in residential developments. Incentives to consider include:
- Density bonuses
 - Height variances
 - Expedited or fast-track permitting
 - Impact or other fee waivers, reductions, or deferrals
- Strategy 5. If deemed necessary and feasible, develop an inclusionary zoning policy or affordable housing mitigation policy.
- Strategy 6. Encourage infill in all efforts of development.
- Strategy 7. Work with municipalities to develop a joint Building Inspection and Permitting Department consistent with state statutes.

5. Economic Development

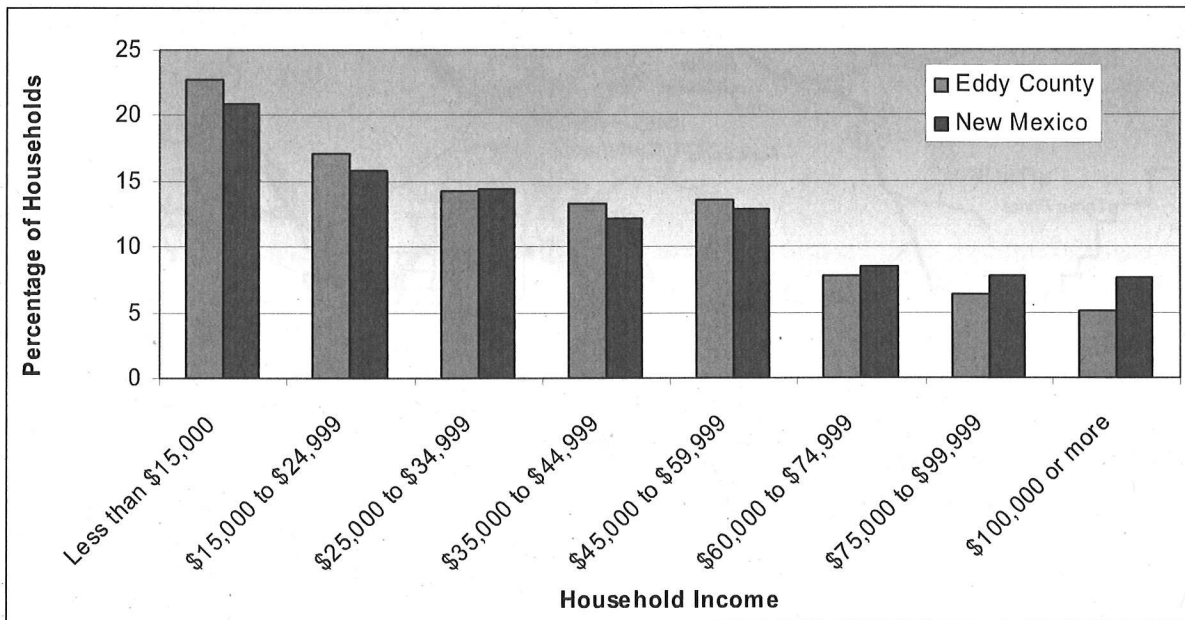
A. Existing Economic Conditions

1. Personal Income

According to 2000 U.S. Census data, the median household income in Eddy County was \$31,998. This is lower than the median income for the state, \$34,133, but slightly higher than the average median income for the six neighboring counties, \$29,726. Per capita income in 1999 in Eddy County was \$14,184, compared with \$17,261 for New Mexico as a whole.

Income distribution of household income roughly resembles that of New Mexico. However, Eddy County has a greater proportion of middle and low income households than the state as a whole. Nearly 40 percent of Eddy County households earned less than \$25,000 in 1999, compared with 36.6 percent of New Mexico households. Meanwhile, 19.1 percent of households in Eddy County earned \$60,000 or more, while 23.9 percent of those in New Mexico earned that amount.

Figure 14: Household Income, Eddy County and New Mexico, 1999



Source: US Census Bureau

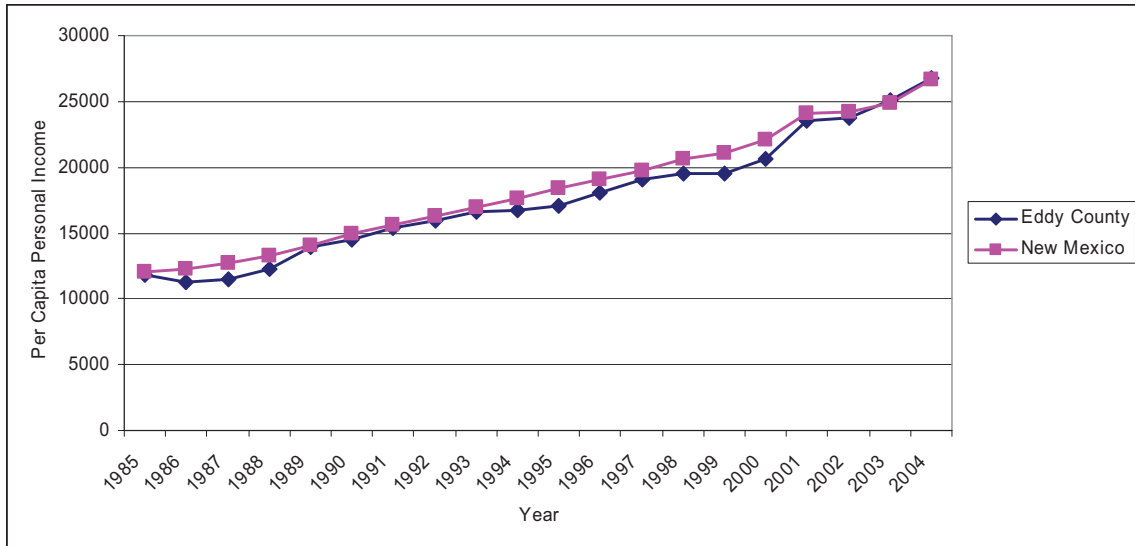
Table 9: Income Summary, Eddy County and New Mexico, 1999

	Eddy County		New Mexico	
	Number	% of Total	Number	% of Total
Household Income	19,410	100	678,032	100
Less than \$15,000	4,402	22.7	141,300	20.8
\$15,000 to \$24,999	3,317	17.1	107,287	15.8
\$25,000 to \$34,999	2,777	14.3	97,447	14.4
\$35,000 to \$44,999	2,576	13.3	82,485	12.2
\$45,000 to \$59,999	2,622	13.5	87,409	12.9
\$60,000 to \$74,999	1,500	7.7	57,334	8.5
\$75,000 to \$99,999	1,240	6.4	53,079	7.8
\$100,000 or more	976	5.0	51,691	7.6
Median Household Income		\$31,998		\$34,133
Per Capita Income		\$15,823		\$17,261

Source: US Census Bureau

Per capita personal income in 2004 was \$26,731, higher than the state’s \$26,690. This reflects a 30 percent increase from 2000. Though historically Eddy County lagged slightly behind New Mexico in terms of per capita personal income, the gap has been reduced or eliminated starting around 2001.

Figure 15: Per Capita Personal Income, Eddy County and New Mexico, 1985 - 2004



Source: Bureau of Economic Analysis, US Department of Commerce

According to the Bureau of Economic Analysis (BEA), the total personal income (TPI) for Eddy County in 2004 was nearly \$1.4 billion dollars, representing a 30 percent increase over 2000. Total personal income includes income from all persons and from all sources, including net earnings (wages and salaries); dividends, interest, and rent; and personal transfer receipts (primarily payments from the government such as retirement and disability insurance benefits, medical payments from Medicare and Medicaid, income maintenance benefits, unemployment

insurance benefits, veterans' benefits, and federal grants and loans to students). Net earnings as a portion of TPI rose from 63.1 percent in 2000 to 66.6 percent in 2004. Meanwhile, income from dividends, interest, and rent dropped from 16.3 percent to 12.8 percent in 2004. The percentage of TPI from personal transfer receipts stayed about the same, at 20.6 percent. Compared to New Mexico as a whole, Eddy County earns a greater portion of TPI from personal transfer receipts, less from dividends, interest, and rent, and about the same from net earnings.

The 2000 Census indicates that 3,245 Eddy County households lived below the poverty line in 1999. This represents 16.7 percent of the County's households, which is about the same percentage of all New Mexican households that live in poverty. This is an improvement since 1989, when 19.6 percent of Eddy County households lived in poverty.

2. County Labor Force and Occupations

Of the Eddy County population ages 16 and over, 57.2 percent, or 22,104 persons, were in the labor force in 2000. Of those in the labor force, 93.1 percent were employed in the civilian labor force, 0.1 percent were employed by the Armed Forces, and 6.8 percent were unemployed. Women made up 43.9 percent of the total labor force.

The largest percentage of Eddy County jobs in 2000, 25.1 percent, were in management, professional, and related occupations, while sales and office occupations formed 24.9 percent of jobs. Service occupations provided 17.1 percent of jobs; construction, extraction and maintenance occupations provided 16.4 percent; and production, transportation and material moving occupations provided 14.4 percent.

Civilian occupations in Eddy County were diversified over a number of industries in 2000. Educational, health, and social services accounted for 18.1 percent of total jobs, while the agriculture, forestry, fishing, hunting, and mining sectors provided another 14.3 percent. Residents were also employed in retail trade (13.4 percent), the arts, entertainment, recreation, accommodation, and food service sectors (7.9 percent), and professional, scientific, management, administrative and waste management services (7.5 percent). The following industries each provided an additional five to seven percent of jobs in Eddy County: construction; manufacturing; transportation, warehousing and utilities; public administration; and other services (not including public administration).

Private businesses accounted for 74.4 percent of Eddy County jobs in 2000, while the government supplied 16.9 percent. An additional 8.3 percent of workers were self-employed. Compared to the state of New Mexico as a whole, Eddy County has a greater proportion of people working in private businesses, while the state has a greater percentage of government employees.

3. County Industries, Jobs, and Earnings

Table 10 shows the total number of jobs available by industry in Eddy County in 2004, and Table 11 shows the total income earned by each industry, based on data provided by the BEA.

As indicated in the tables, the government provided the largest percentage of jobs in 2004 (14%), and accounted for 16.9 percent of County earnings. Local government was the most important employer of all government enterprises. The second largest employer and the most important earner was the mining sector, which includes oil and gas extraction. The retail trade and health care and social assistance sectors provided 10.8 percent and 10.5 percent, respectively, of employment in the County, and 5.3 percent and 8.4 percent of earnings.

Table 10: Eddy County Jobs by Industry, 2004

Industry	Number	Percent of Total
Total employment	26,546	100.00%
Government and government enterprises	3,719	14.0
Local government	2,255	8.5
State government	765	2.9
Federal, civilian	548	2.1
Military	151	0.6
Mining	3,362	12.7
Retail trade	2,880	10.8
Health care and social assistance	2,784	10.5
Other services, except public administration	1,951	7.3
Accommodation and food services	1,850	7.0
Administrative and waste services	1,608	6.1
Construction	1,362	5.1
Transportation and warehousing	954	3.6
Manufacturing	924	3.5
Professional and technical services	903	3.4
Farm employment	902	3.4
Finance and insurance	830	3.1
Real estate and rental and leasing	806	3.0
Wholesale trade	557	2.1
Information	270	1.0
Arts, entertainment, and recreation	243	0.9
Management of companies and enterprises	202	0.8
Forestry, fishing, related activities	171	0.6
Educational services	137	0.5
Utilities	131	0.5

Source: Bureau of Economic Analysis, US Department of Commerce

Table 11: Eddy County Earnings by Industry, 2004

2004 Eddy County Earnings by Industry (\$1000s)	Income	Percent of Total
Total earnings by industry (place of work)	\$1,053,568	100.00%
Mining	\$274,078	26.0
Government and government enterprises	\$178,509	16.9
Local government	\$99,420	9.4
Federal, civilian	\$49,642	4.7
State government	\$24,476	2.3
Military	\$4,971	0.5
Health care and social assistance	\$88,977	8.4
Administrative and waste services	\$67,591	6.4
Manufacturing	\$64,259	6.1
Retail trade	\$55,911	5.3
Transportation and warehousing	\$44,993	4.3
Construction	\$44,645	4.2
Finance and insurance	\$32,931	3.1
Professional and technical services	\$32,842	3.1
Farm earnings	\$31,754	3.0
Other services, except public administration	\$30,856	2.9
Wholesale trade	\$26,926	2.6
Accommodation and food services	\$22,903	2.2
Real estate and rental and leasing	\$20,598	2.0
Management of companies and enterprises	\$10,106	1.0
Utilities	\$9,506	0.9
Information	\$9,034	0.9
Forestry, fishing, and related activities	\$3,488	0.3
Arts, entertainment, and recreation	\$2,041	0.2
Educational services	\$1,620	0.2

Source: Bureau of Economic Analysis, US Department of Commerce

4. County Job Trends

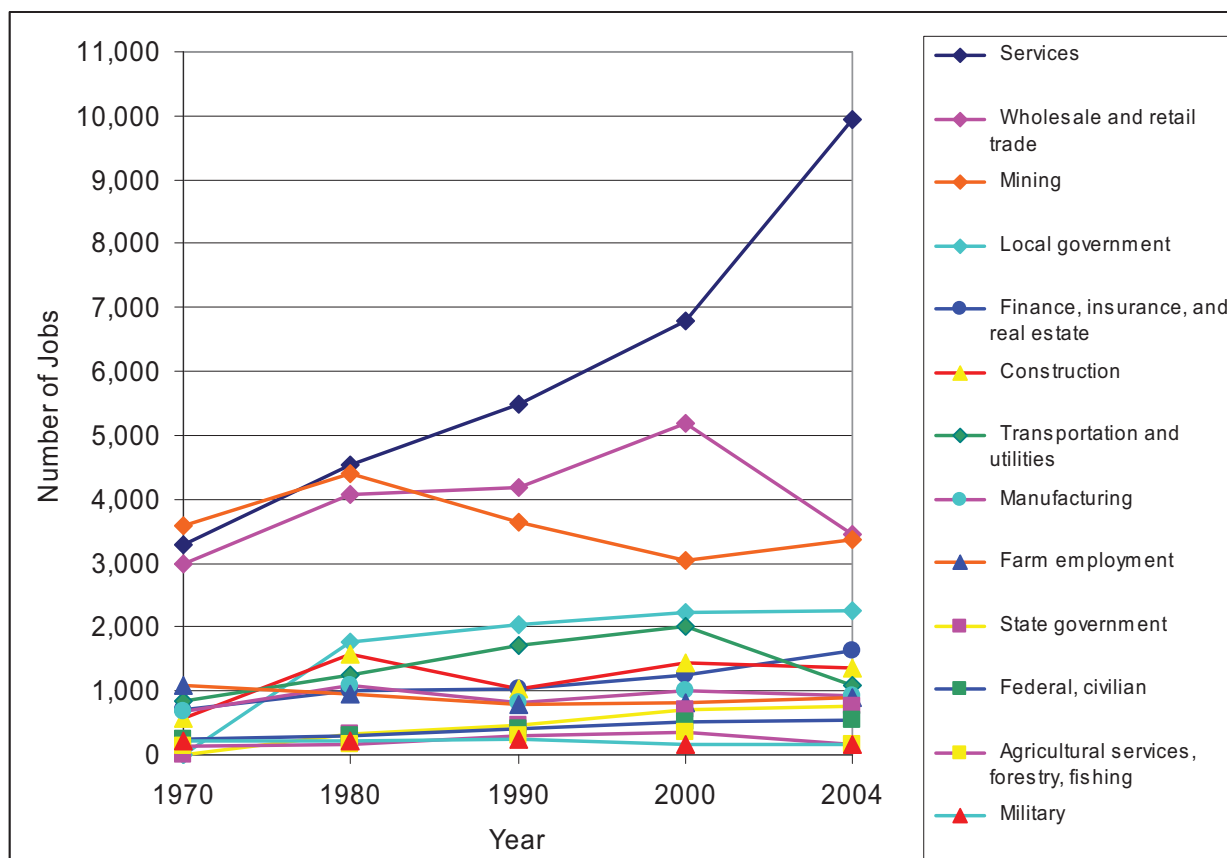
According to the Bureau of Economic Analysis, there were 26, 546 full and part-time jobs in Eddy County in 2004. This represents an average annual growth rate of 1.9 percent since 1970. The largest period of growth was from 1970 to 1980, with an average annual growth rate of 3.4 percent.

As shown in Figure 16, the majority of jobs in 2004 were in the service industry. This sector has always been an important job generator in Eddy County, and grew by 202 percent since 1970. This trend reflects nationwide growth in the service industry, which rose by 211 percent in the United States from 1970 to 2000 and by 270 percent in New Mexico for the same time period.

Wholesale and retail trade has also played an important role in Eddy County, though there has been a decline in the 2000 – 2004 period. Nevertheless, this sector still provided 12.9 percent of jobs in 2004. Mining, the most important sector in 1970, was the third largest job generator in 2004.

The local government has also consistently been an important source of jobs in Eddy County, providing the most jobs of all government enterprises, and 8.5 percent of total jobs in 2004.

Figure 16: Eddy County Jobs 1970 – 2004



Source: Bureau of Economic Analysis, US Department of Commerce

Note: Data for local and state government was not provided for 1970. The service category for 2004 includes arts, entertainment and recreation; professional and technical services; accommodation and food services; other services, except public administration; information services, and estimates for management of companies, administrative and waste services, educational services, and health care and social assistance.

Table 12: Eddy County Jobs, 1970 – 2004

	Number of Jobs					Percentage of Total				
	1970	1980	1990	2000	2004	1970%	1980 %	1990%	2000%	2004%
Total full and part-time employment	16,188	21,689	22,143	25,530	26,546	100%	100%	100%	100%	100%
Services	3,293	4,548	5,486	6,788	9,948	20.3	21.0	24.8	26.6	37.5
Wholesale and retail trade	2,990	4,087	4,186	5,179	3,437	18.5	18.8	18.9	20.3	12.9
Mining	3,595	4,399	3,649	3,029	3,362	22.2	20.3	16.5	11.9	12.7
Local government	Not available	1,763	2,035	2,240	2,255	Not available	8.1	9.2	8.8	8.5
Finance, insurance, and real estate	710	1,009	1,036	1,252	1,636	4.4	4.7	4.7	4.9	6.2
Construction	559	1,587	1,038	1,451	1,362	3.5	7.3	4.7	5.7	5.1
Transportation and utilities	845	1,248	1,722	2,017	1,085	5.2	5.8	7.8	7.9	4.1
Manufacturing	679	1,077	802	997	924	4.2	5.0	3.6	3.9	3.5
Farm employment	,092	954	785	817	902	6.7	4.4	3.5	3.2	3.4
State government	Not available	329	463	719	765	Not available	1.5	2.1	2.8	2.9
Federal, civilian	241	307	407	517	548	1.5	1.4	1.8	2.0	2.1
Agricultural services, forestry, fishing	141	159	287	354	171	0.9	0.7	1.3	1.4	0.6
Military	228	222	247	170	151	1.4	1.0	1.1	0.7	0.6

Source: Bureau of Economic Analysis, US Department of Commerce

5. Major Employers and Economic Generators in Eddy County

As noted above, services, retail trade, mining and local government provided the most number of jobs in Eddy County in 2004. Major employers include mineral extraction and refining companies and local school districts. The Waste Isolation Pilot Plant (WIPP) and the Federal Law Enforcement Training Center (FLETC) have also spurred economic growth in the area. Tourism, based primarily around Carlsbad Caverns, has been another important economic generator for the County.

Potash, oil and gas mining have traditionally been the staple of economic development in Eddy County. Important employers in this sector include the Navajo Refining Company, Yates Petroleum, Marbob Energy, Intrepid Mining, Mosaic Company, Mississippi Potash, Pride Petroleum, Mack Energy, Chase Oil, and Key Energy.

WIPP was built in 2001 to permanently store transuranic radioactive waste created as a byproduct from the manufacture of nuclear weapons. The first of its kind in the nation, this facility was built 2,150 feet underground in salt formations known to be geologically stable for over 200 million years. The plant is managed and operated by Washington TRU Solutions. This company employs nearly 600 people. The establishment of WIPP helped stabilize the Carlsbad economy and spur technological expansion and spin-off businesses, whose employment may also be substantial.

FLETC, located outside of Artesia, provides law enforcement training for local, state, federal and international agencies ranging from land management policing to cyber terrorism and money laundering training. The Center employs approximately 300 people. Because many of the trainees come from other places, they also bring a new influx of income to the area.

In terms of public services, the Carlsbad and Artesia Municipal School Districts and the Carlsbad Medical Center are major local employers, employing more than 1,500 people among them.

Finally, local hotels such as Best Western and large retailers like Wal-Mart are major employers in the County. Construction and maintenance businesses provide another important source of jobs for Eddy County residents.

6. Tourism

Eddy County is home to what may be one of New Mexico's most important tourist draws – the Carlsbad Caverns National Park. Nearly 100 caves are found in the Carlsbad Caverns, formed in the limestone reef of the Guadalupe Mountains, about 30 miles south of the City of Carlsbad. The caverns were first declared a national monument in 1923, and then became a national park in 1930. In 1995, the caverns were declared a World Heritage Site. Visitors are fascinated by the thousands of Mexican free-tailed bats that fly out of the caverns at night between May and October to feed. Another area attraction is the Living Desert Zoo and Gardens State Park. This 1,100-acre park features botanical gardens and a zoo in a natural setting, focusing on flora and fauna indigenous to the Chihuahuan Desert.

The City of Carlsbad itself is amenable to tourists. On the idyllic Pecos River, Carlsbad has a 3 ½ mile riverwalk with recreational areas for visitors and residents to enjoy. In fact, the city has more parks and recreational facilities than any other New Mexico city. In addition, it is home to the Carlsbad Museum and Art Center, featuring Apache and pioneer artifacts and an extensive art collection. Finally, tourists flock to Carlsbad during two annual events – the Fourth of July celebration and the Christmas on the Pecos festival.

Artesia, a southeastern hub for oil and gas production, recently underwent downtown revitalization efforts, and also attracts visitors. Students of the Federal Law Enforcement Training Center bring in some of the main tourism dollars to Artesia. Visitors can enjoy the Arts in the Park fair every October, as well as the Artesia Historical Museum and Art Center.

To help promote tourism, Eddy County participates in the Rural Economic Development Through Tourism (REDTT) project of New Mexico State University's Cooperative Extension Service, and has an active County Tourism Council that meets monthly. REDTT provides important resources such as training and mini-grants to help communities develop and expand rural tourism.

7. Agriculture

Important agricultural commodities in Eddy County include cotton, alfalfa, pecans and chile, in addition to cattle raised for beef, milk cows and sheep. The greatest amount of cropland in 2005, 37,900 acres, was dedicated to growing hay, most of which was alfalfa. In fact, Eddy County was the largest producer of alfalfa in New Mexico that year. Alfalfa cultivation has been cyclical over the last 35 years, and the 2005 data indicates that it is once again on the rise, having surpassed the high figures for 1982 in both acreage harvested and tons produced. According to the Eddy County Extension Service, the county's alfalfa is a significant export crop due to its higher protein content.

Cotton has been an important crop in Eddy County, though its significance has dropped in recent years due to competitive production in China and India, which are using US seeds to produce the same quality; production in 2005 was less than half of the 1972 amount. Finally, pecans, though they make up only a small portion of total farmland, have increased in importance. Eddy County was the second largest New Mexico pecan producer in 2005, and provided over six million pounds of the commodity.

Table 13: Alfalfa and Cotton Production, 1972 - 2005

Crop/unit produced	1972	1977	1982	1987	1992	1997	2002	2005
Alfalfa hay								
Acres harvested	20,500	28,000	35,000	33,650	29,900	31,700	29,400	36,000
Production (tons)	125,050	168,000	205,800	165,650	151,200	177,350	164,500	226,800
All cotton								
Acres harvested	20,000	15,350	8,950	9,000	9,300	11,150	5,600	4,000
Production (bales)	25,050	20,150	9,350	13,800	12,250	18,350	11,650	10,000
Pecans								
Acres harvested	NA	NA	NA	750	1,250	1,700	3,200	NA
Production (pounds)	NA	NA	NA	242,600	960,700	1,370,550	NA	6,300,000

Source: USDA National Agriculture Statistics Service

Livestock also continues to be an important agricultural commodity in Eddy County, although the total inventory of cattle has gone down in the County since the 1970s. The total number of beef cattle has remained fairly steady, though it has also declined somewhat in recent years. However, the inventory of dairy cows has dramatically increased since the 1990s, and the value from milk and other bovine dairy products accounted for the largest portion of agricultural commodity sales in 2002.

Table 14: Livestock Inventory, 1977 - 2006

Livestock inventory (head)	1977	1982	1987	1992	1997	2002	2006
All cattle	70,000	65,000	61,000	62,000	51,000	61,000	57,000
Beef cows	20,200	19,200	25,500	25,000	21,000	20,000	17,000
Milk cows	500	600	100	1,900	11,000	17,000	19,000

Source: USDA National Agriculture Statistics Service

8. Resources

There are several organizations in Eddy County focused on furthering local economic development. Both Artesia and Carlsbad have Chambers of Commerce that provide important resources such as small business development assistance, incentives, real estate information and other useful tools for the business community.

Artesia and Carlsbad also participate in the New Mexico MainStreet program. This program helps revitalize downtown communities through city design, promotion, economic restructuring and organization.

In addition, Carlsbad is a Certified Community through the New Mexico Economic Development Department (NMEDD). To obtain this designation, Carlsbad had to pass a Local Economic Development Act, and then was eligible to receive a small grant and free advertising support.

B. Economic Development Issues

Eddy County has made major strides in diversifying its economy from the traditional staples of agriculture and oil and gas extraction to move into new sectors. In particular, the location of FLETC and WIPP in the County has spurred local economic development. Nevertheless, there are still some economic development issues facing the area.

Job Creation/Workforce Shortage. Although the County has expanded its economic base, there continues to be a need for additional quality job creation. Meanwhile, in some localities, such as Artesia, companies have experienced a workforce shortage. Residents claim that it is hard to find people for contracting, plumbing and other vocational jobs. In addition, there are some well-paying jobs available (such as those at refineries), but most require drug tests, which may limit the number of applicants. There appears to be a mismatch between the jobs available and the workforce pool, or a gap in the necessary training. Education and training goals and strategies are discussed in the Community Facilities and Services chapter.

Small Business Development. Several municipalities are working to support small businesses through local economic development initiatives and by participating in the MainStreet program. Nevertheless, there are still some business development needs. For instance, there are vacant commercial properties that could be put to productive use. In addition, residents have identified a need for certain types of businesses around the County, primarily more restaurants and shopping opportunities.

County-wide Tourism. Another issue is that although Eddy County is home to one of New Mexico's most important tourist draws, Carlsbad Caverns, tourism revenue is not well-distributed throughout the County. There is a need to attract visitors to other parts of the County to capture tourism revenue there as well. Carlsbad has a number of amenities such as the Riverwalk, annual events, and other recreational features that could be capitalized upon to draw more tourists.

Agricultural Viability. Finally, a major issue in Eddy County is the continued viability of agriculture. Challenges to agriculture include rising property taxes, an aging generation of farmers and lack of interest in agriculture on the part of the younger generation, and the ongoing drought. In general, the lack of water is a problem for agriculture; farms must often continue to grow in size to remain competitive, but this requires the use of more water and sometimes purchasing additional water rights, which can be very expensive, if available at all, due to the requirements for delivering Pecos River water to Texas. Finally,

much of the available commercial land is on fertile, arable land but is taken out of agriculture uses for commerce. Local ranchers also face viability issues related to federal legislation at the national level.

Although direct farm earnings make up only three percent of the total earnings by industry in the County (See Table 11), the industry creates many spin-off jobs in housing, retail, and service. According to the County Extension Service, the agriculture industry generates a multiplier of 2.45 (meaning every \$1 spent generates \$2.45 more of local spending), compared with a multiplier of 1.3 for a Wal-Mart store. The Extension Service sees potential growth in fuel oil-producing crops, such as soybeans, canola, and algae (which grows well in Eddy County). Shellfish and oyster production are additional possibilities. Another growth area is value-added production, or further processing of home-grown crops to add sales value. One example is a farmer who slices large bales of hay into four parts, compresses and shrink-wraps the small parts, and exports them out of state. These products are easier for feed stores to stack than regular bales and command a premium price.

C. Economic Development Vision and Goals

Eddy County residents hope to maintain a solid job base with steady economic development. They desire more amenities, including restaurants and shopping opportunities. They want their County to continue to grow, by attracting both young families and retirees to settle there. At the same time, they want to preserve the County's agricultural legacy.

ED Goal 1. Create a well-trained workforce that can meet the needs of local employers.

Strategy 1. Follow the recommendations under Public Facilities and Services Goal 2 related to vocational training.

ED Goal 2. Continue to attract businesses that will provide well-paying jobs rather than just minimum wage jobs.

Strategy 1. Work with the Carlsbad Department of Development and the Artesia Chamber of Commerce to develop a County-wide economic development strategy to attract high-quality industries to the area.

Strategy 2. Implement guidelines for issuance of Industrial Revenue Bonds.

ED Goal 3. Facilitate new small business development in the County.

Strategy 1. Facilitate the development of vacant lots.

Strategy 2. Encourage more restaurants and retail stores to locate in the County.

Strategy 3. Target and attract small businesses to relocate here and in turn spur the creation of new businesses.

ED Goal 4. Draw tourists visiting Carlsbad Caverns to other parts of the County.

Strategy 1. Work with other local agencies to support the development of more lodging facilities and restaurants in the southern part of the County, including Carlsbad.

Strategy 2. Create a marketing program to draw tourist attention to amenities in Carlsbad, Artesia and other areas.

ED Goal 5. Ensure the continued viability of agriculture

Strategy 1. Follow the other recommendations under Land Use Goal 10.

Objective 1. Improve the market for locally-produced agricultural goods.

Strategy 1. Support the creation of processing and other value-added enterprises in the County that utilize local agricultural products.

Strategy 2. Support local farmers' markets in conjunction with the MainStreet program and encourage County residents to "buy locally."

Strategy 3. Work with the Eddy County Agricultural Extension Service and area farmers to identify promising specialty crops and to tap into agricultural technical assistance and business expertise.

- Support politically and financially the Agricultural Research Center in Artesia in these investigations.

Strategy 4. Implement farm-to-school linkages that use locally-produced agricultural goods in school cafeterias. Encourage local restaurants to create these linkages as well.

6. Infrastructure

A. Existing Infrastructure Conditions

1. Wastewater

There are currently 26 New Mexico Environment Department (NMED) Groundwater Discharge Permits active in Eddy County. These permits regulate the disposal or reuse of treated wastewater effluent to include non-discharging wastewater lagoons and ponds. They also enforce treatment standards for above-ground and subsurface discharge. In Eddy County, there is a total of 14,222,800 gallons per day (GPD) of discharge; 13,118,560 GPD is municipal wastewater (92.2 percent); 1,069,120 GPD is agricultural wastewater (7.5 percent); and 35,120 GPD is industrial wastewater (0.3 percent).

The largest municipal wastewater systems with discharges regulated by a Discharge Permit include:

1. The City of Artesia at 1,000,000 GPD
2. The City of Carlsbad at 8,500,000 GPD
3. The Waste Isolation Pilot Plant at 3,231,360 GPD

In addition, there are three active National Pollution Discharge Elimination System (NPDES) Permitted facilities active in Eddy County, all of which were in compliance as of May 2007. These NPDES permits regulate the discharge of treated wastewater effluent to waters of the state and include:

1. The City of Artesia
2. The City of Carlsbad
3. Southwestern Public Service Company, DC Terminal

Throughout New Mexico, discharge requirements both for the Groundwater Discharge Permits and NPDES permits are becoming much more stringent due to surface and groundwater quality impacts. Permit holders for both will potentially be required to treat to lower contaminant levels with their permit renewals.

Artesia has a wastewater effluent reuse program and has recently added a new effluent storage pond. The cost of the pond's construction and the cost of installing bird netting have prompted the city officials into considering discharging to the Pecos River during the winter months. Carlsbad also has a wastewater effluent reuse program for watering parks.

Because much of Eddy County is rural, there are numerous on-site septic tank systems which discharge using conventional leach fields. NMED is aware of the large number of un-permitted septic tanks and leach fields in Eddy County and throughout the state. Un-permitted systems allow for improper sizing of the tanks and incorrect sizing and installation of the leach field. In the rural outskirts of urban areas, high density development discharging to un-permitted septic tanks has become one of the major groundwater pollution issues in New Mexico and throughout the Southwest. In fact, cesspools and septic tanks are the largest non-point source of groundwater contamination in New Mexico, contaminating more public and private water sources than all other sources combined.

Subdivisions which were constructed in the 1970s and 1980s north of Artesia now have failing leach fields. Because of this, Eddy County is in the process of applying for legislative funding and grants to research alternative solutions for these failing septic tank systems. The closest tie-in to the City of Artesia's sewer system is approximately two miles away. In addition, Eddy County is also considering mandating a Wastewater Management System for subdivisions with less than 2.5 acre lots.

Septage from on-site systems throughout Eddy County is taken to the Carlsbad Wastewater Treatment Facility for treatment. Accepting septic sludge in an activated sludge wastewater plant can cause upsets that require several days for the system to recover.

Water use for the County ranges from less than 10 gal/capita/day for small systems that serve several people a day such as a rest stop to approximately 270 gal/capita/day in communities such as Carlsbad and Hope. This wide range of water use can be attributed to irrigation and agriculture. To alleviate high water use, wastewater reuse could be focused on alternatives such as public park irrigation, common area landscape irrigation, and some agriculture irrigation. The *NMED Above Ground Use for Reclaimed Domestic Wastewater* policy allows for the irrigation of fodder, fiber, and seed crops for milk-producing animals provided Class 2 treatment has been attained. For the irrigation of parks, schools yards, golf courses and street cleaning, Class 1B treatment must be attained. For the irrigation of food crops, Class 1A treatment must be attained. The irrigation of the food crop must be such that the edible portion of the crop does not contract the effluent; spray irrigation is not allowed in this instance. Subsurface drip irrigation for reuse must only meet nitrogen loading requirements and does not need to be disinfected.

2. Solid Waste

The City of Carlsbad provides solid waste disposal for a voluntary curbside trash pick-up within city limits that is then hauled to the Sandpoint Landfill. The Sandpoint Landfill provides for all of Eddy County and is co-owned by Eddy County and the City of Carlsbad. As of July 2007, Eddy County will have sole operation of the Sandpoint Landfill.

In addition, there is currently one solid waste transfer station in Artesia that serves the City of Artesia and surrounding areas. A curbside collection system is provided by a subcontractor within city limits and is on a voluntary basis only. In addition, several dumpsters are set up at various locations within Artesia that will accept solid waste from outside city limits.

Outside of Artesia and Carlsbad, there are large 30-cubic yard dumpsters within the following communities that operate on an on-call basis for pickup. There is no collection system otherwise available in these areas.

1. Hope – Twice a month average pickup
2. Queen – Once a month average pickup
3. Brantley Lake – Once a month average pickup
4. Happy Valley – Twice a week average pickup
5. Washington Ranch – Picked up every three months on average
6. Road Department – Once a week average pick up
7. Loving – Daily average pick up
8. Loco Hills – Daily to weekly average pick up

There are currently household hazardous waste collection events within both Artesia and Carlsbad that allow residents to properly dispose of their hazardous household wastes. As of 2007, Eddy County, has also moved to provide their residents with an agricultural waste collection event.

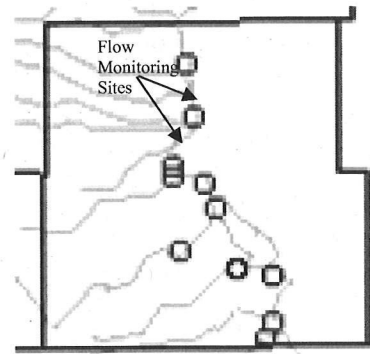
Growth and development in Eddy County has been focused on areas outside municipal limits. Because of this, curbside solid waste services are non-existent, forcing residences in these areas to transport their solid wastes to their closest transfer station or dumpster. There are, as of yet, no County-wide regulations in regard to solid wastes. Within areas that do have solid waste ordinances, there are no enforcement ordinances or penalties for unlawful dumping.

3. Drainage

The Pecos River runs from north to southeast along the center of Eddy County. Drainage from the elevated regions of the Guadalupe Mountains in the eastern portion of the County feeds the Pecos. Tributaries include Cottonwood Creek, Eagle Creek, Rio Penasco, Fourmile Draw, North Seven Rivers, South Seven Rivers, the Rocky Arroyo, Dark Canyon Draw, Black River, Red Bluff Draw and the Delaware River. The United States Geological Survey (USGS) currently has 11 flow monitoring stations in Eddy County of which all but three monitor the Pecos River (see Figure 17). The other monitors are located within the Carlsbad Main Canal, the Dark Canyon Draw, and Black River.

To mitigate flooding, there are several drainage structures in place including Eagle Draw located east of Artesia on the south side of US Highway 82. Hackberry Draw is located east of Carlsbad off of State Road 524. This structure is in the process of being upgraded. Cass Draw is located south of Carlsbad.

The brown regions in Figure 18 show areas which are currently unnumbered “A” zones or areas which would likely be within the 100-year flood zones though no base flood elevation or flood hazard factors have been determined.

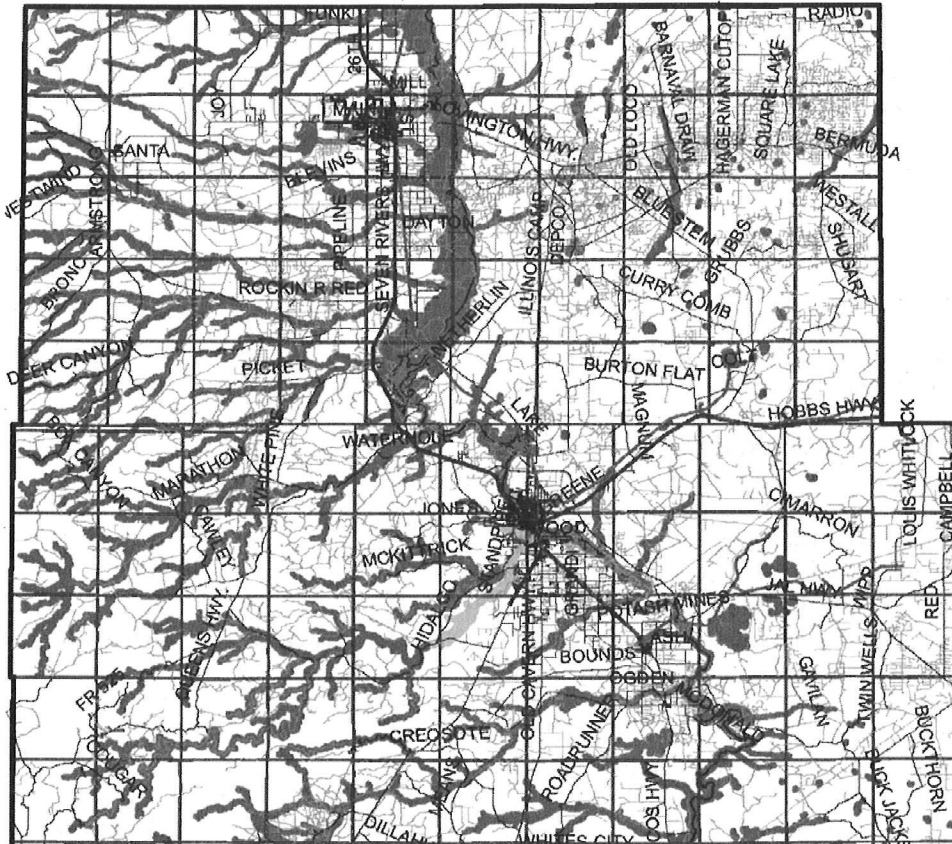


Modified from: <http://waterdata.usgs.gov/nm/nwis/rt>
accessed

May 9, 2007

Figure 17: Stream Flow Map

Figure 18: Floodplain Map



Source: Eddy County Floodplain Manager's Office

B. Infrastructure Goals

1. Wastewater

WW Goal 1. Create wastewater ordinances for new developments concerning wastewater collection, treatment, and disposal.

- Strategy 1. Expand regulations concerning lots sizes and system management requirements to include all of Eddy County.
- Strategy 2. Require growth near existing wastewater collection lines to tie into existing system. If growth is not near an existing system, proof of proper sizing, installation, and required permitting should be provided to Eddy County.
- Strategy 3. Provide utility stub-out on any new County roads.

WW Goal 2. Implement an on-site wastewater management system

- Strategy 1. Adopt regulations requiring higher density existing and proposed subdivisions to develop an on-site wastewater management system that includes staffing a certified small wastewater operator and a systematic operations and maintenance scheme. Clustered on-site

advanced wastewater treatment systems should be a County preference to help protect the integrity of the underlying groundwater system.

Strategy 2. Investigate options for a centralized or several centrally- located septage disposal facilities that provide treatment and disposal.

WW Goal 3. Continue with WWTP upgrades throughout the County to address growth and more stringent discharge standards.

Strategy 1. Retain funding from the state legislature or from Community Development Block Grants to evaluate existing municipal WWTP and on-site systems. Systems upgrades should focus on their ability to handle the anticipated growth and stringent discharge permits.

WW Goal 4. Reuse wastewater for public park irrigation, common area landscape irrigation, and some agriculture irrigation.

Strategy 1. Obtain funding from the state legislature or from Community Development Block Grants to evaluate existing discharge systems and their wastewater effluent reuse feasibility.

Strategy 2. Encourage subdivisions that cannot feasibly connect to a municipal system to design their discharge system to allow for reuse.

Strategy 3. Encourage appropriate alternative uses for grey water.

WW Goal 5. Encourage systems to create mutual domestic organizational structures and/or sanitation districts, which will allow them to apply for state and federal loans and grants.

2. Solid Waste

SW Goal 6. Provide for a comprehensive solid waste management system for Eddy County.

Strategy 1. Obtain funding from the state legislature or from Community Development Block Grants to evaluate the feasibility of:

- a). Providing collection systems for communities within Eddy County that are experiencing growth.
- b). Providing for more convenient centers within sectors of the County where population is denser or where growth is anticipated.

Strategy 2. In conjunction with the PPJ's of Carlsbad and Artesia, develop comprehensive County-wide enforceable solid waste ordinances that cover collection and disposal for commercial and residential customers separately.

Strategy 3. Develop an Illegal Dumping Ordinance

Strategy 4. Develop a joint Composting Facility.

Strategy 5. Develop a Recycling Program

3. Drainage

DR Goal 7. Conduct a detailed study to determine base flood elevations and flood hazard factors for current flood Zone A areas within Eddy County's current and prospective development areas.

- Strategy 1. Obtain funding from the Community Development Block Grants (Planning Grants) or through the State Appropriations Program.
- Strategy 2. Submit to FEMA Conditional Letters of Map Revisions (CLOMRs) and Letter of Map Revisions (LOMR).
- Strategy 3. Fund further detailed studies in strategic areas.
- Strategy 4.* Adopt subdivision drainage standards based on the master plan drainage study.

7. Transportation

A. Existing Transportation Conditions

Eddy County has three divided highways. US 62/180 runs from Hobbs through Carlsbad and White's City to the Texas state line; US 285 runs from Loving to Roswell and passes through Carlsbad and Artesia; and US 82 travels several miles through the City of Artesia. US 285 is the main route used to deliver radioactive waste to the WIPP Site. Other main roads in the County include state and federal two-lane roads. The heavily-used state highways, which are interconnected with Eddy County roads, are in disrepair. The divided highways through Carlsbad and Artesia are main thoroughfares for local city traffic. Use by local traffic increases the frequency of traffic control signals which slows down the thru traffic. There is, however, a major bypass route around Carlsbad to the El Paso highway that is in the planning stages. In addition, the County hopes to create a four-lane highway to Texas and is working with the State to widen the Jal Highway.

The County has a road superintendent in Carlsbad that administers southern County roads and an assistant road superintendent stationed in Artesia that administers the northern County roads. The County surfaces its roads with a chip seal, which limits the dust and creates an all-weather surface. With the growth in oil field production and exploration within and around Eddy County, local roads are heavily used by petroleum industry vehicles. These vehicles are a major cause of road wear and tear. The County does a good job of management and maintenance of the County road system; however, obtaining the sufficient funds for road maintenance continues to present a challenge. The Carlsbad Municipal Transit System (CMTS) is responsible for the provision of public transit services within the City of Carlsbad and portions of Eddy County immediately adjacent to the city. CMTS operates as an in-house, general public dial-a-ride service. CMTS primarily serves the general public, persons with disabilities, seniors and students. There is no public transportation in Artesia or in the County.

Currently, the Cavern City Air Terminal and the Artesia Municipal Airport are the only airport facilities in the area. However, the County has been working with the City of Roswell in Chaves County, and the Cities of Carlsbad and Artesia to help initiate jet airline travel from Roswell to Dallas by September, 2007. Forty-five to 50 seat aircraft will be used.

B. Transportation Goals

T Goal 1. Develop a road master plan to assess road capacity in light of anticipated development and growth.

- Strategy 1. Obtain funding from the Community Development Block Grants (Planning Grants) or through the State Appropriations Program.
- Strategy 2. Provide recommendations for new roads, areas that will need additional capacity and municipalities that would benefit from a public transportation system.

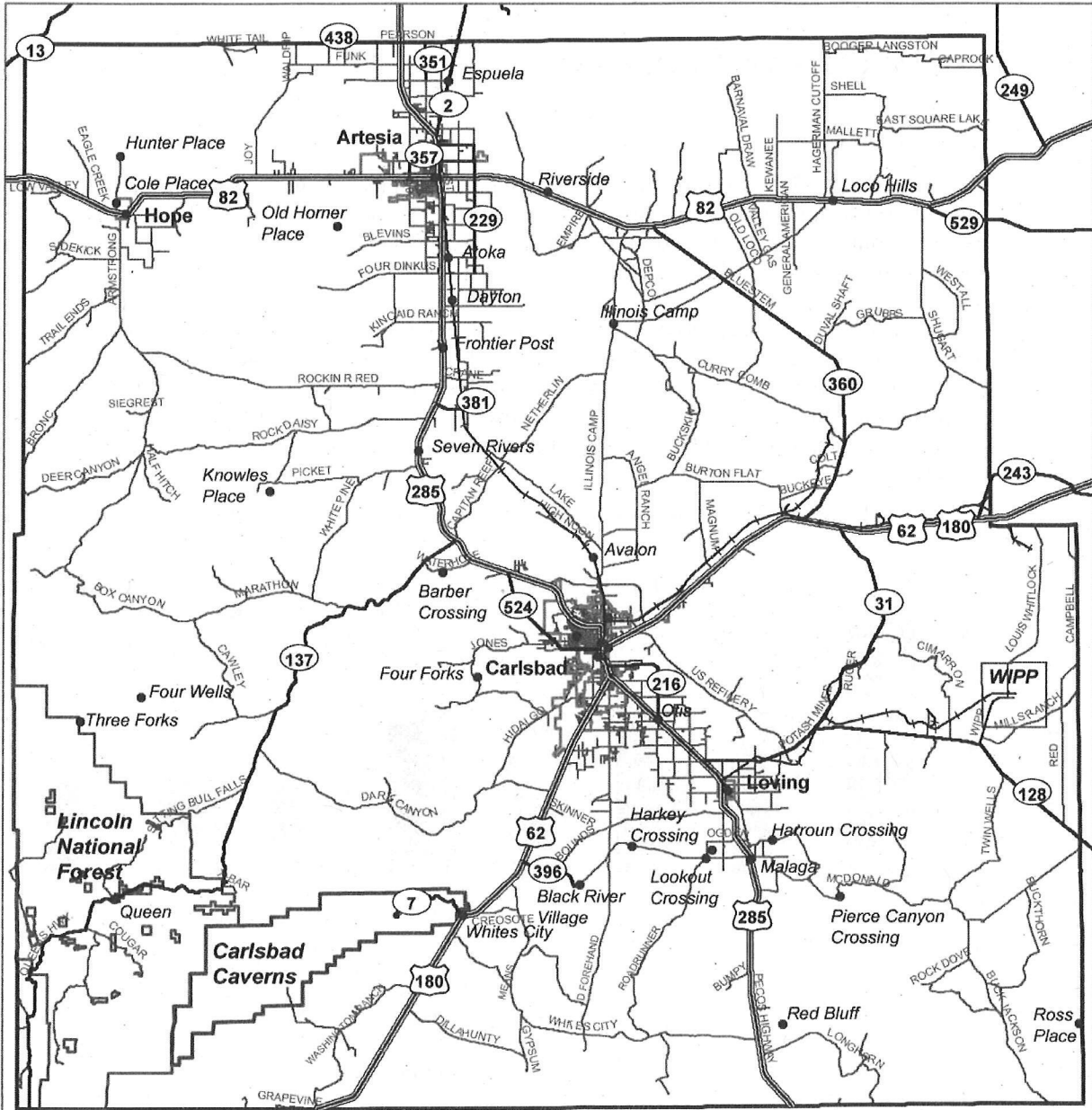
T Goal 2. Provide bypass routes for through traffic around urban areas to relieve traffic congestion.

- Strategy 1. Obtain funding for the currently planned by-pass roads around Carlsbad.
- Strategy 2. Ensure that right-of-way acquisition is completed in anticipation of growth and development, and environmental reports and engineering and design are utilized.
- Strategy 3. Restrict access onto County arterials.

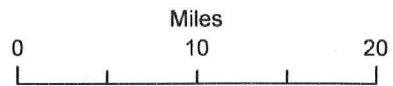
T Goal 3. Work with NMDOT to develop a county-wide road maintenance program to include streetscaping.

T Goal 4. Work with municipalities in the development of County Roads in the PPJ area.

Figure 19: Eddy County Transportation



- Legend**
- +— Railroad
 - == US Highway
 - State Highway
 - Local Road



All map data has been obtained from public sources and no warranty is made to its absolute accuracy.

sites southwest

Eddy County Transportation Map

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8. Water Resources

A. Existing Water Resources Conditions

As in much of New Mexico, Eddy County is being stressed by drought. With agriculture being an important economic generator and way of life, water supply and management are key to the County's viability.

There are 30 public water systems within Eddy County including:

- Otis Mutual Domestic Water Consumers Association
- Artesia Rural Water Cooperative
- Artesia Municipal Water System
- Cottonwood Rural Water Cooperative
- Happy Valley Water Cooperative
- Riverside Mutual Domestic Water Association
- Hope Water Cooperative
- Morningside Water Cooperative
- Malaga Mutual Domestic Water Consumers and Sewage Works
- Caprock Water Company, Inc.
- Loving Water System
- White's City Water System
- Carlsbad Water System
- Carlsbad Caverns National Park
- Sitting Bull Falls; Day Use Recreational Area USDAFS
- Intrepid Potash North, East and West
- Guadalupe Administrative Site; USDAFS
- North Park Mobile Home Park
- Westwinds Mobile Home Parks
- SKP RV Park
- WIPP Water Supply
- 7 Rivers Cove RV Resort
- Queen Store and RV Park
- Penasco Valley School
- Mosaic Potash Carlsbad Inc.
- Intrepid Potash North, East and West
- Guadalupe Christian Camp
- CARC /Washington Ranch
- Brantley Lake State Park
- Black River Center for Learning, Inc.

A survey and evaluation of 16 water systems in Eddy County was conducted in 2006. The water systems' evaluation and survey included a review of historical water use, current water use, conservation plans, infrastructure needs, and potential for regionalization. General issues and concerns were also included.

The largest per capita water users in the County are the Carlsbad Water Company and the Hope Water Cooperative at near 270 gallons per capita per day (gal/cap/day). For the Morningside Water Cooperative, the Riverside MDWCA, the Artesia Water Department and the Caprock Water Cooperative,

residential use is near 170 gal/cap/day. The Artesia Rural Water Cooperative, North Park and Westwinds Mobile Home Parks residential use is approximately 150 gal/cap/day of water. The Village of Loving, Happy Valley, Magala MDWCA, Otis MDWCA, Cottonwood Rural Water Coop and White's City Water systems have the lowest residential water demand with each using less than 150 gal/cap/day. The County's parks do not exceed 50 gal/cap/day.

Systems with additional per capita use due to commercial, industrial and other non-residential water use include: Artesia Rural Water Cooperative with a net (residential plus nonresidential) use of 174 gal/cap/day; Artesia Water Department with a net use of 384 gal/cap/day; Caprock Water Company with a net use of 355 gal/cap/day; and Carlsbad Water System with a net use of 315 gal/cap/day.

Of the water systems surveyed, the Otis MDWCA was the only system which had a water conservation plan in place. The water system is computer-monitored and has digital meters which allow homeowners to monitor water use from within their homes. The effectiveness of this system is apparent in the 110 gallons per capita per day net water demand, which is on the low side of New Mexico per capita water use.

The following systems have been identified as requiring infrastructure upgrades:

- Carlsbad Caverns National Park is aware that there are some upgrades needed in their distribution system.
- Westwinds Mobile Home Park distribution system is undersized and does not provide fire flow. The pressure tanks are the only source of water storage and offer no emergency or fire storage.
- White's City's distribution system requires isolation valves and pipe size increases.
- North Park Mobile Home Park identified the following infrastructure needs in its 2002 Sanitary Survey:
 - Increase the storage capacity
 - Install flushing valves
 - Install water meters throughout the system
 - Extend the well casing 18 inches above the concrete pad
 - Install a sanitary seal at the water well
 - Secure the well and tank with a lockable fence
- The Otis MDWCA has identified several areas within their distribution system which need to be upgraded. Because of its inability to make with the needed upgrades, the association has had to refuse service to future developments. It also lacks emergency storage.

The following systems have been identified as candidates for regionalizing with other systems:

- Caprock Water Company, Inc. and Maljamar in Lea County can join together to form a single water purveyor.
- Westwinds Mobile Home Park is less than one mile away from the City of Carlsbad city limits and should be able to be incorporated within the city water system.
- Because the Cottonwood Rural Water Cooperative has a distribution line only 900 feet from the North Park Mobile Home Park, it is feasible that Cottonwood could absorb the Mobile Home Park's 58 lots.
- There are several water systems around the City of Artesia, all within close proximity, that could be interconnected.
- The Village of Loving's Water System, the Otis MDWCA, the Malaga MDWCA and the City of Carlsbad are all within close proximity of each other. The Otis MDWCA and the

City of Carlsbad have currently one connection. Interconnecting the four systems would provide the best solution to the low water levels and well interferences.

The following systems have additional issues and concerns:

- Carlsbad Caverns Nation Park
 - The water softening system is offline.
- Caprock Water Company, Inc.
 - There are no water rights, wells or tanks, and water is supplied by Maljamar which is in Lea County.
- Westwinds Mobile Home Park
 - The distribution system is undersized and does not provide fire flow.
 - There is no emergency or fire flow storage.
 - The supply wells have low capacities.
- White's City desires to develop an upscale resort. There are sufficient water rights for the increased water use, but studies of the impacts to the underlying aquifer and water availability should be addressed before the resort's design phase.
- Sitting Bull Falls; Day Use Recreational Area USDAFS
 - The water tank interior has never been inspected.
- There are several independent water systems surrounding the City of Artesia, each with its own wells. It is possible that these wells interfere with each other.
- The water demand per capita for the Hope Water Cooperative is 274 gallons per day. A water conservation plan may help reduce water demand.
- The Hope Water Cooperative does not have a certified water operator on staff.
- The Village of Loving's Water System, the Otis MDWCA, the Malaga MDWCA and the City of Carlsbad have wells interlaced within each others' service areas. Well transducers in Otis' well #5 and the Malaga well show significant draw-down when other wells in the area are pumping.
- The Otis MDWCA has lost one well due to dropping water levels in the area. The water level data from the well transducers has the MDWCA concerned about the long term viability of the aquifer.

With most of Eddy County's growth and development focused on areas outside the municipal limits, clustering systems which are within close proximity of each other is becoming more necessary to reduce the number of wells.

B. Water Resources Goals

WR Goal 1. Develop a County-wide water conservation plan.

Strategy 1. Focus water conservation on wastewater reuse to reduce potable water use for irrigation of parks and common areas.

Strategy 2. Emphasize water metering on all water users to include agricultural and industrial water users.

WR Goal 2. Ensure that new development has a sufficient water supply.

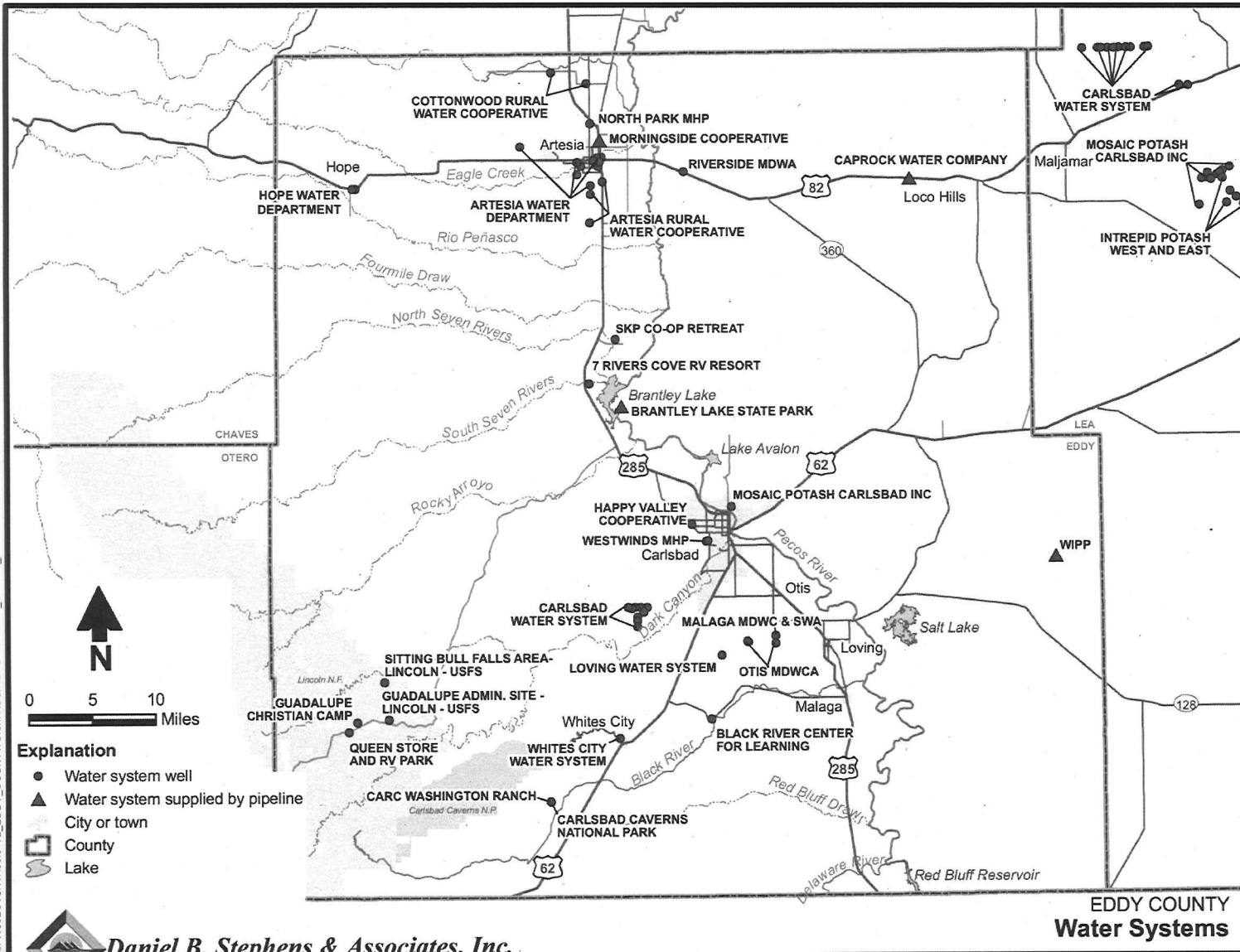
Strategy 1. Create ordinances stating that:

- a) New developments within a certain distance of an existing water distribution line must connect to that line, provided adequate water and water rights are available to serve them.
- b) New developments that are not within a reasonable distance of an existing water system must provide proof of water rights and supply in addition to providing studies that show impacts to the aquifer due to their anticipated demand including aquifer draw-down and recovery and its effects on surrounding water systems.

WR Goal 3. Prioritize the regionalization of water systems.

- Strategy 1. Identify which water systems could be united into one water system.
- Strategy 2. Interconnect closely grouped existing water systems to provide emergency water service as necessary.
- Strategy 3. Encourage developing water systems to form water cooperatives or mutual domestics versus single family wells on individual lots.
- Strategy 4. Continue quarterly meetings of the Eddy County Water Systems Advisory Committee.
- Strategy 5. Encourage developers to work with existing water systems for water service.

Figure 20: Eddy County Water Systems



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9. Public Facilities and Services

A. Existing Public Facilities and Services Conditions

1. Community Facilities

There are several community and senior centers located in Eddy County.

Carlsbad is home to the Riverwalk Recreation Center. This is an indoor/outdoor facility located along the beach of the Pecos River. The Center offers sports and recreational activities, and can be rented out for special events. It also hosts the County's driving while intoxicated (DWI) program.

The Artesia Center has free programming for community members, including sports and other physical recreation activities, arts and crafts activities, and an after-school program for youth.

There are six senior programs in Eddy County. Two facilities are located in Carlsbad – the North Mesa Senior Recreation and the San Jose Senior Center. The latter also houses the Retired Senior and Volunteer Program (RSVP). These provide a variety of services to seniors, including craft and recreational activities, physical fitness activities, educational programs, health screenings, and shopping and transportation assistance, among other things. The RSVP center recruits seniors to act as volunteers and provide important services to the community. In Artesia, the RSVP and the Artesia Senior Center provide similar services to seniors in that community, while the Senior Nutrition Mealsite provides food and an additional source of activities for seniors.

2. Health Care/Medical Facilities

Eddy County is served by two full-service hospitals, the Carlsbad Medical Center and the Artesia General Hospital. In addition, the Carlsbad Family Health Center and the Surgical Center of Carlsbad provide care to walk-in patients. The Maternal and Child Health Council of Eddy County in Carlsbad also provides public health nursing and community health services. In Artesia, the Health Resources Center provides primary services, and the New Mexico Veterans Health Administration Clinic provides outpatient care for eligible veterans. Additionally, the Family Health Center in Loving is a family practice clinic.

Eddy County also provides an Indigent Health Care program. Created by County ordinance, this program assists people who cannot pay for medical services related to emergency or life-threatening circumstances.

3. Law Enforcement

There are ten law enforcement agencies that operate in Eddy County, including three municipal police departments (Carlsbad, Artesia and Loving), the Eddy County Sheriff's Department, three state agencies (the Department of Public Safety, the Livestock Inspector, and Game and Fish), and three federal agencies (the Bureau of Land Management, Border Patrol and National Park Service). The Sheriff's Department, as well as the Carlsbad and Artesia Police Departments, operate 24-hour dispatch centers which can serve as emergency control bases if needed.

4. Fire Protection

The municipalities of Carlsbad, Artesia, Loving and Hope each maintain their own fire departments. In addition, Eddy County operates 12 volunteer fire departments to serve the unincorporated areas of the County. There are a total of 20 fire stations and 65 pieces of fire-fighting apparatus within these twelve districts, which include Atoka, Cottonwood, Happy Valley, Joel, La Huerta, Loco Hills, Malaga, Otis, Queen, Riverside, Sun Country, White's City.

5. Educational Facilities

Eddy County is served by three public school districts and two higher education institutions.

The Carlsbad Municipal School District is the County's largest, with 6,426 total students. There are 11 public primary schools and one private Roman Catholic primary school which serve more than 3,000 children. These schools include the Early Childhood Education Center (pre-kindergarten and kindergarten), Craft, Dr. E.M. Smith, Eddy, Hillcrest, Joe Stanley Smith, Monterrey, Pate, Puckett, Riverside, and Sunset Elementary Schools, in addition to the St. Edward School (private). More than 1,300 students attend two middle schools – P.R. Leyva Middle School and Alta Vista Middle School; while one high school, Carlsbad High, serves nearly 1,900 students. In addition, the Jefferson Montessori Academy is a tuition-free charter school, serving 147 students in kindergarten through 12th grade.

The Artesia Public School District has 11 schools and approximately 3,600 students. The six primary schools, serving about 1,640 children, include the Grand Heights Early Childhood School, and the Central, Hermosa, Roselawn, Yeso, and Yucca Elementary Schools. The three middle and high schools include Park Junior High, Zia Intermediate School, and Artesia High School, enroll more than 1,900 students.

In addition, Penasco Elementary School (kindergarten to 8th grade) in Hope has some 20 students, and the Loving Municipal School District has one elementary school, middle school, and high school, which serve a total of 550 students.

Eddy County is home to two higher education institutions. Eastern New Mexico University has a branch in Artesia, which provides lower level course work transferable to four-year colleges, career technical education and customized training opportunities, and continuing adult education. There are both Associate's degree and certificate programs available. In addition, the New Mexico State University (NMSU) Carlsbad branch serves Eddy County residents. NMSU-Carlsbad is a two-year branch community college of New Mexico State University. With about 1,200 students, the college offers certificate programs, Associate of Arts and Associate of Applied Science degrees, as well as transfer programs, community services, and adult continuing education classes. In addition, NMSU-Carlsbad hosts the regional Small Business Development Center and the Manufacturing Sector Development Program which meet the training needs of business and industry. It also has a vocational training program for prison inmates.

Finally, the Artesia Vocational Training Center, partnered with Eastern New Mexico University at Roswell, offers training and a certificate program for operating commercial trucks, as well as other driving-related courses.

6. Library Services

Eddy County is served by two academic, two public, and four "special" libraries, all located in Carlsbad and Artesia.

The New Mexico State University Carlsbad Branch has two library resources: Branson Library and Zuhl Library, open for use to all New Mexico residents. The Branson Library has collections focused on agriculture, business and economics, engineering, and sciences, as well as the Rio Grande Special Collections, a Historical Collection, and US government documents. The Zuhl Library houses the reference collection, as well as material related to the arts, humanities, education, and the social sciences.

Public libraries are located in Carlsbad and Artesia. The Carlsbad Public Library has been serving its surrounding communities for over 100 years. Today the library offers children and adult programs, Internet access, and various research databases, in addition to providing meeting spaces for local non-profit groups. The Artesia Public Library provides similar services, in addition to housing special collections on genealogy, the Southwest, and books in Spanish for all ages.

Special libraries in Eddy County include the Artesia Historical Museum and Art Center Library, the Carlsbad Caverns National Park Library, the Carlsbad Medical Center Library, and the Washington TRU Solutions LLC WIPP Technical Library.

B. Public Facilities and Services Issues and Opportunities

Eddy County residents identified several concerns related to community facilities and services.

Community and Senior Centers. According to residents and local officials, the community and senior centers in Eddy County have been outgrown, and there is a need to expand or increase these facilities.

Education. Residents identified a need for more opportunities for adult vocational training and workforce development. Currently, the County is working on a Vocational Training Center.

Another challenge is that local school population is declining due to the lack of affordable housing, which forces families to move to less expensive areas. Strategies to address this issue are noted in the Housing chapter of this document.

Health Care. In general, residents would like an increase in the availability of medical services in the County. Specifically, they noted a lack of mental health services in the County, and described how mentally ill people often end up in jail because there are no long-term facilities to treat them. Drug abuse is also a growing problem, and there is a need for a long-term detoxification, rehabilitation and transitional center. The County is currently working with the State Legislature to procure funding in order to create a 100-bed drug treatment and rehabilitation facility.

Other Services. In addition to the issues described above, the public mentioned several other types of services lacking in the County. For example, homelessness is a small but growing problem that has not been comprehensively addressed at a local level. There is also a need for more animal shelters, though the County has provided support in the past, for example in Artesia. Finally, there is a need for more child day care services. Currently, the Boy's and Girls' Club of America fills this role for many families but does not meet the full need in the County. Attracting more retirees to the area is also likely to create a need for senior day care services.

C. Public Facilities and Services Vision and Goals

PFS Goal 1. Improve existing community and senior centers and create new ones.

- Strategy 1. Identify appropriate sites to locate senior/community centers in underserved parts of the County.
- Strategy 2. Partner with small communities for funding and staffing support.
- Strategy 3. Expand/improve existing community and senior facilities.

PFS Goal 2. Create more vocational education opportunities.

- Strategy 1. Continue to support the development of an additional Vocational Training Center.
- Strategy 2. Continue to support the NMSU-C program that provides vocational training to inmates.

PFS Goal 3. Improve drug abuse treatment options in the County.

- Strategy 1. Continue efforts to create a long-term drug treatment facility/rehabilitation program, by working with the state legislature to obtain funding to support this project.

PFS Goal 4. Investigate the need for more services to serve the County's homeless population.

- Strategy 1. Expand the existing homeless shelter.
- Strategy 2. Inventory vacant buildings/land for potential sites and create an additional homeless/transitional housing shelter.

PFS Goal 5. Revise and update the Eddy County Animal Control Ordinance

- Strategy 1. Work with municipalities in animal control services.

10. Open Space and Recreation

A. Existing Open Space and Recreation Conditions

Open space and recreational features were some of the most prominent assets mentioned by Eddy County residents through the public participation process. They listed general characteristics such as the gentle climate, the “country feeling,” the abundance of public lands, and beautiful vistas ranging from the wild desert landscape to cultivated pecan orchards. People also noted specific recreational assets in the County, such as the Pecos River, Carlsbad Caverns, National and State Parks, and rodeo arenas.

Eddy County is home to some of the vast amounts of open space that characterize southeastern New Mexico. As shown in the Land Ownership map in Chapter 3, a great deal of the County is made up of Bureau of Land Management (BLM) land. There are also significant portions owned by the state and some owned by the New Mexico Department of Game and Fish. Finally, there is US Forest Service land in the Lincoln National Forest. These lands are important for maintaining and managing natural resources, and in some cases can also be used for public recreation.

Key recreational areas in the County include Carlsbad Caverns National Park, the Living Desert Zoo and Gardens State Park, Brantley Lake State Park, and the Lincoln National Forest. Carlsbad Caverns is home to nearly 100 caves, formed in the limestone reef of the Guadalupe Mountains. In addition to being a National Park, the Carlsbad Caverns were also declared a World Heritage Site in 1995, and have been informally referred to as the Eighth Wonder of the World. The Living Desert Zoo and Gardens State Park encompasses 1,100 acres, and features botanical gardens and a zoo in a natural setting, focusing on flora and fauna indigenous to the Chihuahuan Desert. Brantley Lake State Park, on the Pecos River, offers water recreation and year-round camping to visitors. The lake is stocked with a variety of fish, and bird-watching is also popular. There is also a portion of the Lincoln National Forest that lies in Eddy County. The Sitting Bull Falls are found there, featuring a picnic area and a trail to nearby caves.

There are also some recreational facilities within the individual municipalities. Carlsbad, for example, has a 3 ½ mile riverwalk along the Pecos River, featuring picnic and swimming areas, the Playground on the Pecos (a community-built playground), fishing spots, ferry rides and paddleboat rentals.

B. Open Space and Recreation Issues and Opportunities

Although there are important recreational amenities and abundant open space in Eddy County, residents would still like to see more local opportunities for recreation in their communities and the County.

In general, people identified a need for more teen and children’s activities. Suggestions included creating more arts and crafts activities, shopping opportunities, and a teen center.

The public also would like more sports and physical fitness types of recreational opportunities. For example, they noted the need for more sports practice fields for soccer and baseball, and more walking/jogging/biking trails. Other ideas included creating another shooting range and a four-wheeler track. In addition, there is a need for more community swimming pools.

There is also public support to create an observatory.

Despite the issues, there are also several opportunities to expand recreational amenities in Eddy County. For example, Carlsbad already has a trail along the Pecos River, and Artesia is planning to create one as

well. Connecting these to create a regional trail that passes through Brantley Lake State Park, would be one way to improve the County's recreational options. In addition, the abundance of publicly-owned land in Eddy County presents the possibility of creating additional public recreation facilities in those areas.

C. Open Space and Recreation Vision and Goals

OSR Goal 1. Enhance the local system of recreational trails in the County.

Objective 1. Create a regional trail system along the Pecos River linking existing facilities in Artesia and Carlsbad, as well as Brantley Lake State Park.

Strategy 1. Seek funding through the Recreational Trails Program, a Federal program administered locally by the NM State Parks Division.

Strategy 2. Work with municipalities to link their trail facilities with the new regional trail, if developed. For example, extend existing bike trails along the Carlsbad Irrigation District to the potential regional trail network, as well as to the new Carlsbad Sports Complex.

Objective 2. Develop a Trails Master Plan for the County.

OSR Goal 2. Enhance existing and create new recreational facilities in the County.

Objective 1. Create a shooting range and all-terrain vehicle (ATV) track on 300 acres north of Artesia to be purchased by the County.

Objective 2. Support the City of Carlsbad in encouraging new programs for teens at the Riverwalk Recreation Center.

Strategy 1. Sponsor teen club events on weekend evenings with live music or disc jockeys.

Objective 3. Follow the community-built playground model used for Carlsbad's Playground on the Pecos to create other playgrounds around the County.

OSR Goal 3. Ensure that new residential developments include green spaces or recreational facilities.

Strategy 1. Follow the recommendations under Land Use Goal 7.

II. Hazard Mitigation

Hazard mitigation planning has grown in importance across the United States as cities, counties and states have had to grapple with the increasing amount and intensity of natural disasters as well as the threat of man-made ones. In 2000, Congress passed the Hazard Mitigation Act, which encourages pre-disaster planning and requires local mitigation plans as a prerequisite to receiving federal Hazard Mitigation Grants. To support planning efforts, the Federal Emergency Management Agency (FEMA) has funded many local and state mitigation planning efforts.

A. Existing Hazard Mitigation Conditions

1. Emergency and Disaster Preparedness

The Eddy County Office of Emergency Management (OEM) was created by a Joint Powers Agreement between Eddy County, the municipalities of Carlsbad, Artesia, Loving and Hope and the Department of Energy to cooperatively address emergency planning and disaster mitigation in the area. The OEM developed and maintains the County All-Hazards Emergency Operations Plan, which provides the framework for local response to a large-scale emergency or disaster. The plan includes the following elements: Direction and Control; Communications and Warning; Emergency Public Information; Law Enforcement; Fire and Rescue; Health and Medical; Public Works; Resources and Transportation; Evacuation; Reception and Care; In-Place Protective Shelter; and Human Services. The plan essentially describes the existing resources available in case of a disaster or emergency, and the responsibilities of various agencies to respond to and recover from the situation.

Eddy County also has a Local Emergency Planning Committee (LEPC), which was created in 1994. LEPCs were mandated by the Emergency Planning and Community Right-to-Know Act of 1986 as a way to plan for and respond to chemical emergencies. The members of the Eddy County LEPC include representatives of the oil and gas industry, public safety officials, health officials and emergency planners.

Finally, in the context of national awareness about the importance of disaster preparation, the New Mexico Office of Emergency Management and FEMA provided assistance to Eddy County to undertake a hazard mitigation planning process. The result of this was the creation of the in-depth Hazard Mitigation Plan for Eddy County, New Mexico. This 2005 document provides detailed information regarding hazard identification and risk assessment; goals, objectives and alternative mitigation actions; and a mitigation plan and implementation strategy. Much of the information on existing conditions, issues and goals in this section was culled from the Hazard Mitigation Plan.

2. Natural Threats

The primary natural threats facing Eddy County are those created by floods, wildfires, and drought, although severe weather can also pose a hazard risk. The Hazard Mitigation Plan also outlines the potential threat from earthquakes, landslides, dam failure, and volcanoes, though they are not discussed here as the potential of these occurrences is very low.

Floods

Flooding, particularly the occurrence of flash floods, was deemed to be the highest disaster threat to Eddy County, according to the Hazard Mitigation Plan. Floods can happen year-round in Eddy County for different reasons, but the area is most vulnerable to flash floods during the monsoon season of July and August. Over the last century, one federal and five state declarations for flash flooding were declared in Eddy County – in 1975, 1976, 1988, 1990 and 1999.

Conditions in Eddy County that can exacerbate flash flooding include steep slopes, physical obstructions that block arroyos and floodways causing them to overflow, and the nature of soils in the County, which tend to be fine-grained with a low filtration rate and high runoff potential. Sparse vegetation compounds the problem.

Both Artesia and Carlsbad participate in the National Flood Insurance Program (NFIP) which prohibits building in a defined floodplain unless specific mitigation measures have been taken. This creates additional building costs, and encourages the majority of new development to take place outside of designated floodplain areas. Eddy County participation in the NFIP was reinstated in April 2004 and currently retains two floodplain managers in accordance with regulations.

Wildfires

Wildfires were considered the second greatest threat to Eddy County. Between 2001 and 2003, 92 fires were reported that required emergency response in the County, according to the Bureau of Land Management and the National Park Service. Most wildfires are caused by human carelessness, although lightning strikes and spontaneous combustion can also start fires.

Wildfires are most prevalent during long, dry, hot spells. Much of the County is made up of sparse grass and shrublands, and these areas do not have enough vegetation to provide fuel for a major wildfire, although smaller fires can occur there. Under drought conditions, forestlands pose a much greater wildfire risk due to dense timber stands. The impacts of wildfires can include severe erosion and flooding due to a loss of ground cover, as well as damage to manmade structures and human life, if proper evacuation measures are not taken.

Areas in Eddy County that present the greatest risk for loss of life or manmade structures due to wildfires include the community of Queen, which is in the Guadalupe Mountains, and housing areas around the Carlsbad Caverns National Park. In addition, areas bordering railroad lines have a higher disaster potential from wildfires due to the high amount of train traffic combined with the frequent transportation on these of hazardous materials.

Drought

Drought is the third greatest threat to Eddy County, as determined by the Hazard Mitigation Plan. Since 1996, there have been 15 reports of drought conditions causing over \$14 million in crop damage. Currently, Eddy County is considered to be in a hydrologic (long-term) as well meteorological drought. As of November 2003, the County was declared to be in an emergency-severe drought for both of these categories, along with much of the rest of New Mexico. Five locations in the County, including Pecos River below Dark Canyon, Pecos River at Red Bluff, Pecos River below Brantley Dam, Black River above Malaga, and Delaware River north of Red Bluff have stream flows that are at less than 24 percent of the average stream flow for the period of record. Drought can have a serious negative impact on the local economy, particularly agriculture, create stress on local water supply systems, and increase the danger of other threats such as wildfires.

Severe weather

There are several types of severe weather that can occur in Eddy County and potentially cause extensive damage. These include severe winter storms, high winds and tornadoes, thunderstorms with dangerous lightning, fog, dust storms, hail and temperature extremes.

Winter storms can produce large amounts of snow and freezing temperatures. Eddy County experienced a blizzard in 1997 that caused \$100,000 in property damage and led to the declaration of a State of Emergency. Winter storms are considered hazards in extreme conditions when building structures are damaged, livestock suffer from severe temperatures and lack of feed, residents in remote communities find their food and fuel supplies exhausted, and when there are major disruptions to emergency services, traffic, communications systems, and electric power.

High winds and tornadoes are frequent in Eddy County. High wind occurs most frequently between March and September, and winds exceeding 50 mph are common, though they have been recorded as high as 81 mph. Between 1958 and 2003, high wind events were responsible for two deaths, 23 injuries, and over \$1.9 million in estimated damages. Meanwhile, nearly 400 tornadoes have been recorded in Eddy County between 1800 and 2000. Most of these were considered weak, according to the Fujita Scale, but tornadoes in 1926, 1979, 1991 and 1992 were designated as strong “significant tornadoes” (F2 ranking). No deaths have been recorded resulting from tornadoes in Eddy County, though they have caused a total of 29 documented injuries and \$3.3 million in damage.

Thunderstorms also occur in Eddy County, and lightning strikes have injured or killed more than 100 people just between 1989 and 1998. In addition, Eddy County has an usually high rate of hailstorms with hail greater than one inch in diameter. Hail resulting from storms can also have a detrimental impact on the area, causing considerable property and crop damage. Between 1959 and 1998, reported damage from hail was estimated at \$1.5 million.

Eddy County can also experience fog, dust storms, extreme temperatures and other natural phenomena, but these do not occur frequently enough of a high enough caliber to be considered major threats.

3. Man-made Threats

In addition to natural risks, Eddy County has a number of facilities, including oil and gas refineries and the Waste Isolation Pilot Plant (WIPP), which put it at risk for several man-made threats. These include hazardous materials releases, nuclear facility accidents, and terrorism.

Hazardous materials releases

Hazardous materials include toxic chemicals, pollutants, and other harmful wastes. There have been 528 reported hazardous waste spills in Eddy County since 1989, according to the National Response Center. In addition, there are four facilities deemed high-priority HAZMAT sites in the County, including Elkhorn Field Services, Duke Energy Refinery, Navajo Refining Company, and the Lakewood Marathon Oil Company. Although there are many more similar facilities in the County, these four are considered to pose the greatest threat due to the amount of hazardous materials they work with and because they are located in close proximity to population centers.

In addition, there are a significant amount of pipelines in the County that transport oil and natural gas that could pose a threat to nearby developments. In 2000, a high pressure pipeline carrying natural gas exploded and killed 12 people who were camping along the Pecos River.

Nuclear facility accidents

The location of WIPP in Eddy County also poses potential risks to the population. Radioactive waste is carried over Eddy County highways to be stored at WIPP. However, the plant has taken extensive measures to prevent accidents. Trucks that transport the transuranic waste headed for WIPP use highly trained operators, specialty containers and are monitored by a satellite tracking system. The site itself was established after more than twenty years of research that determined it to be the safest possible location for such an operation. For example, the plant was constructed 2,150 feet underground in 2,000-foot thick salt formations known to be stable for over 200 million years. Furthermore, it is located in a sparsely populated part of the County. The WIPP program also has extensive oversight by multiple agencies including the Environmental Protection Agency (EPA), the Environmental Evaluation Group (an independent technical oversight group), and various other organizations. According to the Hazard Mitigation Plan, the risk of an accident at WIPP or in the transportation of hazardous nuclear materials is extremely low.

Terrorism

Terrorism is another issue that remains on the radar of Eddy County emergency planners. However, according to the Hazard Mitigation Plan, the risk of terrorism in Eddy County from a national perspective is low, since there are no sites with major national symbolism or large urban centers. However, because terrorists can have a wide range of agendas or political interests, there is no way to accurately predict a terrorist target.

Recently the Eddy County LEPC participated in an assessment of local jurisdictions' abilities to respond to acts of terrorism involving weapons of mass destruction. The review, conducted by the US Department of Justice, identified the most vulnerable targets in the County and the availability of equipment and trained personnel to address a problem. There will be a statewide distribution of funds to assist in improving terrorism response capabilities.

B. Hazard Mitigation Issues and Opportunities

Hazard Mitigation issues are embodied in the existing conditions described above.

C. Hazard Mitigation Vision and Goals

The Hazard Mitigation Plan lists a number of goals, objectives, and mitigation actions to address the potential threats in Eddy County. In the interest of brevity, only the top ten action priorities will be repeated here. In addition, goals and actions are included that particularly pertain to land use regulations, fall under the purview of the County, or in other ways strongly relate to the scope of the Comprehensive Plan. Some actions related to hazard mitigation are included in other sections of the document (such as Water Resources).

HM Goal 1. Improve mechanisms to better predict impending disasters and better warn residents of them.

- Strategy 1. Implement a Reverse 911 system, which can contact residents of affected areas by phone if preventative measures such as evacuation need to be taken. (Hazard Mitigation Plan priority #1)
- Strategy 2. Obtain Doppler radar coverage for all of Eddy County to be able to detect weather-related hazards earlier. (HMP priority #10)

- Strategy 3. Enhance additional early warning systems.
- Strategy 4. Develop electricity back-up for essential services.

HM Goal 2. Reduce the threat to man-made structures from flooding in the County.

- Strategy 1. Update floodplain and floodway maps in the County, conducting new hydrologic studies where necessary. (HMP priority #2)
- Strategy 2. Follow recommendations under Land Use Goal 6 and Drainage Goal 7.

HM Goal 3. Reduce the disaster potential of wildfire in the most susceptible areas.

- Strategy 1. Create defensible space around housing, administrative, and other structures at Carlsbad Caverns National Park. (HMP priority #8)
- Strategy 2. Increase water storage capacity for fire suppression in rural fire areas.

HM Goal 4. Reduce the impacts of drought in the County.

- Strategy 1. Follow recommendations under Water Resources Goal 1.

HM Goal 5. Reduce the vulnerability of structures to severe winds.

- Strategy 1. Identify structures vulnerable to wind damage, particularly manufactured homes and historic structures, and seek ways to improve them. (HMP priority #7)

HM Goal 6. Improve the capacity of Eddy County critical facilities (police stations, hospitals, etc.) as well as vulnerable facilities (oil refineries, etc) to better respond to man-made disasters.

- Strategy 1. Share information between facilities about how to prepare for and address potential disasters. (HMP priority #6)

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12. Plan Implementation Chart

Community Development Block Grants (CDBG)
 NM Mortgage Finance Authority (NM MFA)
 NM Finance Authority (NMFA)
 NM Office of Emergency Management (NM OEM)
 NM Department of Transportation (NM DOT)
 Federal Emergency Management Agency (FEMA)

Plan Goal(s) Addressed (Strategies)	Implementation Action	Responsible Agency/ Organization(s)	Tasks	Potential Funding Sources
LU Goal 1	Land Use Strategies	Eddy County	<ul style="list-style-type: none"> • Sponsor public education about land use regulations and obtain feedback from County residents. Try to reach a consensus on what approach or combination of approaches would be acceptable. Include the following possibilities: <ul style="list-style-type: none"> ○ Cooperate with the City of Carlsbad and Artesia to establish a joint Subdivision Regulation Ordinance in the PPJ. ○ Create Special Zoning Districts for portions of the County versus County-wide zoning for the unincorporated portions of the County. (NMSA 1978 3-21:5-18) ○ Provide legislation according to state statutes to facilitate zoning that empowers the citizens. • Cooperate with the City of Carlsbad and City of Artesia in devising subdivision standards in the platting and planning jurisdictions that are appropriate for rural development and maintenance. • Inventory and map existing land use in the unincorporated areas of the County. • Identify areas for future growth in the County based on proximity to infrastructure and other criteria. Select likely commercial nodes to avoid strip commercial development along the highways. • Review Eddy County Land Use Ordinance for possible update. 	Community Development Block Grants, County general fund
LU Goal 2	Coordination between County and Municipalities	Eddy County, Carlsbad, Artesia, Loving, Hope	<ul style="list-style-type: none"> • Establish an ad hoc PPJ (planning and platting jurisdiction) advisory committee to advise the County and municipalities about growth and development in the planning and platting jurisdictions. • Propose partnerships through Joint Powers Agreements between the City of Artesia and Eddy County and the City of Carlsbad and Eddy County for the PPJ. 	County general fund

Plan Goal(s) Addressed (Strategies)	Implementation Action	Responsible Agency/ Organization(s)	Tasks	Potential Funding Sources
LU Goal 3	Infrastructure Needs for New Development	Eddy County	<ul style="list-style-type: none"> Consider implementing impact fees that would assess developers for their proportionate cost of new development. Follow recommendations under Water Resources Goal 3 regarding the provision of water in new development. 	County general fund, developers
LU Goal 4	County Subdivision Ordinance	Eddy County	<ul style="list-style-type: none"> Analyze the existing subdivision ordinance and its success and failure in achieving desired development results. Compare with other county subdivision ordinances. Determine where changes would be appropriate. Some suggestions include raising the water availability requirement from 40 to 70 or 100 years, and further restricting the definition of a subdivision to limit the number of land splits that are exempt from the law. 	CDBG funds, County general fund
LU Goal 5	Reduce Threats from Underground Gas Lines	Eddy County	<ul style="list-style-type: none"> Establish a safety buffer zone around underground gas lines, based on research data, in which no construction may take place. 	County general fund
LU Goal 6 HM Goal 2	Limit Development Risks in High-hazard Areas	Eddy County	<ul style="list-style-type: none"> Strengthen County regulations to limit development in the floodplain. Follow recommendations under Hazard Mitigation Goal 2 related to floodplains. Adopt building codes that provide protection from identified hazards for new construction and substantial renovations. Ensure that there is adequate and consistent enforcement of ordinances and codes within and between jurisdictions. 	CDBG funds, County general fund
LU Goal 7	Green Spaces and Recreational Areas in New Development	Eddy County	<ul style="list-style-type: none"> Revise the subdivision ordinance to require new developments 25 lots or larger to include green spaces and/or recreational areas or to pay impact fees for the development of these amenities. Support local municipalities in revising their subdivision ordinances as stated in Strategy 1. 	CDBG funds, County general fund
LU Goal 8	Preserve Gateways	Eddy County, Carlsbad, Artesia, Loving, Hope, New Mexico MainStreet	<ul style="list-style-type: none"> Work with local MainStreet organizations to develop identifiable community gateways. Consider adopting a sign ordinance to regulate billboards and other signage along the major roadways leading to municipalities. 	MainStreet program, CDBG funds
LU Goal 9	Preserve Small Town Feeling	Eddy County	<ul style="list-style-type: none"> Encourage small, locally owned businesses. Establish landscaping requirements. Map likely places for future neighborhoods/commercial uses/schools. 	CDBG funds, WESST Corp, Accion, NM Small Business Assn.
LU Goal 10	Reconcile Agriculture and Residential Use Conflicts	Eddy County	<ul style="list-style-type: none"> Adopt a “Right to Practice Agriculture” ordinance Identify agricultural districts and/or agricultural use in appropriate areas. 	CDBG funds

Plan Goal(s) Addressed (Strategies)	Implementation Action	Responsible Agency/ Organization(s)	Tasks	Potential Funding Sources
LU Goal 11	Improve Property Appearance, Quality and Maintenance	Eddy County	<ul style="list-style-type: none"> • Restrict relocation of out-of-date manufactured homes into Eddy County by creating an ordinance to regulate the condition and age of such homes • Review Eddy County Ordinances for possible updates. • Improve the existing County-wide clean-up program and continue to coordinate with federal, state and local agencies. • Enforce existing ordinances related to dilapidated structures, abandoned/inoperable vehicles and weeds. 	County general fund, CDBG funds
H Goal 1 PFS Goal 2	Workforce and Low-Income Housing	Eddy County, Carlsbad, Artesia, Loving, Hope	<ul style="list-style-type: none"> • Develop an Affordable Housing Task Force to examine the problem and commit to addressing it. Work at both a County level and with individual municipalities that may have unique conditions and needs. • Conduct an affordable housing needs assessment. • Identify areas around the County that would be appropriate for the following types of development. Update subdivision regulations, and municipal plans to reflect this: <ul style="list-style-type: none"> ○ Multifamily housing ○ Higher residential density ○ Higher allowable building heights ○ Accessory dwelling units • Create incentives for developers that include a certain percentage (possibly 15 percent or more) of affordable units in residential developments. Incentives to consider include: <ul style="list-style-type: none"> ○ Density bonuses ○ Height variances ○ Expedited or fast-track permitting ○ Impact or other fee waivers, reductions or deferrals • If deemed necessary and feasible, develop an inclusionary zoning policy or affordable housing mitigation policy. • Encourage infill in all efforts of development. • Work with municipalities to develop a joint Building Inspection and Permitting Department consistent with state statutes. 	<p>NM Mortgage Finance Authority (<i>HOME program, NM Housing Trust Fund, Workforce Housing Development, Emergency Shelter grants</i>), NM Affordable Housing Tax Credits, USDA Rural Development programs (<i>Rural Rental Housing, Guaranteed Rural Rental Housing, Farm Labor Housing Loans/Grants, Housing Preservation Grants, Multi-Family Housing Preservation/ Revitalization, Repair Loans & Grants, Mutual Self-Help Housing</i>)</p>
ED Goal 1 PFS Goal 2	Workforce Training		<ul style="list-style-type: none"> • Follow the recommendations under Public Facilities and Services Goal 2 related to vocational training. 	

Plan Goal(s) Addressed (Strategies)	Implementation Action	Responsible Agency/ Organization(s)	Tasks	Potential Funding Sources
ED Goal 2	Well-paying Jobs	Eddy County, Carlsbad Department of Development, Artesia Chamber of Commerce	<ul style="list-style-type: none"> • Work with the Carlsbad Department of Development and the Artesia Chamber of Commerce to develop a County-wide economic development strategy to attract high-quality industries to the area. • Implement guidelines for issuance of Industrial Revenue Bonds 	NM Economic Development Dept. (<i>Certified Community funds, Co-op Advertising funds</i>)
ED Goal 3	Small Business Development	Eddy County	<ul style="list-style-type: none"> • Facilitate the development of vacant lots. • Encourage more restaurants and retail stores to locate in the County. • Target and attract small businesses to relocate to the County and in turn spur the creation of new businesses. 	<i>Certified Community funds, Co-op Advertising funds</i>
ED Goal 4	Tourism	Eddy County	<ul style="list-style-type: none"> • Work with other local agencies to support the development of more lodging facilities and restaurants in the southern part of the County, including Carlsbad. • Create a marketing program to draw tourist attention to amenities in Carlsbad, Artesia and other areas. 	<i>Certified Community funds, Co-op Advertising funds</i>
ED Goal 5 LU Goal 10	Viability of Agriculture	Eddy County, Eddy County Agricultural Extension Service, New Mexico MainStreet	<ul style="list-style-type: none"> • Follow the other recommendations under Land Use Goal 10. • Improve the market for locally-produced agricultural goods. <ul style="list-style-type: none"> ○ Support the creation of processing and other value-added enterprises in the County that utilize local agricultural products. ○ Support local farmers' markets in conjunction with the MainStreet program and encourage County residents to "buy locally." ○ Work with the Eddy County Agricultural Extension Service and area farmers to identify promising specialty crops and to tap into agricultural technical assistance and business expertise. ○ Implement farm-to-school linkages that use locally-produced agricultural goods in school cafeterias. Encourage local residents to create these linkages as well. 	NM MainStreet funds, NMSU, Eddy County Agricultural Extension Service
WW Goal 1	Wastewater Ordinances	Eddy County	<ul style="list-style-type: none"> • Expand regulations concerning lot sizes and system management requirements to include all of Eddy County. • Require growth near existing wastewater collection lines to tie into existing system. If growth is not near an existing system, proof of proper sizing, installation, and required permitting should be provided to Eddy County. 	County general fund, developers

Plan Goal(s) Addressed (Strategies)	Implementation Action	Responsible Agency/ Organization(s)	Tasks	Potential Funding Sources
WW Goal 2	On-site Wastewater Management System	Eddy County	<ul style="list-style-type: none"> • Adopt regulations requiring higher density existing and proposed subdivisions to develop an on-site wastewater management system that includes staffing a certified small wastewater operator and a systematic operations and maintenance scheme. Clustered on-site advanced wastewater treatment systems should be a County preference to help protect the integrity of the underlying groundwater system. • Investigate options for a centralized or several centrally-located septage disposal facilities that provide treatment and disposal. 	CDBG grants
WW Goal 3	WWTP Upgrades	Eddy County	<ul style="list-style-type: none"> • Obtain funding from the state legislature or from Community Development Block Grants to evaluate existing municipal WWTP and on-site systems. Systems upgrades should focus on their ability to handle the anticipated growth and stringent discharge permits. 	New Mexico State Legislature, CDBG funds
WW Goal 4	Reuse Wastewater	Eddy County	<ul style="list-style-type: none"> • Obtain funding from the state legislature or from Community Development Block Grants to evaluate existing discharge systems and their wastewater effluent reuse feasibility. • Encourage subdivisions that cannot feasibly connect to a municipal system to design their discharge system to allow for reuse. • Encourage appropriate alternative uses for grey water. 	New Mexico State Legislature, CDBG funds, NM Finance Authority
WW Goal 5	Mutual Domestic Organization Structures and Sanitation Districts	Eddy County,	<ul style="list-style-type: none"> • Encourage creation of mutual domestic organizations or sanitation districts 	NMFA
SW Goal 6	Solid Waste Management System	Eddy County	<ul style="list-style-type: none"> • Obtain funding from the state legislature or from Community Development Block Grants to evaluate the feasibility of: <ul style="list-style-type: none"> ○ Providing collection systems for communities within Eddy County that are experiencing growth. ○ Providing for more convenient collection centers within sectors of the County where population is denser or where growth is anticipated. • In conjunction with the PPJ's of Carlsbad and Artesia, develop comprehensive County-wide enforceable solid waste ordinances that cover collection and disposal for commercial and residential customers separately. • Develop an Illegal Dumping Ordinance. • Develop a joint Composting Facility. 	New Mexico State Legislature, CDBG funds, NMFA

Plan Goal(s) Addressed (Strategies)	Implementation Action	Responsible Agency/ Organization(s)	Tasks	Potential Funding Sources
DR Goal 7	Study of Flood Zone A Areas	Eddy County	<ul style="list-style-type: none"> Obtain funding from the Community Development Block Grants (Planning Grants) or through the State Appropriations Program. Submit to FEMA Conditional Letters of Map Revisions (CLOMRs) and Letter of Map Revisions (LOMR). Fund further detailed studies in strategic areas. Adopt subdivision drainage standards 	CDBG funds, State Appropriations Program
T Goal 1	Road Master Plan	Eddy County	<ul style="list-style-type: none"> Obtain funding from the Community Development Block Grants (Planning Grants) or through the State Appropriations Program. Provide recommendations for new roads, areas that will need additional capacity and municipalities that would benefit from a public transportation system. 	CDBG funds, State Appropriations Program
T Goal 2	Bypass Routes	Eddy County	<ul style="list-style-type: none"> Obtain funding for the currently planned bypass roads around Carlsbad. Ensure that right-of-way acquisition is completed in anticipation of growth and development, and environmental reports and engineering and design are utilized. Restrict access onto County arterials. 	NMDOT, NMMFA
T Goal 3	County-wide Road Maintenance	Eddy County, NMDOT	<ul style="list-style-type: none"> Develop County-wide road maintenance program 	County general fund, NMDOT
T Goal 4	County Roads in PPJ Area	Eddy County	<ul style="list-style-type: none"> Work with municipalities to develop county roads in the PPJ 	
WR Goal 1	Water Conservation Plan	Eddy County	<ul style="list-style-type: none"> Focus water conservation on wastewater reuse to reduce potable water use for irrigation of parks and common areas. Emphasize water metering on all water users to include agricultural and industrial water users. 	CDBG funds, NMFA
WR Goal 2	Water Supply for New Development	Eddy County	<p>Create ordinances stating that:</p> <ul style="list-style-type: none"> New developments within a certain distance of an existing water distribution line must connect to that line. New developments that are not within a reasonable distance to an existing water system must provide proof of water rights and supply in addition to providing studies that show impacts to the aquifer due to their anticipated demand including aquifer draw-down and recovery and its effects on surrounding water systems. 	County general fund, CDBG funds

Plan Goal(s) Addressed (Strategies)	Implementation Action	Responsible Agency/ Organization(s)	Tasks	Potential Funding Sources
WR Goal 3	Regionalization of Water Systems	Eddy County, Eddy County Water Systems Advisory Committee	<ul style="list-style-type: none"> Identify which water systems could be united into one water system. Interconnect closely grouped existing water systems to provide emergency water service as necessary. Emphasize developing water systems to form water cooperatives or mutual domestics versus single family wells on individual lots. Continue quarterly meetings of the Eddy County Water Systems Advisory Committee. Encourage developers to work with existing water systems for water service. 	NMED Drinking Water, NMFA, CDBG funds
PFS Goal 1	Community and Senior Centers	Eddy County	<ul style="list-style-type: none"> Identify appropriate sites to locate senior/community centers in underserved parts of the County. Partner with small communities for funding and staffing support. Expand/improve existing community and senior facilities. 	CDBG funds, Legislative appropriation
PFS Goal 2	Vocational Educational Opportunities	Eddy County, NMSU	<ul style="list-style-type: none"> Continue to support the development of an additional Vocational Training Center. Continue to support the NMSU-C program that provides vocational training to inmates. 	County general fund
PFS Goal 3	Drug Abuse Treatment	Eddy County	<ul style="list-style-type: none"> Continue efforts to create a long-term drug treatment facility/rehabilitation program by working with the state legislature to obtain funding to support this project. 	Legislative appropriation, CDBG funds
PFS Goal 4	Homeless Services	Eddy County	<ul style="list-style-type: none"> Expand the existing homeless shelter. Inventory vacant buildings/land for potential sites and create an additional homeless/transitional housing shelter. 	NM MFA, CBDG grants, Legislative appropriation
PFS Goal 5	Animal Control Ordinance	Eddy County, Carlsbad, Artesia, Loving, Hope,	<ul style="list-style-type: none"> Work with municipalities in animal control services. 	
OSR Goal 1	Recreational Trails	Eddy County, NM State Parks Division, Carlsbad, Artesia	<ul style="list-style-type: none"> Create a regional trail system along the Pecos River linking existing facilities in Artesia and Carlsbad, as well as Brantley Lake State Park. <ul style="list-style-type: none"> Seek funding through the Recreational Trails Program, a Federal program administered locally by the NM State Parks Division. Work with municipalities to link their trail facilities with the new regional trail, if developed. For example, extend existing bike trails along the Carlsbad Irrigation District to the potential regional trail network, as well as to the new Carlsbad Sports Complex. Develop a Trails Master Plan for the County. 	NM State Parks Division (<i>Recreational Trails Program</i>), National Park Service (<i>Rivers & Trails Technical Assistance</i>), Legislative Appropriation, NMDOT Enhancements

Plan Goal(s) Addressed (Strategies)	Implementation Action	Responsible Agency/ Organization(s)	Tasks	Potential Funding Sources
OSR Goal 2	Recreational Facilities	Eddy County	<ul style="list-style-type: none"> • Create a shooting range and all-terrain vehicle (ATV) track on the 300 County-owned acres north of Artesia. • Support the City of Carlsbad in encouraging new programs for teens at the Riverwalk Recreation Center. <ul style="list-style-type: none"> ◦ Sponsor teen club events on weekend evenings with live music or disc jockeys. • Follow the community-built playground model used for Carlsbad’s Playground on the Pecos to create other playgrounds around the County. 	County general fund, Legislative appropriation
OSR Goal 3 LU Goal 7	Green Spaces and Recreational Facilities for New Development		<ul style="list-style-type: none"> • Follow the recommendations of Land Use Goal 7. 	
HM Goal 1	Disaster Warning Systems	Eddy County	<ul style="list-style-type: none"> • Implement a Reverse 911 system, which can contact residents of affected areas by phone if preventative measures such as evacuation need to be taken. (Hazard Mitigation Plan priority #1) • Obtain Doppler radar coverage for all of Eddy County to be able to detect weather-related hazards earlier. (HMP priority #10) • Enhance additional early-warning systems. • Develop electricity back-up for essential services. 	NM Office of Emergency Management (<i>Hazard Mitigation Grant Program Technical Assistance funds</i>), local TV stations
HM Goal 2 LU Goal 6 DR Goal 7	Reduce Flooding Threats	Eddy County	<ul style="list-style-type: none"> • Update floodplain and floodway maps in the County, conducting new hydrologic studies where necessary. (HMP priority #2) • Follow recommendations under Land Use Goal 6 and Drainage Goal 7. 	NM Water Trust Board, FEMA, CDBG funds
HM Goal 3	Reduce Wildfire Threats	Eddy County	<ul style="list-style-type: none"> • Create defensible space around housing, administrative and other structures at Carlsbad Caverns National Park. (HMP priority #8) • Increase water storage capacity for fire suppression in rural fire areas. 	NPS, USFS, BLM
HM Goal 4	Reduce Drought Impacts		<ul style="list-style-type: none"> • Follow recommendations under Water Resources Goal 1 regarding limiting development in the floodplain and requiring drainage studies. 	
HM Goal 5	Reduce Wind Vulnerability	Eddy County	<ul style="list-style-type: none"> • Identify structures vulnerable to wind damage, particularly manufactured homes and historic structures, and seek ways to improve them. (HMP priority #7) 	NM OEM (<i>Pre-Disaster Mitigation Assistance funds, Hazard Mitigation funds</i>)
HM Goal 6	Expand Capacity of Facilities	Eddy County	<ul style="list-style-type: none"> • Share information between facilities about how to prepare for and address potential disasters. (HMP priority #6) 	Industry Assns., NM OEM Hazard Mitigation funds

13. Appendices

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B. Resources

Land Use, Zoning and Community Character

NM Construction Industries Division

<http://www.rld.state.nm.us/cid/>

The New Mexico Construction Industries Division is a state program that provides for the protection of life and property by adopting and enforcing building codes and standards. The Division is responsible for issuing residential and commercial building permits. The Division conducts field inspections for general building, electrical, mechanical and LP Gas code compliance and safety standards. Cities and counties with local building inspection offices must adopt the building codes and standards of the Division as a minimum standard.

The Division is also responsible for:

- Examinations and the issuance of licenses for contractors, and certificates of competence for journeymen.
- Review and approval of residential and commercial building plans for building code and accessibility requirements.
- The conduct of unlicensed contractor investigations.
- Code compliance and other complaints related to violations of the Construction Industries Licensing Act.

For more information, please contact:

Construction Industries Division
Regulation and Licensing Department
2550 Cerrillos Road
Santa Fe, NM 87505
(505) 476-4700
Email: rldcid@state.nm.us

Web site for building codes

New Mexico Administrative Code: http://www.nmcpr.state.nm.us/nmac/_title14/T14C007.htm

CDBG

U.S. Department of Housing and Urban Development (HUD):

<http://www.hud.gov/offices/cpd/communitydevelopment/programs/index.cfm>

State of New Mexico Department of Finance and Administration, Local Government Division.

<http://cpi.nmdfa.state.nm.us>

Begun in 1974, the Community Development Block Grant (CDBG) is one of the oldest programs in HUD. The CDBG program provides annual grants on a formula basis to many different types of grantees through several programs:

- **Entitlement Communities:** The program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.

- State-Administered CDBG: States participating in the CDBG Program award grants to units of general local government that carry out development activities. Annually each State develops funding priorities and criteria for selecting projects. New Mexico accepts grant applications from counties and municipalities, water associations, and land grants. Grants may be used for community infrastructure (water and sewer systems, street improvements, traffic control devices), housing (property acquisition, rehabilitation, clearance, preservation), public service capital outlay (community centers and facilities), economic development, emergencies, colonias, and planning.
- Section 108 Loan Guarantee Program (Section 108 Program): Community Development Block Grant (CDBG) entitlement communities are eligible to apply for a guarantee from the Section 108 Loan Guarantee program. CDBG non-entitlement communities may also apply, provided that their State agrees to pledge the CDBG funds necessary to secure the loan. Non-entitlement applicants may receive their loan guarantee directly or designate another eligible public entity such as an industrial development authority, to receive it and carry out the Section 108 assisted project.
- Colonias: Texas, Arizona, California and New Mexico set aside up to 10 percent of their State CDBG funds for use in colonias.

Federal Historic Preservation Tax Credits

National Park Service, Heritage Preservation Service

<http://www.cr.nps.gov/hps/tps/tax/>

The Federal Historic Preservation Tax Incentives program provides successful and cost-effective community revitalization. The program fosters private sector rehabilitation of historic buildings and promotes economic revitalization. It also provides a strong alternative to government ownership and management of such historic properties. Federal Historic Preservation Tax Incentives are available for buildings that are National Historic Landmarks, listed in the National Register, and that contribute to National Register Historic Districts and certain local historic districts. Properties must be income-producing and must be rehabilitated according to standards set by the Secretary of the Interior.

Program Partners

Jointly managed by the National Park Service and the Internal Revenue Service in partnership with State Historic Preservation Offices, the Historic Preservation Tax Incentives program rewards private investment in rehabilitating historic buildings. Prior to the program, the U.S. tax code favored the demolition of older buildings over saving and using them. In 1976, the Federal tax code aligned with national historic preservation policy to encourage voluntary, private sector investment in preserving historic buildings.

The Historic Preservation Tax Incentives provide an invaluable tool to revitalize communities and preserve the historic places that give cities, towns, and rural areas their special character. The Historic Preservation Tax Incentives generate jobs, both during the construction phase and in the spin-off effects of increased earning and consumption. Rehabilitation of historic buildings attracts new private investment to the historic core of cities and towns and is crucial to the long-term economic health of many communities. Enhanced property values generated by the Historic Preservation Tax Incentives program result in augmented revenues for local and state government through increased property, business, and income taxes. Historic Preservation Tax Incentives also create moderate and low-income housing in historic buildings.

Federal Historic Preservation Tax Incentives, Heritage Preservation Services (2255), National Park Service, 1201 Eye St. NW, Washington, DC 20005

Phone: Michael Auer at (202) 354-2031

FAX: (202) 371-1616

E-Mail: nps_hps-info@nps.gov

State Historic Preservation Tax Credits

http://www.nmhistoricpreservation.org/PROGRAMS/creditsloans_taxcredits.html

The State of New Mexico Investment Tax Credit program was created on January 1, 1984. The state income tax credit is available to owners of historic structures who accomplish qualified rehabilitation on a structure or stabilization or protection of an archaeological site. It is a two-part process. State applications are available on-line in MS Word format or from the office.

- Property must be individually listed in, or contributing to a historic district listed in the State Register of Cultural Properties. The property may be a personal residence, income-producing property (such as an apartment building or office), or an archaeological site.
- The State Cultural Properties Review Committee (CPRC) must approve the proposed rehabilitation work prior to the beginning of the project.
- The project term expires 24 months from the date of the original approval.
- The completed project must be documented in Part 2 of the application and presented to the CPRC for certification. Project expenses must be fully documented and submitted.
- Each program project carries a maximum of \$50,000, although the project costs may exceed this amount.
- Maximum credit is 50% of eligible costs of the approved rehabilitation or \$25,000 (50% of project maximum) or 5 years of tax liability, whichever is least. The credit is applied against New Mexico income taxes owed in the year the project is completed and the balance may be carried forward for up to four additional years.

HISTORIC PRESERVATION DIVISION

Department of Cultural Affairs
Villa Rivera Building, Room 320
228 E. Palace Avenue
Santa Fe, NM 87501
(505) 827-6320

USDA Cooperative Extension Service, Technical Assistance

<http://www.csrees.usda.gov>

The Cooperative State Research, Education, and Extension Service (CSREES) has been an agency within the U.S. Department of Agriculture (USDA) since 1994.

CSREES advances knowledge for agriculture, the environment, human health and well-being, and communities by supporting research, education, and extension programs in the Land-Grant University System and other partner organizations. CSREES doesn't perform actual research, education, and extension but rather helps fund it at the state and local level and provides program leadership in these areas:

- **National program leadership** to help states identify and meet research, extension, and education priorities in areas of public concern that affect agricultural producers, small business owners, youth and families, and others.
- **Federal assistance** in the form of an annual formula funding to land-grant universities and competitively granted funds to researchers in land-grant and other universities.

CSREES and its partners support advanced research and educational technologies that empower people and communities to solve problems and improve their lives on the local level, responding to quality-of-life issues such as:

- Improving agricultural productivity

- Creating new products
- Protecting animal and plant health
- Promoting sound human nutrition and health
- Strengthening children, youth, and families
- Revitalizing rural American communities

CSREES operates through an extensive network of state, regional, and county extension offices in every U.S. state and territory. The New Mexico extension service is based at NMSU, with the local Eddy County extension office located in Carlsbad.

New Mexico State University

<http://www.cahe.nmsu.edu/ces>

Eddy County Cooperative Extension Service

<http://cahe.nmsu.edu/ces/>

Address: 1304 W. Stevens, Carlsbad, NM 88220

Phone: (505) 887-6595

Fax: (505) 887-3795

Extension Agent: Woods Houghton

Email: whoughton@nmsu.edu

Transportation

NMDOT Highway Improvements Funds <http://www.nmshtd.state.nm.us/main.asp?secid=11463>

The Highway Safety Improvement Program Section provides engineering services to:

- Develop, prioritize, and select roadway safety improvement projects on a statewide basis
- Coordinate with the Transportation Programs Division, Traffic Safety Bureau to administer a statewide transportation safety management system
- Assist other groups within NMDOT and other agencies in highway safety-related matters.

The NM Highway Safety Improvement Program (HSIP) addresses the highway element and the engineering functional group as part of a more comprehensive traffic safety program operated by others both within and outside of the NMDOT. The HSIP is run from the NMDOT Transportation Planning Division, Project Planning Bureau. Other highway safety programs are run from other bureaus in various Divisions of NMDOT.

FHWA provides program oversight and federal aid for safety projects. The FHWA has also made city streets and county roads eligible for federal aid for safety projects, in addition state highways.

The HSIP Section has the responsibility to systematically analyze New Mexico's roadways, including available crash data, to identify roadway (state highway, county road, or city street) locations, sections, and elements in New Mexico that are currently determined to be hazardous or are forecasted with the likelihood of being hazardous to vehicular or pedestrian travel. On the basis of such analysis the HSIP section can conduct more detailed engineering studies of hazardous or potentially hazardous locations, sections and elements.

From these more detailed analyses suggested countermeasures in the form of safety improvement projects can be recommended, and federal funding can be incorporated to implement them.

The NM HSIP has 3 basic procedural components: Planning, Implementation, and Safety Effectiveness Evaluation.

Planning includes:

- Reviewing the roadway system for actual or potential hazards;
- Conducting engineering safety studies;
- Seeking guidance from others concerning proposed safety projects;
- Using benefit/cost ratio as guidance for project selection;
- Establishing top priority for high benefit/cost projects, such as rumble strips on rural highway shoulders.

Implementation includes:

- Coordinating the placement of appropriate safety projects in metro TIPS and the STIP;
- Oversight of project design, letting, and construction performed by others.

Safety Effectiveness Evaluation includes:

- Conducting before and after studies where safety projects were implemented, examining crash data for up to 3 years before and after project placement;
- Findings reported in annual report to NMDOT and FHWA.

Paving: <http://www.nmshtd.state.nm.us/main.asp?secid=11462>

The Pavement Management Section located in the Project Planning Bureau supports the Department's efforts to provide New Mexico with quality highways at minimum cost by providing information necessary to develop cost-effective highway pavement management strategies and to make informed decisions between competing highway projects.

This section evaluates pavement conditions on a statewide basis and predicts expected pavement deterioration so that pavement preservation, rehabilitation and reconstruction projects can be optimally scheduled.

Governor Richardson's Investment Partnership (GRIP): <http://nmgrip.com/link.asp?id=14956>

GRIP is an economic benefit package that will:

- create thousands of new jobs each year for up to eight years
- employ hundreds of New Mexico businesses
- have an \$8.4 billion positive impact on New Mexico's economy
- have a \$10.9 billion direct savings impact on the citizens of New Mexico in terms of commuter cost, safety and vehicle operating costs
- increase state personal income, mostly wages and salaries by \$170 million a year
- generate nearly \$90 million in direct gross receipt taxes on construction and millions more in payroll taxes.
- break down individual projects so local contractors can competitively bid.

GRIP will also enhance safety on New Mexico highways and roads.

Federal Transit Administration (FTA) Non-urbanized Area Formula Grants

http://www.fta.dot.gov/legal/guidance/circulars/9000/433_1182_ENG_HTML.htm

Fact sheet: <http://www.fta.dot.gov/library/policy/prgms/nuafg.html>

The Federal Transit Administration (FTA) carries out the Federal mandate to improve public mass transportation. As one of nine operating administrations or agencies within the U.S. Department of Transportation (DOT), FTA is the principal source of financial assistance to America's communities for the planning, development and improvement of public transportation systems. Through FTA, the federal government provides financial and technical assistance and training to local transit systems, states and planning organizations.

RESOURCES AVAILABLE FOR COMMUNITY REDEVELOPMENT

- **Formula Grant Programs** (matching ratio: 80% maximum federal share/minimum 20% local share) Urbanized Area Formula Grants for capital and operating assistance to transit agencies in urban (50,000 or more in population) areas.
 - - Non-urbanized Area Formula Grants for capital and operating assistance through the states to transit operators in non-urban (less than 50,000 in population) areas. A state must use a percentage (5-15%) of the funds it receives for inter-city bus service unless the state can certify that its inter-city bus needs have been met.

The goals of the nonurbanized formula program are: 1) to enhance the access of people in nonurbanized areas to health care, shopping, education, employment, public services, and recreation; 2) to assist in the maintenance, development, improvement, and use of public transportation systems in rural and small urban areas; 3) to encourage and facilitate the most efficient use of all Federal funds used to provide passenger transportation in nonurbanized areas through the coordination of programs and services; 4) to assist in the development and support of intercity bus transportation; and 5) to provide for the participation of private transportation providers in nonurbanized transportation to the maximum extent feasible.

Eligible Recipients: State and local governments, non-profit organizations (including Indian tribes and groups), and public transit operators.

Eligible Purposes: Funds may be used for capital, operating, and administrative purposes.

Allocation of Funding: Funding is apportioned by a statutory formula based on the latest U.S. Census figures of areas with a population less than 50,000. The amount that the state may use for state administration, planning, and technical assistance activities is limited to 15 percent of the annual apportionment. States must spend 15 percent of the apportionment to support rural intercity bus service unless the Governor certifies that the intercity bus needs of the state are adequately met.

Match: The maximum Federal share for capital and project administration is 80 percent (except for projects to meet the requirement of the Americans with Disabilities Act (ADA), the Clean Air Act, or bicycle access projects, which may be funded at 90 percent.) The maximum Federal share for operating assistance is 50 percent of the net operating costs. The local share is 50 percent, which shall come from an undistributed cash surplus, a replacement or depreciation cash fund or reserve, or new capital.

Funding Availability: Year appropriated plus two years (total of three years)

Contact: The Office of Program Management, (202) 366-4020

NMDOT Rural Transportation Assistance Program

<http://www.nmshtd.state.nm.us/main.asp?secid=11225>

The State of New Mexico's Rural Transportation Assistance Program (RTAP) program offers training sessions, workshops, scholarships and other services to help improve transit systems. No local match is required. RTAP funding is available only to existing subrecipients, who must submit a written request for RTAP funds to the Transit & Rail Bureau Bureau Chief. Requests for RTAP funding are evaluated on a case-by-case basis.

Under contract with the Transit & Rail Bureau, the Alliance for Transportation Research (ATR) Institute through the University of New Mexico (<http://www.unm.edu/~atr>) coordinates training and provides technical support for New Mexico's rural transit providers and sub-grantees. Training and support are directed primarily to transit programs funded through the Federal Transit Administration's 5310 program, which serves senior and disabled populations, and 5311 program, which provides transit for any rural area or small town. In addition, the ATR Institute staffs the New Mexico Passenger Transportation Association (NMPTA), a non-profit transit advisory organization.

604 W. San Mateo Plaza
Santa Fe, NM 87505 Voice: 505.827.0410 Fax: 505.827.0431

U.S. Department of Transportation, Federal Highway Administration

The FHWA provided Federal funds for a variety of transportation projects, including roadways, trails, rail, and transit. These funds cover not only basic infrastructure but enhancements such as streetscapes as well.

Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU)

<http://www.fhwa.dot.gov/safetealu/index.htm>

SAFETEA-LU was signed on August 10, 2005 by President George W. Bush and authorizes the Federal surface transportation programs for highways, highway safety, and transit for the 5-year period from 2005-2009.

SAFETEA-LU addresses safety, traffic congestion, efficiency in freight movement, intermodal connectivity, and the environment. SAFETEA-LU promotes more efficient and effective Federal surface transportation programs by focusing on transportation issues of national significance, while giving State and local transportation decision-makers flexibility to solve transportation problems in their communities.

SAFETEA-LU continues a strong fundamental core formula program emphasis coupled with targeted investment, featuring:

- *Safety* – A new core Highway Safety Improvement Program structured and funded to reduce highway fatalities almost doubles the funds for infrastructure safety and requires strategic highway safety planning, focusing on results. Other programs target specific areas of concern, such as work zones, older drivers, and pedestrians, including children walking to school.
- *Equity* – Building on TEA-21's Minimum Guarantee concept, the Equity Bonus program ensures that each state's return on its share of contributions to the Highway Trust Fund (in the form of gas and other highway taxes) is at least 90.5 percent in 2005, building toward a minimum 92 percent relative rate of return by 2008. Every state is guaranteed a specified rate of growth over its

average annual TEA-21 funding level, regardless of its Trust Fund contributions. Selected states are guaranteed a share of apportionments and High Priority Projects not less than the state's average annual share under TEA-21.

- *Innovative finance* – Innovative changes, such as eligibility for private activity bonds, additional flexibility to use tolling to finance infrastructure improvements, and broader TIFIA and SIB loan policies, encourage the private sector to invest in highway infrastructure projects.
- *Congestion Relief* – States have more flexibility to manage congestion through road pricing. Real-time traffic management is promoted in all states to help improve transportation security and provide better information to travelers and emergency responders.
- *Mobility & Productivity* – SAFETEA-LU invests in core Federal-aid programs, as well as programs to improve interregional and international transportation, address regional needs, and fund critical high-cost transportation infrastructure projects of national and regional significance. Improved freight transportation is addressed in a number of planning, financing, and infrastructure improvement provisions throughout the Act.
- *Efficiency* – The Highways for LIFE pilot program will advance longer-lasting highways using innovative technologies and practices to speed up the construction of efficient and safe highways and bridges.
- *Environmental Stewardship* – SAFETEA-LU retains and increases funding for environmental programs of TEA-21 and adds new programs focused on the environment, including a pilot program for nonmotorized transportation and Safe Routes to School. SAFETEA-LU also includes significant new environmental requirements for the Statewide and Metropolitan Planning process.
- *Environmental Streamlining* – Changes aimed at improving and streamlining the environmental process for transportation projects includes provisions for a new environmental review process for highways, transit, and multimodal projects, with increased authority for transportation agencies, but also increased responsibilities for participation (e.g., a new category of "participating agencies" and notice and comment related to defining project purpose and need and determining alternatives).

Infrastructure

NMED Rural Infrastructure Programs

<http://www.nmenv.state.nm.us/cpb/rip.html>

The Rural Infrastructure Program (RIP) was created in 1988 as part of the Rural Infrastructure Act to provide financial assistance to local authorities for the construction or modification of water supply facilities. The Rural Infrastructure Act was amended in 2001 to include construction or modification of wastewater facilities.

Because the funds are state monies, the application and approval process is streamlined, allowing the funds to be available within four to six weeks. The maximum loan amount in any single year is \$500,000.

The base interest rate is 3%, with a repayment schedule of up to 20 years. No grants are currently available but may be in the future.

Any incorporated city, town, village, county, mutual domestic association, or water and sanitation district whose water supply facility serves a population of less than ten thousand persons.

The approximate amount of loan money available as of June 30, 2005 is \$12 million.

Applications for placement on the priority list are accepted throughout the year.
Loan funds can be made available to projects within four to six weeks.

NMFA Rural Infrastructure Programs

<http://www.nmfa.org/>

The New Mexico Finance Authority (NMFA), created in 1992, provides local governments with low-cost funds and technical assistance for affordable financing of capital equipment and infrastructure projects at any stage of completion – from pre-planning through construction – through its five main financing sources:

- Drinking Water Revolving Loan Fund (DWRLF)
- Primary Care Capital Fund (PCCF)
- Public Project Revolving Fund (PPRF)
- State Buildings and Automation Project Financing
- Water and Wastewater Grant Fund (W/WWGF)

The Water Trust Fund (created in 2001) is also administered by the NMFA, and the NMFA provides staff support to the Water Trust Board that oversees this fund.

NMFA funds capital projects with a useful life of 3 years or longer, including:

- Equipment
- Buildings
- Hospitals
- Water Systems
- Sewer Systems
- Solid Waste Facilities
- Streets
- Airports
- Municipal Facilities
- Parking Facilities

Contact Information:

207 Shelby Street
Santa Fe, NM 87501
Phone: (505) 984-1454
Toll Free: (877) ASK-NMFA
Fax: (505) 984-0002
frontdesk@nmfa.net

USDA RUS Loans and Grants

<http://www.epa.gov/owm/mab/smcomm/factsheets/usda/>

The U. S. Department of Agriculture (USDA) administers financial and technical assistance programs through its Rural Development department to help rural communities develop safe and affordable sewage treatment and waste disposal systems. Programs that target wastewater treatment are run by the Water Programs Division of the Rural Utilities Service (RUS). The Water and Waste Disposal Loans and Grants Program provides loans, guaranteed loans, and grants for water, sewer, storm water, and solid waste disposal facilities.

Public bodies (e.g., municipalities, counties, Indian Tribes, nonprofit organizations) serving rural areas may be eligible for loans or grants from the water and waste disposal program. The program makes assistance available only to rural areas with 10,000 or fewer people.

Water and Waste Disposal Loans and Grants

Small communities with wastewater treatment or disposal needs can apply for loans and grants to construct, repair or modify waste collection and waste disposal facilities. To receive loans small communities must show that they (1) can't get funds at reasonable rates from commercial sources, (2) have the capacity to borrow and repay loans, and pledge security, and (3) can operate and maintain the affected facilities. Depending on the economic status of the service area, borrowers may receive one of three interest rates: the poverty rate (median household income is below poverty or below 80 percent of the statewide metropolitan median and the project is necessary to meet applicable health or sanitary standards), market rate (where median household income exceeds the statewide non-metropolitan household income), or the intermediate rate.

Housing

New Mexico Mortgage Finance Authority

<http://www.nmmfa.org/>

The MFA, though it is not a state agency, was created by state law with a mandate to provide affordable housing in New Mexico. The MFA is given authority to issue tax-exempt mortgage revenue bonds. Proceeds from bond sales are used to fund below-market interest rate loan programs for single-family homebuyers and for developers of affordable multi-family dwellings. In this way MFA fulfilled its mission, using private dollars only (no state or federal funds), from its 1975 inception to the present.

The state made the MFA responsible for state and federally funded housing programs as well. Besides constituting recognition for a job well done by MFA with its revenue-bond programs, New Mexico made the MFA a "one-stop shop" for housing finance, a model already adopted by most states. The MFA purview now encompasses the tax credits program, emergency shelter grants, homeless initiatives, and Housing and Urban Development's HOME program.

By operating efficiently, the not-for-profit MFA generates surplus revenue, used to create even more programs to make affordable housing a reality in New Mexico. These include programs for down payment assistance and to support other (non-profit) providers of housing and related services.

The New Mexico Mortgage Finance Authority

344 4th Street SW
Albuquerque, NM 87102
(505) 843-6880
(800) 444-6880 (Toll free in New Mexico)
Fax: (505) 243-3289
TTY: (800) 659-8331
TTY/Voice: (800) 659-1779

State Construction Industries Division – information on building codes, alternative materials and methods

<http://www.rld.state.nm.us/cid/>

The New Mexico Construction Industries Division provides for the protection of life and property by adopting and enforcing building codes and standards thereby promoting the general welfare of the people of New Mexico. The Division is responsible for issuing residential and commercial building permits. The Division conducts field inspections for general building, electrical, mechanical and LP Gas code compliance and safety standards. Cities and counties with local building inspection offices must adopt the building codes and standards of the Division as a minimum standard.

The Division is also responsible for:

- Examinations and the issuance of licenses for contractors, and certificates of competence for journeymen.
- Review and approval of residential and commercial building plans for building code and accessibility requirements.
- The conduct of unlicensed contractor investigations.
- Code compliance and other complaints related to violations of the Construction Industries Licensing Act.

Construction Industries Division
Regulation and Licensing Department
2550 Cerrillos Road
Santa Fe, NM 87505
(505) 476-4700
Email: rldcid@state.nm.us

Economic Development

NM Economic Development Department

<http://www.edd.state.nm.us/>

The New Mexico Economic Development Department raises the standard of living for today's New Mexicans and future generations by fostering a sustained rise in the production of goods and services.

This agency has many diverse projects devoted to a single aim—**better jobs and better lives for New Mexicans**. The Economic Development Department promotes research and development, helps finance job training, revitalizes downtowns, recruits new businesses to our state, and assists our cities and towns to market themselves to attract new business.

Within the New Mexico Economic Development Department, the Community Development Team focuses on helping local communities reach their goals. Regional representatives who live in the region provide direct assistance to communities.

New Mexico Economic Development Department Certified Communities Initiative (CCI)

<http://www1.edd.state.nm.us/index.php?/community/category/Become%20a%20Certified%20Community/>

The New Mexico Economic Development Department recognizes that in a local community a little change can have a big impact. The intent of the Certified Communities Initiative (CCI) is to help communities make those changes.

Regional representatives work with local officials on the CCI application. Next, they provide the community with a grant and extra support through the co-op marketing program. The Economic Development Department provides publicity to make potential businesses aware of the community and its assets.

Certified Community status comes with up to \$5,000 of contractual funding for two years for special projects, ten bonus points in the coop marketing program, an awards ceremony for the community, press releases and media exposure about the community's new status, and a Certified Community seal to be used in promotions.

Most important, being a Certified Community shows that the community is willing to invest in the infrastructure that successful, growing businesses need.

The Certified Communities brochure can be downloaded from the Economic Development Department web site.

In 2005 the N.M. Legislature created the Business Incubator Certification Program to help communities start new incubators and ensure all certified incubators are following the best practices. Capital outlay funds are available for certified incubators.

Contact Region 6:

Judy Stubbs, Community Development
Judy.Stubbs@state.nm.us
(505) 660-2701

New Mexico Tourism Department Cooperative Advertising Grants

<http://www.newmexico.org/go/loc/departments/page/dept-coop-advertising.html>

The Cooperative Advertising Grants Program provides matching funds to non-profit tourism related organizations, local and tribal governments in the state promoting New Mexico as a tourist destination. The program reimburses funding recipients 50 percent of the cost for direct advertising including print, broadcast, billboard and online advertising; printing and distribution of promotional brochures; website development; and trade show participation.

For more information contact:

Tanya Ortiz, Special Programs Manager
Tel: 505-827-1677
Email: tanya.ortiz@state.nm.us

Economic Development Administration – funds for industrial park infrastructure

<http://www.eda.gov/AboutEDA/Programs.xml>

The Public Works Program empowers distressed communities to revitalize, expand, and upgrade their physical infrastructure to attract new industry, encourage business expansion, diversify local economies, and generate or retain long-term, private sector jobs and investment.

Austin Regional Office
327 Congress Avenue, Suite 200
Austin, Texas 78701-4037
Telephone: (512) 381-8144

HUD Economic Development Initiative

<http://www.hud.gov/offices/cpd/economicdevelopment/programs/edi/index.cfm>

The Economic Development Initiative consists of two components:

- **Special Purpose EDI** (below) - Congressionally earmarked
Contact: Program Office (202) 708-3773
- **Competitive EDI** - No new grants are being awarded
Contact: Bill Seedyke (202) 708-3484 extension 4445

WHO MAY APPLY (For Special Purpose EDIs only) :

The entity named by Congress in the FY 2004 Conference Report is the official recipient for the EDI-Special Project grant. This entity sends in the application, and HUD then awards the grant to them.

USDA Rural Business Enterprise Program

<http://www.rurdev.usda.gov/rbs/busp/rbeg.htm>

The Rural Business-Cooperative Service (RBS) makes grants under the Rural Business Enterprise Grants (RBEG) Program to public bodies, private nonprofit corporations, and Federally-recognized Indian Tribal groups to finance and facilitate development of small and emerging private business enterprises located in any area other than a city or town that has a population of greater than 50,000 inhabitants and the urbanized area contiguous and adjacent to such a city or town. The public bodies, private nonprofit corporations and federally recognized Indian tribes receive the grant to assist a business. **GRANT FUNDS DO NOT GO DIRECTLY TO THE BUSINESS.**

Who is Eligible?

Eligibility is limited to public bodies, private nonprofit corporations, and Federally-recognized Indian Tribal groups. Public bodies include incorporated towns and villages, boroughs, townships, counties, States, authorities, districts, Indian Tribes on Federal and State reservations, and other Federally-recognized Indian Tribal groups in rural areas. The small and emerging businesses to be assisted must have less than 50 new employees and less than \$1 million in gross annual revenues.

How May Funds be Used?

Funds are used for the financing or development of a small and emerging business. Eligible uses are: Technical Assistance (providing assistance for marketing studies, feasibility studies, business plans, training etc.) to small and emerging businesses; purchasing machinery and equipment to lease to a small and emerging business; creating a revolving loan fund (providing partial funding as a loan to a small and emerging business for the purchase of equipment, working capital, or real estate); or construct a building for a business incubator for small and emerging businesses.

Grants cannot be used for:

1. Agricultural Production;
2. Comprehensive areawide planning;
3. Loans by grantees when the rates, terms, and charges for those loans are not reasonable or would be for purposes not eligible under RBEG regulations;
4. Development of a proposal that may result in the transfer of jobs or business activity from one area to another. This provision does not prohibit establishment of a new branch or subsidiary;
5. Development of a proposal which may result in an increase of goods, materials, commodities, services, or facilities in an area when there is not sufficient demand;
6. For programs operated by cable television systems;

7. To fund part of a project dependent on other funding, unless there is a firm commitment of the other funding to ensure completion of the project.

Forms are available from and may be filed in any USDA Rural Development State Office, check your telephone directory under "Federal Government" or call the RBS National Office Specialty Lenders Division, (202) 720-1400.

We recommend discussing the proposed project and process with your local State or area office before completing the application.

New Mexico Cooperative Extension Service, NMSU, Rural Economic Development Through Tourism (REDTT) Project

<http://www.redtt.org>

The Rural Economic Development Through Tourism (REDTT) Project began as a three-year pilot project in the spring of 1992 to boost rural tourism development in five New Mexico counties as part of New Mexico's Cooperative Extension Service. Because of its success, REDTT has continued to be funded by a grant from the U.S. Department of Agriculture. REDTT now serves 17 counties, including Luna County.

The REDTT project and professional team members are housed in the College of Agriculture and Home Economics at NMSU. Funds have been secured for the project on a year-to-year basis. Members of New Mexico's congressional delegation, as well as the state of New Mexico and other tourism-related organizations, have continued to demonstrate their strong support for the project.

REDTT staff and volunteers work to educate, train, spread information and assist in tourism development. Rural tourism development continues to be a transitional process, moving from the organizational stage to planning and implementation.

The major component of REDTT's outreach efforts is the County Tourism Councils (CTC) in each REDTT county. The CTC for each county is made up of area volunteers, including local interested people, county Extension Service agents, tourism professionals, leaders in business, education, industry, government and the REDTT staff. CTCs assist with the development and implementation of local and regional tourism goals. Each CTC helps design and implement county tourism initiatives. Each council meets monthly.

Contact:

Rural Economic Development Through Tourism Project
Box 30003, MSC 3HRTM, Las Cruces, NM 88003
Phone: (505) 646-8006 or 646-5994
FAX: (505) 646-8100

Alternative Energy and Alternative On-Site Utility Systems

New Mexico Office of the State Engineer

<http://www.ose.state.nm.us/water-info/conservation/>

Information about Use of Gray Water

With drought conditions and increasing concern about the availability of water in general, more homeowners and businesses are considering the use of gray water for landscape irrigation and other purposes. (Gray water includes wastewater from bathtubs, showers, washbasins, or clothes washing

machines, but not from the kitchen or toilets.) Gray water reuse systems can be elaborate or simple. Some homeowners choose to water landscapes directly from the shower or clothes washer through a garden hose or by using buckets. Others prefer to install a dedicated plumbing system that performs subsurface irrigation.

Gray water does contain pathogens and, as such, the New Mexico Environment Department (NMED) regulates all uses of gray water (and black water, which includes water from kitchen and toilets) to ensure protection of public health and water quality. Different regulations will apply depending on the volume, measured in gallons per day (gpd), discharged to a single lot:

- Less Than 250 gpd of Gray Water - A permit is not required to apply less than 250 gpd of private residential gray water for a resident's household gardening, composting or landscape irrigation, so long as the gray water is applied in accordance with certain requirements outlined in the *NMED Gray Water Irrigation Guide* which is posted on the NMED web page at www.nmenv.state.nm.us.
- Greater Than 250 gpd of Gray Water, But Less Than 2,000 gpd of Total Combined Gray Water and Black Water - A Liquid Waste Permit issued by the NMED Field Operations Division is required if more than 250 gpd of gray water will be applied and the combined volume of gray water and black water discharged to a single lot is less than 2,000 gpd. Permits may be obtained from the nearest NMED field office.
- Greater Than 250 gpd of Gray Water, and More Than 2,000 gpd of Total Combined Gray Water and Black Water - A Discharge Permit issued by the NMED Ground Water Quality Bureau is required if more than 250 gpd of gray water will be applied and the combined volume of gray water and black water discharged is more than 2,000 gpd. Submit a *Notice of Intent to Discharge* to the NMED Ground Water Quality Bureau describing the proposed project. If NMED determines that a Discharge Permit is required, an *Application for Discharge Permit* must be completed and submitted.

The local city or county government may also have gray water requirements that must be followed. In addition, if a large-scale gray water project is being planned, communities should contact the local OSE Water Rights Division to make sure the project does not inappropriately affect the flow of wastewater for water supply recharge.

Recreation

National Park Service Rivers, Trails and Conservation Assistance Program (RTCA)

<http://www.nps.gov/ncrc/programs/rtca>

The Rivers and Trails Program offers technical assistance to community groups and local, state, and federal government agencies to conserve rivers, preserve open space, and develop rails and greenways. Conservation staff by invitation, provide assistance in conceptual planning, meeting facilitation, organization development and capacity-building.

USDOT FHWA Recreational Trails Program

Contact:

Attila Bality
Phone: (505) 988-6092

www.nps.gov/rtca

The Federal Recreational Trails Program provides funds to the State to develop and maintain recreational trails and trail-related facilities for both non-motorized and motorized recreational trail uses (Planning for trails is excluded). The FHWA distributes funds to the states who, in turn, may make grants to private organizations, or to municipal, county, state, tribal or federal agencies.

Main Concerns with New Pipelines Being Built

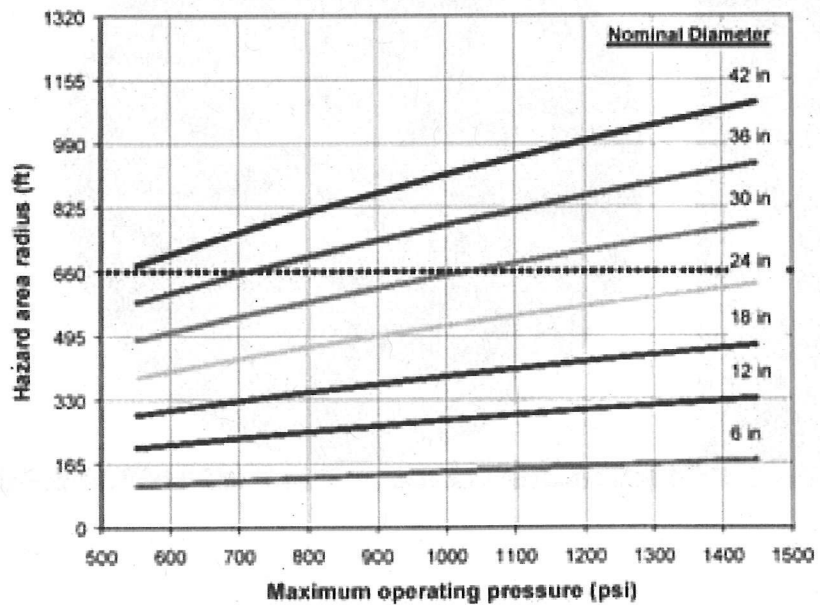
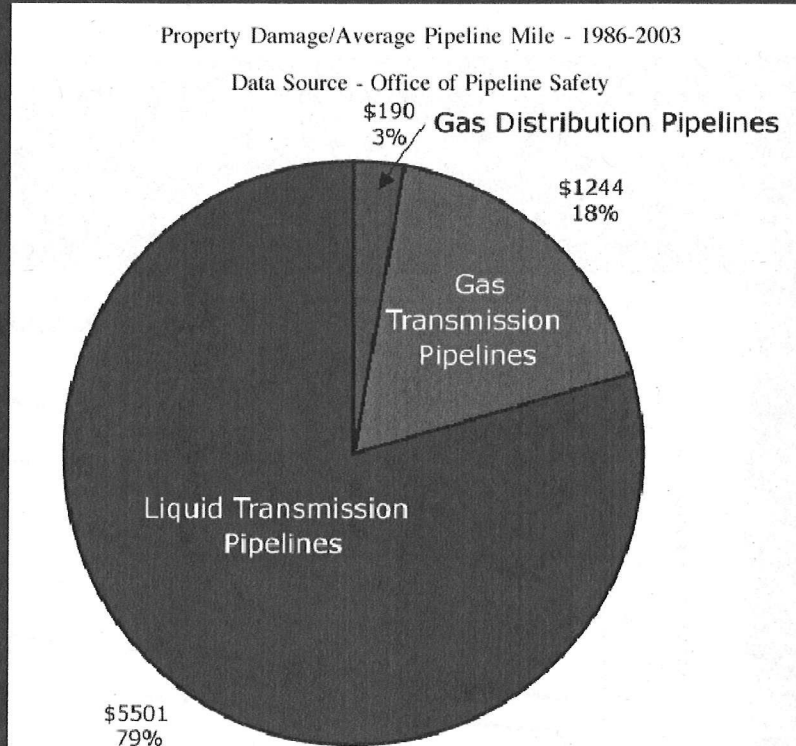


Figure 2.4 Proposed hazard area radius as a function of line diameter and pressure.

Property Damage/Mile of Pipe



Property Damage Totals

Property Damage 1986-2003
Total property damage = \$1,526,005,626

Data Source - Office of Pipeline Safety

