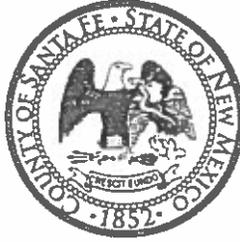


Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Date: August 12, 2015

To: Board of County Commissioners

From: Robert Griego, Planning Manager, Growth Management Department
Penny Ellis-Green, Growth Management Department Director *PEG*

Via: Katherine Miller, County Manager *KM 8.17.15*

Item: Resolution No. __: A RESOLUTION AMENDING RESOLUTION NOS. 2010-210 AND 2010-225, THE SUSTAINABLE GROWTH MANAGEMENT PLAN, TO CREATE THE CHIMAYO COMMUNITY PLAN (Second Public Hearing) (Growth Management - Planning/Robert Griego).

SUMMARY

This Resolution is to create the Chimayo Community Plan which will amend the Sustainable Growth Management Plan (SGMP). Resolution 2012-48 authorized the Chimayo Community Planning Committee to initiate a community planning process for the Chimayo Traditional Community in accordance with Ordinance 2002-3.

BACKGROUND

The County has worked with the Planning Committee over a three year period in accordance with the Community Planning process. Meetings for the community planning process were held throughout this period which included 2 community-wide open house meetings in September 2012, 2 community-wide open house meetings in February 2014 and 2 community-wide open house meetings in June 2015. The community-wide open house meetings allowed staff to present draft documents and receive feedback from community members. The comments and ideas generated at the open house meetings were reviewed by staff and adjustments were made, as appropriate, to the plan.

The public notification for meetings along with outreach for the planning process included stakeholder meetings, meetings with community groups, interviews, dissemination of brochures and post cards, e-mails, direct mailings to property owners, newspaper advertisements and updates to the Board of County Commissioners.

The planning process and the Chimayo Community Plan draft are consistent with the SGMP and the Community Planning Ordinance 2002-3.

The first public hearing of this resolution was conducted by the Board of County Commissioners (BCC) on July 28, 2015. Staff has incorporated additional content to the Chimayo Community Plan for clarification and consistency based on community input since the first hearing and has also added minor typographical changes to the document.

ACTION REQUESTED

This is the second of two public hearings as required by Ordinance 2002-3.

Staff recommends the approval of Resolution No. ____: A Resolution Amending Resolution Nos. 2010-210 And 2010-225, The Sustainable Growth Management Plan, To Create The Chimayo Community Plan.

Attachments:

Resolution No. ____: A RESOLUTION AMENDING RESOLUTION NOS. 2010-210 AND 2010-225, THE SUSTAINABLE GROWTH MANAGEMENT PLAN, TO CREATE THE CHIMAYO COMMUNITY PLAN

Exhibit A: Chimayo Community Plan 2015 BCC Review Draft

**THE BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY**

RESOLUTION NO. 2015- _____

**A RESOLUTION AMENDING RESOLUTION NOS. 2010-210 AND 2010-225, THE
SUSTAINABLE GROWTH MANAGEMENT PLAN, TO CREATE THE CHIMAYO
COMMUNITY PLAN**

WHEREAS, the Board approved the Santa Fe County Sustainable Growth Management Plan (SGMP) by adoption of Resolution Nos. 2010-210 and 2010-225; and

WHEREAS, the SGMP was adopted as the comprehensive plan for Santa Fe County as prescribed by New Mexico Law, including but not limited to NMSA 1978, Section 3-21-5, and provides the basis for zoning regulations, restrictions and boundaries to be set forth in an amended Sustainable Land Development Code, which SGMP provides that community plans update the SGMP; and

WHEREAS, the Board adopted Resolution 2012-48 on March 27, 2012, which authorized a community planning process for the Chimayo Traditional Community; and

WHEREAS, the Chimayo Planning Committee has met over a 3 year period to draft the Chimayo Community Plan and have held several community wide meetings including two Community Open House meetings to review the Community Plan; and

WHEREAS, the Chimayo Community Plan is consistent with the principles and overall goals and policies identified in the SGMP while addressing the unique needs of the community through the community plan.

WHEREAS, after the extensive work both from County staff and the Planning Committee, the Chimayo Community Plan reflects the goals and objectives of the Board and is in form and substance ready for formal adoption as an amendment to the SGMP.

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

1. The Chimayo Community Plan is hereby adopted as an amendment to adopted as an amendment to Resolutions Nos. 2010-210 and 2010-225, the Sustainable Growth Management Plan; and

2. The Chimayo Community Plan is attached as Exhibit A to this Resolution.

APPROVED, ADOPTED AND PASSED this _____ day of _____, 2015

BOARD OF COUNTY COMMISSIONERS

Robert A. Anaya, Chair

Attest:

Geraldine Salazar, County Clerk

Approved as to Form:

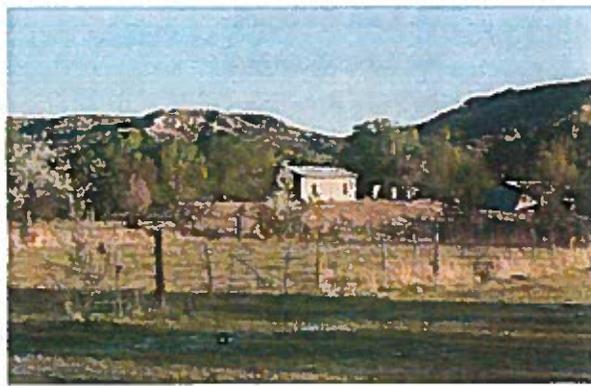
Willie K. Brown

for: Gregory S. Shaffer, County Attorney



Chimayó Community Plan

August 25, 2015



Acknowledgements

In Memory of Raymond Chavez

Raymond was instrumental in initiating this planning process. His commitment and generosity of time and spirit as a community member, a Santa Fe County Commissioner, a tireless advocate for the youth in our community have made a better place for all of us. He is greatly missed by everyone in the community.

Special thanks to the numerous individuals and groups who contributed valuable time, information and insight into the planning effort. Special thanks to Don Usner who provided valuable photo contributions for the Chimayó Community Plan cover and for use during the planning process. This plan is the product of everyone who participated.

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Planning Committee Members

The Planning Committee represents individuals who were consistently engaged in the process and/or provided focused input into one plan element or another. Their commitment and insight into the community and willingness to put in the time and tackle the tough issues made for a rigorous process and a plan that reflects the diversity and shared values of the community. We are eternally grateful to Elizabeth Kay and Vikki Tejada for diligently taking meeting notes and providing meeting summaries to the group. Their goodwill, exceptional skill and hard work were essential to the planning process.

Arnie Valdez
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Derrick Archuleta
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Edward Medina
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Julian T. Sandoval
Lloyd Moiola
Lorraine Vigil
Louis Martinez
Lucy Collier
Mike Lamb
Noel and Gloria Trujillo
Patricia Trujillo Oviedo

Peter Malmgren
Raymond Bal
Shelley Winship
Sue Farrington
Thomas Romero
Tom Gallegos
Vikki & Loren Tejada

Partners in the Process

Many organizations have worked together to make Chimayó a better place to live both in the past, now and in the future. They have all been invaluable partners in this important process. Special gratitude goes out to Chimayó Citizens for Community Planning, (CCCP) under the keen leadership of Raymond Bal for collaborating with Santa Fe County Planning Division to facilitate, organize and document over 40 community meetings, open houses and presentations.

- Santa Fe County, Rio Arriba County, Northern Rio Grande National Heritage Area, numerous Acequia Associations and the Santa Cruz Irrigation District, Chimayó Citizens for Community Planning, Chimayó Association of Businesses, the Chimayó Cultural Preservation Association, Chimayó Fire District, NM State Historical Preservation Office, Chimayó Elementary School, Chimayó Boys and Girls Club, the Greater Chimayó Mutual Water Association, New Mexico Acequia Association, Holy Family Parish and the Sons of the Holy Family, Chimayó Conservation Corp, Santa Cruz Land Grant, Santa Fe Pojoaque Soil and Water Conservation District, Santa Fe County Sheriff's and Emergency Management Department, The Archdiocese of Santa Fe, the National Park Service, and the Bureau of Land Management.

Santa Fe County

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Undersheriff Ron Madrid

Major Ken Johnson

Captain Adan Mendoza

Sergeant Diego Lucero

Special thanks to Rio Arriba County Planning and Zoning Department Staff:

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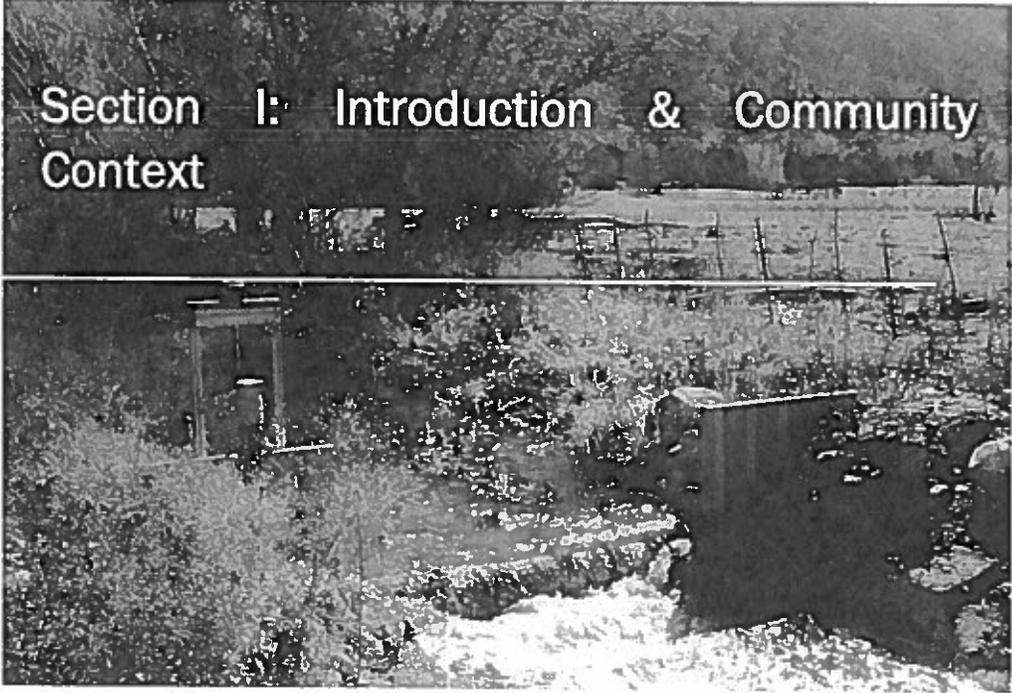
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Section I: Introduction & Community Context

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Purpose and Intent

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Initial Key Issues

Key Recommendations

Implementation and Community Organization

Next Steps

Community Goals and Vision Statement

Community Context

Plan Area Description

A Brief History of Chimayó

Demographics, Housing and Employment

Development Trends

Introduction

Purpose and Intent

The purpose of the Chimayó community plan is to guide new development and provide tools to meet community needs for the next 20 years. Over the course of 3 years community members identified key issues and opportunities, established goals and objectives and discussed a variety of strategies and ideas for achieving their goals. They shared what they want Chimayó to look like in 5, 10, 15, 20 and 25 years and created a strong unified vision statement to guide their efforts. Throughout the planning process the community struggled with the following questions:

- First, what are the shared values of community members regarding the dilemma of cultural and historic preservation, spiritual pilgrimage and the tourism it attracts?
- Second, how can a plan deal with an uncertain future in regards to water availability and water rights associated with our acequias and the conversion of valuable farm land into home sites?
- Third, how can residents of an unincorporated community divided by two counties lay the foundation for building more effective dual county governance and partnership to better provide adequate and coordinated operations and funding of public facilities and services?

The plan that follows is a response to these and numerous other difficult questions. Finding shared values among disparate points of view is what community planning is all about. The intent of this plan is to provide a framework for achieving the community vision with the understanding that it will take time. New issues will crop up and more refined strategies will evolve. It is a work in progress. Many of the more complex but highly beneficial projects and programs will be long term and require time, money and preliminary actions such as needs assessments or feasibility studies. These larger projects will be initiated and managed by public agencies in coordination with the community and require collaboration between Santa Fe and Rio Arriba County. Projects and programs with high levels of agreement between community members that are fairly easy should be moved forward without much additional evaluation and in many cases can be initiated by individuals, the community or various community associations.

Limitations on the Scope of This Plan

The adoption of this plan does not obligate any entities identified in this plan, including Federal, State, Santa Fe or Rio Arriba County in providing resources, initiating support or implementing any project, program or strategy.

Nothing in this community plan shall be interpreted as expressing any authority of Santa Fe County to exercise code adoption or enforcement over any lands located in or to residents of Rio Arriba County. Moreover, nothing in this Plan shall impose any requirements or expectations of the Rio Arriba County Government, or any residents and/or property owners of Rio Arriba County. The limitations expressed in this paragraph shall also apply to any maps attached to or otherwise incorporated in this Plan that depict any roads, structures or lands situated in whole or in part in Rio Arriba County.

Document Organization

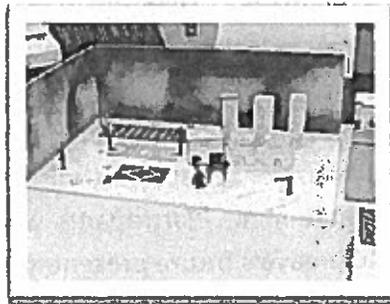
The web of interrelationships between culture, history, nature, governance and economics was examined throughout the planning process; issues were brought up time and again under a variety of topics and plan elements. This allowed the community to view the issues through a variety of lenses. This document attempts to capture that process and organizes material in the following four sections:

Section I: Introduction and Community Context: Provides a summary of the plan and process as well as background information on the community and the plan area.

Section II: Plan Elements: Identifies issues and goals and provides strategies and ideas organized under specific plan elements.

Section III: Implementation: Provides tools to support and guide implementation of the community plan. The **Community Land Use Map and Designations** provides a framework to guide future development decisions, zoning and regulations, circulation and road improvements, utility extensions and capital improvement projects. The **Implementation Matrix** lists strategies, projects, programs and activities and lays out the lead entities, timing of implementation and where relevant potential funding sources. **Initiating a Chimayó Community Organization** provides guidelines for initiating a community organization that will focus on achieving the goals of the community plan and the community's long-term vision.

Section IV: Appendix: Provides background information and maps related to the plan and planning process.



Monthly committee meetings, several workshops and community open houses and art work and essays contributed by Chimayó Elementary School and Boys & Girls Club helped to ensure that community values and insights were front and center throughout the planning process.

Community Planning Process

The community based planning process which was open to all consisted of over 36 planning committee meetings, 12 community wide work sessions, four community open houses, and numerous field visits and interviews. The continuous outreach process included several mailings to all property owners, announcements on the County and CCP websites, in newspapers and on flyers posted throughout the community and resulted in a high level of participation and community interest. The process began formally in the spring of 2012 when several community members petitioned the Santa Fe County Board of County Commissioners for authorization to initiate a community planning process consistent with the county's planning and legal framework. This resulted in the Santa Fe Board of County Commissioners adopting resolution 2012-48 which authorized the planning division to work with the community and planning committee to develop a community plan. The resolution also recognized that the community was made up of multiple stakeholders and jurisdictions including Rio Arriba County, and several federal and state agencies.

As with many community efforts, the idea of developing a community plan began with a controversial issue well before the formal process was initiated. In Chimayo's case the issue was centered on a proposal by the Archdiocese of Santa Fe to develop a retreat center providing overnight accommodation for pilgrimages and spiritual groups associated with El Sanctuario. Many community members were concerned about the short and long term impacts such a development would have on the historic area and other community members were wondering if it would contribute to an increase in jobs and opportunities for residents. What became clear

is that community and key stakeholders including the Archdiocese needed a forum to explore a variety of issues and opportunities within the wider context of the community.

The outcome of the first meetings with county staff in the spring of 2012 was a list of key issues and opportunities above and beyond the opposition to the retreat center. The list provided a framework for what to address during the planning process. A large number of community members turned out during a series of meetings in the summer of 2012 and again in the spring of 2013. These meetings focused on developing objectives and strategies related to various aspects of the community and plan area including economic development, community health and safety, agriculture, historic and cultural preservation, roads and circulation and community development. The largest turnout occurred during meetings that focused on agriculture and the acequias. In September 2012, at two community open houses the county, planning committee and community members reviewed and refined research and maps on existing conditions, discussed community goals and developed a community vision statement. Participants were particularly pleased with essays, models and drawings depicting Chimayó's future presented by students from the Chimayó Elementary School and the Boys and Girls Club. Two more open houses were held in February 2014 and provided an opportunity to discuss findings, see how issues were interrelated and to solicit additional input and feedback on objectives and strategies.

In March of 2014 the planning committee and county staff began drafting the plan document and at the end of April 2014 presented a Community Review Draft of the plan at a community wide meeting and disseminated copies throughout the community. To encourage community review and attendance, county staff sent out informational brochures providing background information and a summary of the draft plan to all property owners in the plan area. Over the summer community members and organizations provided input through letters, e-mails and meetings with committee members and county staff. In a reiterative process the draft was refined and revised.

Plan Objectives

- Reaffirm our connections to our rural resilient culture by restoring our natural environment, our fields and orchards, our shared acequia systems, our homes, and places where we gather as a community.
- Strengthen our connections to our natural environment by restoring the natural systems we all rely on.
- Strengthen our connections to the past and our culture by restoring our historic neighborhoods, plazas, placitas, churches, chapels, and other spiritual structures.
- Build a cohesive community across county lines by improving roads, bridges, water and wastewater facilities and services.

- Inspire artists, craftsmen, farmers and entrepreneurs by providing facilities and organizations that can support their production, showcase their work and connect them to each other, the community and their markets.
- Improve our local resiliency by supporting appropriately located and planned mixed-use village nodes that have goods and services we need on a daily basis: a wellness center, a grocery store, a clinic, a laundry, educational and senior services and community meeting spaces.
- Restore our health as individuals and as a community by establishing safe places to play, walk, hike, run, ride horses and cycle.
- Strengthen our ability to take care of our elders and our families by supporting quality, safe, affordable, energy efficient housing for all our community members and by expanding county, non-profit and church related senior and family programs and services.
- Improve our ability to use traditional building materials and innovative methods to build, rebuild, restore and renovate our homes.

Greater Chimayó Area Description

The community of Chimayó is an unincorporated Census Designated Place (CDP) comprised of approximately 3000 acres with two thirds of the area under Rio Arriba County jurisdiction and one third of the area under the jurisdiction of Santa Fe County. Portions of the plan area in both counties are within the Santa Cruz Land Grant which extends from Chimayó to La Mesilla. In 2010 it was home to approximately 3177 individuals living in approximately 1680 households. Chimayó was and continues to be a unique community of artists, craftsmen, builders, weavers, farmers, ranchers and a place of religious pilgrimage. Today it can also be described as a bedroom community of Española, Los Alamos and the City of Santa Fe where scientists, laborers, teachers, architects, and a multitude of other professionals commute to work.

The Greater Chimayó area consists of all of the Chimayó CDP plus a quarter mile buffer area of the surrounding mesas, barrancas and hills primarily under BLM management. The historic placitas and neighborhoods and associated irrigated lands of Chimayó are spread out across an alluvial valley that is described as a crescent shaped basin approximately two miles wide and seven mile long. The plan area ranges in elevation from 5000 feet to 6500 feet with a growing season of between 160-170 frost free days. Rainfall ranges from 10 to 14 inches a year. Supplementing the rainfall is a network of acequia systems that diverts water from the Sangre de Cristo Mountains to the productive pastures, fields, orchards and gardens of the valley. Large arroyos, most significantly the Arroyo De La Cañada Ancha, and broad floodplains dominate the area north of NM 76, while the narrow riparian paths of the Rio Quemado and Santa Cruz River are the defining natural features of the valley south of NM 76. The Santa Cruz

River flows out of the Santa Cruz Reservoir located above the valley in the southern portion of the plan area. Surrounding the valley are steep fragile barrancas, mesas and hills including the prominent cone-shaped Tsi Mayo, the sacred hill of the ancient Tewa Indians that marks the eastern end of the valley.

Juan Medina Road is the major north south route providing connections to Nambe, Pojoaque and the City of Santa Fe. NM 76 is the major east west route providing connections to the city of Española to the west and Truchas to the northeast.

Santa Fe County Chimayo Community Planning Area

Legend

 Santa Fe County

Municipalities

 Municipality

 Municipal Annexation Area

Chimayo Community Planning Area

 Parcels

 Roads

 Major Roads

 Minor Roads

 Railroad Lines

 Major Streams and Arroyos















































































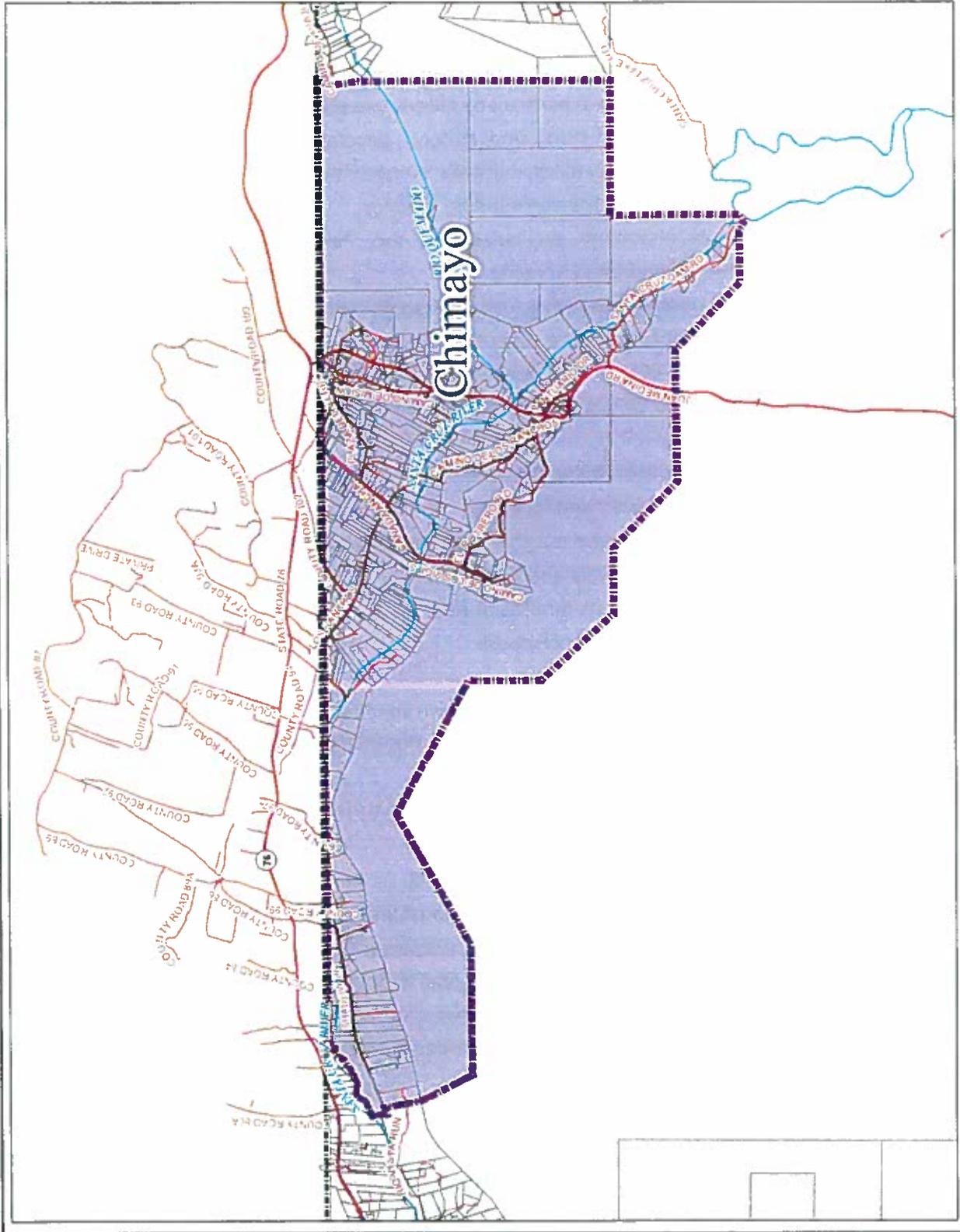


The information is for reference only. It is not intended to be used for any purposes associated with the sale of these data. Users are solely responsible for confirming data accuracy when necessary.



Santa Fe County
Growth Management
Department
Planning Division

Nov. 20, 2014
chimayo_community_distid.lmxd



Initial Key Issues

- The conversion of valuable irrigated farmland to home sites which can reduce water rights in the valley.
- Small farms may be at greater risk of losing water rights simply because they are too small to meet the criteria for receiving agricultural tax exemption.
- Barely enough water to meet the needs of current irrigators.
- Reduced participation by parcientes in the repair and maintenance of the acequias which puts a heavy burden on everyone particularly elderly people.
- Erosion and neglect of the historic and cultural development patterns, resources and structures including churches, capillas, moradas, cemeteries, trails, acequias, plazas, placitas and sites that are important to the surrounding Pueblos.
- Inadequate code enforcement particularly in the Potrero area resulting in illegal construction, signs and temporary vending.
- Financial challenges related to building with traditional materials and methods.
- Loss of cultural traditions and place names at the community level and fear that children are not familiar with the unique culture and history of Chimayó.
- The lack of a program to deal with failing septic tanks and the high cost of repair and/or replacement for families.
- Too many young families are leaving the area.
- The lack of family friendly parks and facilities.
- The lack of places both indoor and out that are geared for teens and young adults.
- The lack of safe places to run, walk and bike.
- A poverty rate over 25% that puts families at risk.
- Crime and related drug and substance abuse.
- Roads and bridges that are in disrepair.
- Bosques that are choked with fire fuel and invasive species.
- Illegal dumping of trash, septic tanks, needles in the arroyos, along the roads and even in the acequias.
- Santa Cruz Reservoir Dam and flood control dams are at risk of failing which could result in catastrophic flooding.
- Inadequate local health care and wellness programs.
- Negative impacts related to the over 300,000 annual visitors to the Santuario.
- Public, institutional and private investment geared towards tourists not locals.
- Difficulty of maintaining sustainable volunteer organizations from year to year.
- The lack of commercial establishments and services to meet our daily needs.
- The overwhelming congestion and sanitation issues during Semana Santa.

Key Recommendations

The plan recommends policies and strategies that when implemented, will ensure commercial, residential and community uses designed to fit the character, scale and needs of the local neighborhoods and historic placitas; protection of the natural environment and the acequia landscape that dominates between these places, preservation and expansion of agricultural lands; infrastructure and utilities projects that are sustainable and appropriately programmed and scaled to meet community needs, provision of safe and well-designed connections for autos, pedestrians and cyclists; and community programs that are aligned with community values and self-governance.

Key recommendations and components:

- Establish a Community Organization that will take the lead in implementing the plan and resolve on-going community problems.
- Establish a Watershed District as a sub-district of the Santa Fe-Pojoaque Soil & Water Conservation District.
- Establish cooperative processes between Santa Fe and Rio Arriba Counties that enable assessments, feasibility studies and capital improvement projects that measure and meet the needs of Chimayó as a whole.
- Establish a loan fund to support on-site owner built homes and home restorations.
- Establish appropriate road and bridge improvement and maintenance standards that address drainage, safety and in some areas the creation of pedestrian and bicycle paths.
- A policy framework that includes the Chimayó Future Land Use Study Map and Designations to guide development decisions, zoning and regulations, circulation and road improvements, utility extensions and capital improvement projects.
- Strategies and recommendations to support a transparent, manageable and legal role for community participation in planning and development decisions.
- Strategies, projects and programs related to waste-water management, expanded community facilities and programs, community trails and crime prevention.
- Strategies, projects, programs and zoning recommendations related to rehabilitation, restoration and preservation of historic districts, landmarks, properties, landscapes, development patterns and structures.

Implementation and Community Participation

Implementing this plan will require a strong Chimayó community association representing residents from each placita and neighborhood, farmers, acequia associations, artists, craftsmen, businesses, educational and religious institutions in partnership with numerous public and private agencies and organizations. The community association should strive to:

- Unlock the potential of residents to take action and responsibility.
- Tie the community vision to early and achievable actions.
- Commit to listening to and understanding the people who live there.
- Put time and resources into building relationships.
- Continue genuine conversations about what people care about most, and their hopes and dreams for their families, their neighborhoods and Chimayó.

Community Goals and Vision Statement

The community took the time to identify key issues and drilled down into the things that matter most to Chimayósos. The vision statement below and goals throughout the plan clearly articulate values that are broadly understood and shared. They should be used to drive clear policies and funding decisions that lead to collectively desired results.

Our vision is grounded in who we are today and how that will carry forward in who we are tomorrow.

Chimayó Vision Statement

"In the year 2038 Chimayó is made up of families and individuals who know their neighbors and care for each other. The ancient acequia system is still operating, maintained and cared for by local people who live next to it or use the water for irrigating. A central market and community center provides a place for farmers to sell or barter their produce and for artists to sell their work. Chimayó residents can buy groceries, see a nurse, do their laundry, and visit the post office in their community. Children and seniors are cared for and nurtured by education and health oriented facilities that sometime overlap. Chimayó fosters and supports learning opportunities; Chimayó children are cared for after school. Crime and drug use are low.

Historical structures are in good repair and reflect the style and practices of their day. Historic placitas, national landmarks and neighborhoods are recognized and preserved. Orchards are pruned, farmland planted, bosque cleared of invasive species. The arroyos are free of trash to respect the natural beauty and spiritual soul of Chimayó. There is good water for everyone, and effective solutions for solid waste management. Chimayó is a safe place to live and walk. We have excellent fire protection and well-maintained roads. The infrastructure is evolving and well maintained. Through community events, children learn to respect their environment and understand the history of their home.

The residents and landowners of Chimayó value the valley's rural life style. We seek to preserve our unique environment for future generations, while at the same time respecting the right of the individual. We value our sense of community, honor our history and heritage of the community, respect diversity and desire to have a low impact on the environment and cultural resources. We identify with the peacefulness and tranquility of our open spaces. We enjoy the opportunities for solitude, prayer and pilgrimage. Chimayósos continue to have a strong voice in what happens in the community".

Declaración de la Visión para Chimayó

En el año 2038 Chimayó se compone de familias e individuos que se conocen a sus vecinos y se preocupan por cada uno. El sistema de acequias antiguo sigue en operación, mantenido y atendido por gente local que vive junto a él o que utiliza su agua para regar. Hay un mercado central y centro comunitario que proporciona un lugar donde los granjeros venden o intercambian sus productos y los artistas exhiben y venden su arte. Residentes de Chimayó pueden comprar su comida, visitar su enfermera, lavar su ropa, y atender negocios de correos sin salir de su comunidad. Los niños así como los ancianos son cuidados y alimentados por facilidades y acomodaciones en que se ofrecen servicios educativos o de mantenimiento de salud. Estos servicios a veces se presentan en facilidades en común. Chimayó fomenta y apoya oportunidades para el aprendizaje; los niños de Chimayó tienen supervisión y atención en las horas después de la escuela. Los niveles del crimen y del uso de drogas son reducidos.

Estructuras históricas se mantienen en buena condición y reflejan el estilo y las prácticas de construcción de su día. Placitas históricas, monumentos nacionales y los barrios definidos son reconocidos y preservados. Las huertas se podan, los campos agrícolas son sembrados, los bosques limpiados de especies invasores. Los arroyos se mantienen limpios de basura para respetar la belleza natural y el alma espiritual de Chimayó. Se ofrece agua pura para todos, y hay soluciones efectivas para la disposición de basura. Chimayó es un lugar seguro para vivir y para caminar. Tenemos excelentes niveles de protección contra incendios y las carreteras en buen estado. La infraestructura se desarrolla y está bien mantenida. A través de eventos en la comunidad, los niños aprenden a respetar su entorno y a comprender la historia de su casa.

Los residentes y propietarios de Chimayó aprecian el estilo de vida rural del valle. Buscamos preservar nuestro ambiente único para las generaciones futuras, así como tratamos respetar los derechos de cada persona. Apreciamos nuestro sentido de comunidad, honramos nuestra historia y el patrimonio de la comunidad, respetamos la diversidad, y deseamos tener un impacto mínimo sobre el ambiente y los recursos culturales. Nos identificamos con la tranquilidad reflejada en nuestros campos abiertos. Disfrutamos de las oportunidades para la soledad, la oración y la peregrinación. Chimayó mantiene una voz fuerte sobre lo que sucede en la comunidad.

Community Context

This section assembles historic, economic, and demographic information to provide an understanding of the community today.

A Brief History of Chimayó

As a part of the planning process the CCPA, SHPO, Santa Fe County and participants engaged a team of preservation consultants, archaeologists and students from the University of New Mexico School of Architecture and Planning to help evaluate the historical context, cultural traditions, physical characteristics and significance of the community historic and cultural resources. Information and maps provided by the team informed community discussions on the past, present and future of Chimayó. For a compilation of the team's material and comprehensive overview of the history and cultural landscape of Chimayó please see Appendix C: History and Culture.

People have lived in the Chimayó area for centuries. Hunters of the Pleistocene era came through the valley to hunt mammoth and bison beginning approximately 12,000 years ago (Usner 1995). The Pueblo Indians occupied the Santa Cruz Valley from approximately 1000 to 1400 AD (Usner 1995). The name Chimayó is a variation of the Tewa word Tsi May Oh, (referring to the large hill bordering the northeastern side of the "potrero"). Chimayó has represented a place of great spiritual power, significance, and healing to the Tewa people, of both past and present, (Ortiz, 1967 & 1969; DeLoach, 1999).

The first Hispanic settlers in Chimayó were most likely members of Oñate's original group. In 1680, the Pueblo Revolt forced Spanish settlers to flee from the area and retreat to Mexico. In 1692, Governor Don Diego de Vargas reclaimed New Mexico for Spain and settlers returned to the area. In 1695, Governor de Vargas founded New Mexico's second official villa, or chartered town, (Santa Fé being the first) along with a land grant to provide land and water for the growing numbers of immigrants from Mexico. This grant was named "La Villa Nueva de Santa Cruz de Españoles Mexicanos del Rey Nuestro Señor Carlos Segundo" (abbreviated to La Cañada or Santa Cruz). The land grant encompassed the Santa Cruz Valley and included part of Chimayó.

In 1696, de Vargas allowed a second group of families to move from Santa Fé to Santa Cruz. Settlement occurred here because of its ability to provide agricultural lands, irrigation waters, woods, pastures and valleys. While the Recopilación de Leyes de los Reynos de las Indias (the Laws of the Indies) guided the layout of many New Mexico villages, the laws were not explicitly followed in Chimayó, as was the case for other rural villages (Driapsa 1993). Instead numerous plazuelas, small compact settlements of loosely grouped farms and ranches, and the open space of adjacent garden plots and surrounding communal lands evolved into permanent settlements (Driapsa 1993). The construction of acequias, which were most likely added to Pueblo Indian ditch systems already in place established the settlement pattern and along with careful distribution of water and conservation ensured survival of the settlements. The residents lived a subsistence lifestyle that was physical and rough. Settlers were isolated and had to rely on themselves for provisions and protection from Indian attacks. Barter was a common practice, as there was no regular trade and little hard currency. The reliance on acequias irrigated agriculture, and utilization of the commons for grazing and collection of firewood and other natural resources, continued well into the 1930s (Carlson 1990).

The annexation of the territory of New Mexico by the United States in 1846 and the extension of the Denver and Rio Grande Western Railroad into Rio Arriba, introduced a cash economy and new technologies to Chimayó. The reliance on local resources and agriculture started to erode and by the 1940s Los Alamos National Laboratory began to provide jobs that offered an alternative to farming (Driapsa 1993). Through the last half of the twentieth century Chimayó transitioned from a self-sufficient settlement into a rural bedroom community where residents commute to the nearby towns of Los Alamos, Santa Fe and Española for employment, shopping and higher education.

Demographics and Housing

According to U.S. Census data and the American Community Survey the population of the Chimayó Designated Place (CDP) (which is congruent with the plan area) grew 9% from 2,924 residents in 2000 to 3,177 residents in 2010.

The number of housing units in the Chimayó CDP has increased by 19% over this same time period; from 1,323 units in 2000 to 1,574 units in 2010. The number of owner-occupied units, which represents 70% of all the homes in Chimayó, increased 12%; from 994 units in 2000 to 1,112 units in 2010. The number of rental units increased significantly (by 42%) from 156 units in 2000 to 222 units in 2010. The number of vacant houses increased by 76%, and the number of seasonal or vacation homes rose a surprising 179% between 2000 and 2010 (see Table 1 page 16).

The population of Chimayó has aged in the last decade. The number of people under 44 has decreased, with the number of people between 25 and 44 years decreasing 11% and the population 24 years and younger decreasing between four and five percent. The increasing number of elderly may indicate the need for increased services for seniors; the declining number of young people represents a challenge in trying to achieve the goal of retaining and attracting young families. The percent of families in Chimayó that are below the poverty line is 26%, a 12% increase from 2000.

TABLE 1 CHIMAYÓ CDP US CENSUS

Population		2000	2010	Change 2000- 2010	
	No. of people	No. of People		Change in no. of people	Percent change
Population	2924	3177		253	9%
Ethnicity		2000	2010	Change 2000- 2010	
	No. of people	No. of People		Change in no. of people	Percent change
Hispanic or Latino	2656	2840		184	7%
Not Hispanic or Latino	268	337		69	26%
Aging		2000	2010	Change 2000- 2010	
	No. of people	No. of People		Change in no. of people	Percent change
Under 18 years	740	709		-31	-4%
18 to 24 years	265	251		-14	-5%
25 to 44 years	862	770		-92	-11%
45 to 64 years	699	970		271	39%
65 years and over	358	477		119	33%
Housing		2000	2010	Change 2000- 2010	
	No. of units	No. of units		Change in no. of units	Percent change
Total housing units	1323	1574		251	19%
Owner-occupied housing units	994	1112		118	12%
Renter-occupied housing units	156	222		66	42%
Vacant housing units	159	201		42	26%
Seasonal/occasional use housing	14	39		25	179%
Poverty		2000	2010	Change 2000- 2010	
Percentage of families below poverty line	Percent	Percent		Percent change	
	14%	26%		12%	

Two decades of growth in the community has resulted in a population size equal or greater than many incorporated New Mexico communities and towns:

TABLE 2 POPULATIONS OF OTHER SMALL NEW MEXICO TOWNS AND COMMUNITIES

Community/Town	Pop.
▪ Chama Village, Rio Arriba County	1,022
▪ Village Agua Fria, Santa Fe County	2,800
▪ City of Santa Rosa, Guadalupe County	2,848
▪ Town of Clayton, Union County	2,980
▪ Village of Chimayó CDP, Santa Fe and Rio Arriba County	3,177
▪ Town of Edgewood, Santa Fe County	3,735
▪ La Cienega and La Cienguilla, Santa Fe County	3,819
▪ Town of Taos, Taos County	3,904
▪ Village of Bosque Farms, Valencia County	6,024
▪ Los Ranchos de Albuquerque Village, Bernalillo County	5,716

Source: 2010 Census

Development Trends

For several generations Chimayó has been a rural bedroom community where many community members commute to jobs in Santa Fe, Los Alamos and Española while managing to maintain their agricultural land and acequias systems. Much land has been subdivided and converted to

home-sites with associated roads, parking and out buildings. However, large and small parcels of irrigated land are farmed and contribute to household food budgets and finances.

Until the mid-1900's land development patterns consisted of primarily small clustered residential settlements on dry hills above the acequias preserving large areas of contiguous irrigated farmland on the gentle slopes and valley floor. As the economy changed and the community became less dependent on farming to support their families, land development patterns evolved to accommodate scattered individual home-sites on parcels spread out across the valley.

The Chimayó CDP has approximately 3000 acres total with approximately 2,000 acres in Rio Arriba County and 1,000 acres in Santa Fe County. Today the lot sizes range from less than half an acre to 70 acres with an average lot size of 1.5 acres. Both Santa Fe and Rio Arriba County land use regulations (2013) require a minimum of .75 acres per residential dwelling unit.

There are approximately 1,974 individual lots. The median lots size is .80 acres; 50% of the lots are .80 acres or less and 50% are greater than .80 acres. Broken out further:

- 885 parcels that are .75 acres or less; totaling approx. 350 acres.
- 553 parcels between .75 and 1.5 acres; totaling approx. 565 acres.
- 279 parcels between 1.5 and 3 acres; totaling approx. 570 acres.
- 247 parcels 3 acres or larger; totaling approx. 1550 acres.

See Existing Lot Size Study Map page 20.

There are numerous local businesses in Chimayó. Many businesses, including restaurants, retail establishments, arts and crafts galleries, bed and breakfasts are standalone store fronts. The majority of businesses in Chimayó are classified as home occupations.

List of Businesses Chimayó in Greater Chimeo Area,
(2013):

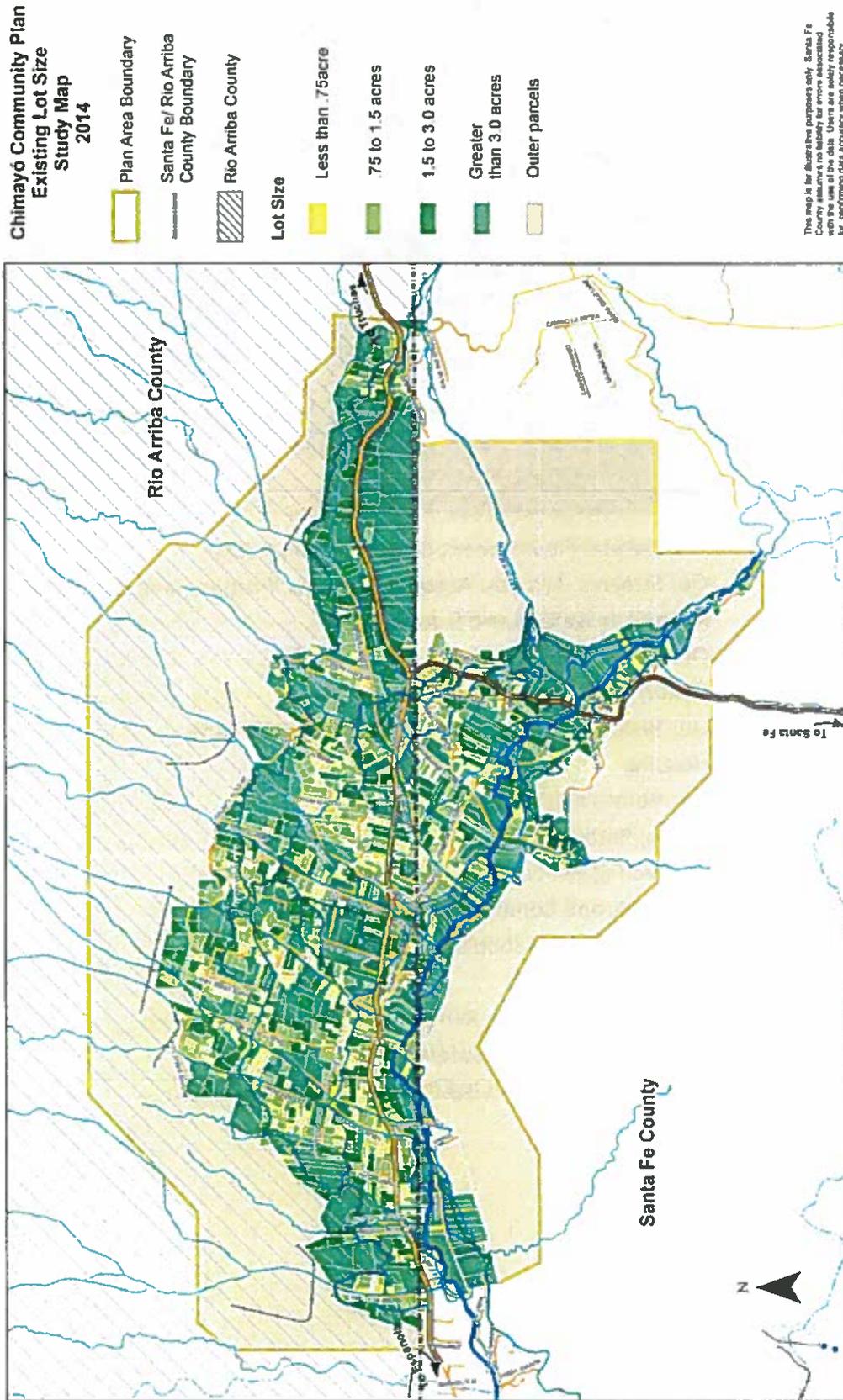
- Chimayó Red Chile Tavern
- Santo Niño Gallery
- El Santuario Gift Shop
- Medina's Service Station
- Casa Escondida Bed and Breakfast
- El Mesón de La Centinela Inn
- Rancho Manzana
- Rancho de Chimayó
- Chimayó Flowers by Florist Concierge
- Pig Boy Willy, LLC
- Galleria Guadalupe
- Centinela Traditional Arts
- Retablos by Ellen Chávez
- Chimayó Tours
- Los Vigiles Living Traditions Fiber Studio
- Chavez Gallery
- Acequia Madres Gallery
- CRV Land Surveying
- Leitner Design
- Leitner Construction Co.
- J & M Concrete Pumping
- Oviedo Carving
- Centinela Ranch
- High County Cabinets
- Miguel Escarcega Electrician
- Faralito Electric
- Signs out West
- Morfin Paint & Body Shop
- Azura Investigations
- Los Chavez Chimayó Red Chile
- Medina's Chile Shop Gallery Cafe
- Hacienda de Chimayó Bed and Breakfast
- Dan's Liquor Store and Reception Hall
- Family Dollar
- OM Martinez General Store
- Leona's Restaurant
- Ortega's Weaving Shop and
- Galleria Ortega
- El Potrero Trading Post
- Chimayó Trading & Mercantile
- Erasmo's Barberia
- Sign Shop
- Chimayó Campground
- Trujillo's Weaving Shop
- Lowlow's Chimayó Art Place

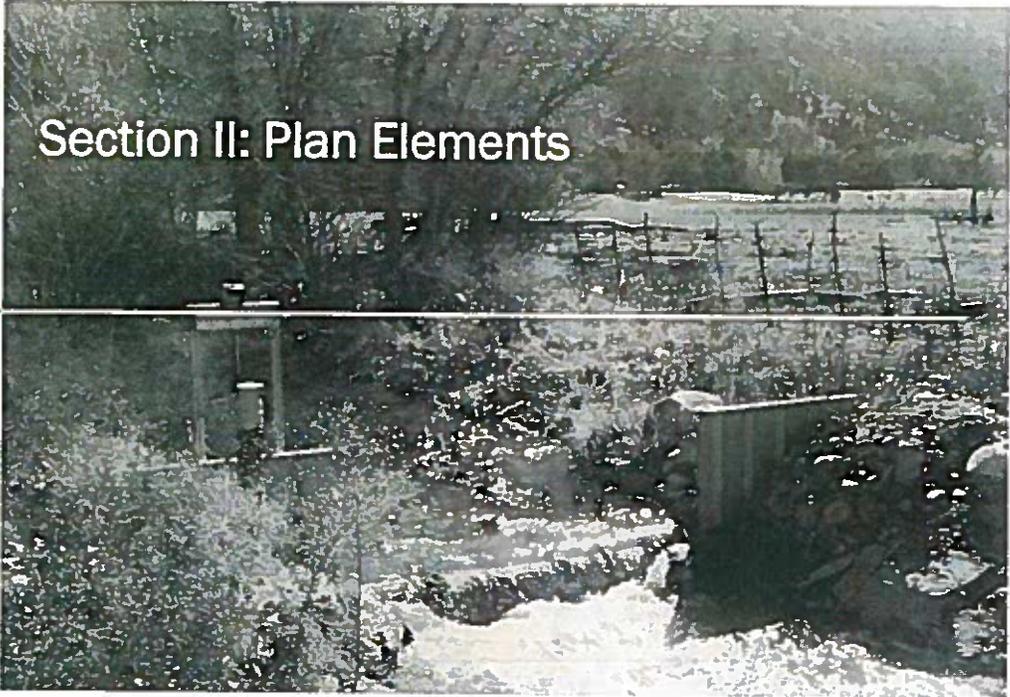
There is approximately 41.36 acres of existing low intensity commercial uses in the Greater Chimayó area today. Roughly half (26.8 acres) of these businesses have access from NM 76. Approximately 14.6 acres of existing commercial uses are accessible from Juan Medina Road.

"The three basic forms of colonial rural settlements in Rio Arriba were plaza, rancho, and lugar. The plaza and its diminutive the placita was created for the defense of a small population. Plaza del Cerro is an example of plaza. A rancho, or poblacione, was a rural settlement of loosely-grouped farmsteads and ranches. The rancho was a residential enclave of several households (sitios), their adjacent garden plots (suertes) and surrounding communal lands (ejido) for grazing, gathering, and recreation. The lugar was merely a small place for farming and often lacked grazing land. A land grant was a corporation of plaza, ranchos, and lugares. Chimayó consisted of a plaza, multi-nucleated placitas, poblaciones, lugares, and the associated communal lands".¹

¹ David Dziapsa. HISTORIC AMERICAN LANDSCAPES SURVEY, VILLAGE OF CHIMAYO New Mexico HALS NO. NM-7 National Park Service, U.S. Department of the Interior

Figure 1 CCP Existing Lot Size Study Map





Section II: Plan Elements

The Natural Environment & Acequia Landscape

Our Streams, Arroyos, Acequias Systems, Bosques and Barrancas

Acequia Irrigated Land & Agriculture

Our Acequias, Farms, Orchards, & Gardens

Historic & Cultural Preservation

Our Historic Placitas, Neighborhoods & Landmarks

Housing

Our Homes and Building Traditions

Roads, Pathways and Trails

Connecting With Our Neighbors and the Region

Economic and Community Development

Where We Work, Shop and Gather

Utilities

Water & Wastewater, Renewable Energy & Broadband

Community Health & Safety

Crime Prevention and Dealing with Substance Abuse

The Natural Environment and the Acequia Landscape

Our Streams, Arroyos, Acequias Systems, Bosques and Barrancas:

- ❖ Strengthen our commitment to the natural environment and acequia landscape by restoring and maintaining the natural systems we all rely on.
- ❖ Restore our health as individuals and as a community by strengthening our connections to the natural environment.
- ❖ Support community based stewardship of the streams.

The mountains, hills and barrancas that surround the valley provide a protective buffer and open space for hiking, solitude and spiritual contemplation. The streams, bosques, arroyos and acequias that wind through the area provide the valley with water for crops, wells and riparian areas essential to our survival. We shape and are shaped by our natural environment. Some especially striking features and places that are intertwined with our culture and community include (see CCP Natural Environment Study Map page 31):

- Rio Quemado and Santa Cruz River and surrounding bosques,
- Cañada Ancha and Cañada del Mogote,
- Arroyo de la Morada and Arroyo de los Abuelos,
- El Potrero (horse pasture),
- La Cuchilla ridge associated with La Cuchilla neighborhood,
- Ridgelines and barrancas associated with Rincon de los Trujillos and La Centinela,
- Tsi Mayo,
- La Cueva de Chivato,
- Acequias:

- Cañada Ancha, Lower Cañada Ancha, del Distrito (aka, Reservoir Ditch), de los Ortigas, Martinez Arriba, Jaramillo, de los Ranchos, de Agüero, del Potrero, Espinosa, del Molino, "Chili Mill," "de los Tanos" (1701), de José Antonio, las Cuevas, Manuel Vigíl, and Teodoro.

For generations, walking & horseback riding are ways we have connected with our natural surroundings and neighbors. The historic network of community trails and paths is a part of our rural lifestyle that needs protection.

Key Issues:

- Fire risk, invasive species, and illegal dumping are major risks threatening our streams, floodplains, riparian areas, arroyos, acequias and bosques.
- Stormwater run-off associated with land use and development including roads and road maintenance is degrading the natural function of our streams, floodplains, riparian areas, arroyos, acequias and productivity of our valuable farmland. Bridges, low water crossings and culverts are often in bad repair and are often damaged in major storm events. Similarly, many acequias in Chimayó are prone to washouts, flooding, and erosion due to improper excavation in upper arroyos resulting in increased sedimentation. For example, the excavation for the new water tower resulted in increased sediment in Arroyo de Don Diego affecting the Potrero Ditch.
- Off-site land use impacts to the rivers include parking lots, unpaved roadway maintenance/grading, cattle grazing, and the existing Santa Cruz Dam. Specific areas of concern include:
 - The large parking lot serving the Santuario located on the southern bank of the Santa Cruz River. Because the parking lot is directly connected to the river without a buffer strip or riparian area between the channel and parking lot, runoff carrying pollutants from automobiles may flow into the river without having an opportunity to be filtered.
 - Santa Fe County Road 92 parallels the Santa Cruz River for approximately 1,250 linear feet along the southwestern bank, starting where the large arroyo enters the river from the southwest. A spoil pile of road surface material left over from County roadway maintenance and grading activities comprises the top of the southern bank for this reach of the Santa Cruz River. County Road 92 is an unpaved road and when it becomes necessary, the County shaves down the washboard surface, resulting in a spoil pile along the top of bank on the Santa Cruz River. As a result, the upper two-thirds of the river bank along the road is loose, unconsolidated roadway material. The toe of the southern bank is vegetated and indicates signs of bank erosion under normal dam releases. Higher flows and/or flash flooding could result in significant

"Acequias are important to Chimayó's economy, heritage, sense of community and natural environment." planning participants

bank erosion along the road, given the area of unstable material present along the southwestern bank of the Santa Cruz River².

- Increasing visitor and ATV use are eroding the barrancas and area flood controls, disturbing the tranquility of our open spaces.
- A decrease in community members' connection to the natural environment and use of historic trails network may lead to lack of appreciation and motivation to preserve and manage our common resources. Currently, use of historic trails and access to the surrounding public lands relies primarily on permissive and traditional use among neighbors and community residents. There is a concern that there is a decrease in use of the historic trail network by community members due to a perceived lack of safety and fear of trespassing on private property. At the same time there is concern that formalizing access or securing pedestrian easements could increase outside visitor use which could detract from the tranquility of the experience.
- Floods: Chimayó Valley has periodically experienced significant flooding and is at risk of future flooding. Flood control dams in Chimayó are meant to slow not stop the release of water. Gains in flow below the Santa Cruz Dam and contributing drainages for both the Rio Quemado and Santa Cruz River can be significant during major rain storms. The FEMA floodplain identifies areas of Chimayó subject to a 1% annual risk of flooding. Many roads, most significantly parts of NM 76 are in the floodplain and are subject to washouts, flooding, and erosion regularly.

Watershed

Goal A Increase capacity at the local level to restore and maintain our natural environment and acequia landscape.

Short Term:

1. Establish a watershed stewardship committee to:
 - Review and comment on on-going local and regional policies, plans, conservation projects and programs including the following:
 - Rio Quemado Watershed Project Assessment Report Sept 2013.
 - BLM Management of surrounding public lands and Bureau of Land Management: The Taos Resource Management Plan May 2012.

² *Rio Quemado Watershed Project Assessment Report* September 9, 2013 Prepared for Santa Fe County by: William J. Miller

- Santa Fe Pojoaque Soil and Water Conservation District Plan (Currently in development)
- Santa Fe County, New Mexico Community Wildfire Protection Plan May 2008 SF County resolution 2008-92.
- Initiate an annual community clean-up day and tool lending program to facilitate clean up as a precursor to developing a comprehensive stewardship program.
- Provide educational materials, workshops and assistance to individual property owners.
- Work with NMED (New Mexico State Environment Department) Surface Water Bureau to develop a WPA check site.
- Initiate collaborative partnerships with local, county, state and federal agencies and conservation associations.
- Initiate the establishment of a Chimayó Watershed District.
- Refine and implement Chimayó Community Plan project ideas, recommendations and strategies related to watershed stewardship.
- Collaborate with New Mexico Environment Department to develop a Watershed Restoration Action Strategy Plan.

Long Term:

2. Establish a Chimayó Watershed District as a sub district of the Santa Fe-Pojoaque Soil and Water Conservation District (SWCD) to organize, fund, plan and manage conservation projects and programs with the authority to:
 - Levy annual assessment on property.
 - Acquire by purchase, gift or grant bequest property.
 - Help construct, improve and maintain structures including those associated with acequias.
 - Initiate collaborative partnerships with local, county, state and federal agencies and conservation associations.
 - Facilitate community education and outreach.

The East Rio Arriba Soil and Water Conservation District in Rio Arriba County includes two watershed districts as subdistricts:

-Upper Rio Grande Watershed District

-Española Rio Chama Watershed District

Potential Partners: Santa Fe-Pojoaque Soil and Water Conservation District, Santa Cruz Land Grant, BLM, NM Game and Fish, Santa Fe and Rio Arriba County, USDA Rural Development Agency, Chimayó Conservation Corps, National Resource Conservation Service, New Mexico Environment Department.

Goal B Improve the ecological health of the bosques and riparian areas associated with the Rio Quemado and Santa Cruz River.

1. Assess restoration needs of the lower stretches of the Santa Cruz River in the plan area to complement the current assessment study on the Rio Quemado and Santa Cruz River including:
 - Ecological Conditions,
 - Stream Bank Stability/Erosion,
 - Off-site Land Use Impacts,
 - Acequia Diversions.
2. Inventory funding sources including cost-share programs that support individual property owners' efforts to manage bosque vegetation and riparian restoration.
3. Re-engage the Chimayó Conservation Corps (CCC) as a partner with tools for vegetation management and the capacity to provide oversight and direct assistance to homeowners interested in using automated tools to manage the bosque on their land.
4. Monitor surface water quality with NMED. Involve high school students in the monitoring.
5. Project Idea: Increase riparian buffer width on Santa Fe County property. There are opportunities on both rivers within the Santa Fe County Open Space property to increase the existing riparian buffer width by relocating the existing County-owned fences along the banks of the Santa Cruz River and Rio Quemado.

Goal C Mitigate vulnerability to flood and protect riparian floodplain areas.

1. Regulate land use and road design and maintenance within the FEMA designated flood hazard areas, riparian areas and major arroyos.
 - Educate the community on best practices and county regulations related to terrain management and riparian corridors.

Stormwater

Goal D Reduce harmful stormwater runoff in our streams and prevent road, culvert, bridges and acequia washouts.

1. Develop a community wide comprehensive stormwater management plan using *Low Impact Development**(LID) to reduce potential flooding, road and acequia washouts.
2. Develop community wide road design and maintenance programs using Low Impact Development to reduce erosion and run-off.
3. Continue community support for Rio Arriba County coordination with BLM on completing a rights-of-way assessment and conveyance for county roads north of NM 76.
4. Project Idea: There is an opportunity to increase the bank stability of the Santa Cruz River along the existing Santa Fe County Road 92. Ideally the road could be relocated and a 30 ft. buffer installed in this area; however this option may not be practicable. A more feasible and effective solution could be to install a small 1-3' wide bench along the road, without disturbing the well-established vegetation along the toe of the slope. In addition, toe boulders can be installed along the bench to tie the bank into the road grade and provide additional stability along edge of roadway. A conceptual cross section for this proposed solution is provided in Rio Quemado Watershed Project Assessment Report Exhibit 4; see Appendix E Studies, Reports and Assessments.

About Low Impact Development*

Low Impact Development, (LID) is an approach to land development and stormwater management that emphasizes conservation, retention, and infiltration through the use of distributed, small-scale facilities integrated with natural features. In contrast to the typical approaches to stormwater management, the primary goal of Low Impact Development is to mimic natural hydrology by managing stormwater at its source. Low Impact Development designs typically focus on reducing impervious surfaces and maximizing on-site stormwater detention, infiltration, and evaporation.

What are some reasons for using Low Impact Development?

- Reduces the amount of impervious surfaces.
- Helps maintain natural hydrology.
- Lowers the cost of stormwater infrastructure by eliminating the need for a stormwater vault or large R/D ponds.
- Improves the appearance and aesthetics of roadways.

Illegal Dumping and Trash Removal

Goal E Reduce illegal dumping and increase opportunities for trash removal.

"The canyon at the base of the Santa Cruz dam is really beautiful but it is full of trash and feels unsafe."

1. Establish a community wide approach to solid waste.
2. Organize annual community clean-up days and provide dumpsters for household waste and large items at appropriate locations throughout the community.
3. Provide more frequent police patrols of illegal dumpsites, including the dump site at the base of the Santa Cruz dam.
4. Provide signage at well-known illegal dumpsites indicating the potential for citation and enforcement.
5. Consider weekly trash pick-up for Santa Fe County residents and businesses that is similar to program and requirements established by Rio Arriba County.

Community Connections to the Natural Environment

Goal F Establish safe places for our community to gather and enjoy the natural beauty of Chimayó, support community health and wellness and reaffirm our connections to the historic network of trails and paths.

Short Term:

1. **Project Idea:** Work with Santa Fe County Open Space and the Bureau of Land Management to establish simple pedestrian access points and trail connecting Bennie J. Chavez Community Center and the Santa Fe County Open Space Area along the north side of the Rio Quemado. Access, alignment and design should be prioritized for local use as opposed to use by tourists.

Once access points are placed, monitoring and evaluation should be done to measure impact on community wellness and health, continued community stewardship and support as well as impacts from out-of-community visitors. Initial access points or trailheads should be low cost and easy to remove.

Measuring community health and wellness can be facilitated through New Mexico Department of Health Assessment Program: Health Outcomes and Resiliency Factors.

Long Term:

1. Complete a community trails and open space management plan:
 - List priorities and objectives for community recreation, trail connectivity and open space and propose recommendations for preservation, restoration, possible acquisition of key areas and limited improvements.

- Identify potential locations and assess existing conditions for community safety, educational and recreational potential of the Santa Cruz and Rio Quemado riparian areas.
- Using information from Don Usner’s “Greenways Map” identify appropriate access points and steps to acquire easements to secure historic trails for use by the local community.
- Work with property owners to record easements for the historic trails with County Clerks so that easements, points of access, and allowable uses are on record for title searches and are disclosed to new property owners.
- Provide strategies such as controlled parking to manage visitor use impacts associated with BLM public trailheads in and outside of the plan area.
- Program Idea: County Building and Development Services should advise applicants seeking subdivision or development permits in the Chimayó area of potential impacts to historic trails based on the historic trails map.
- Program Idea: County Development Review will encourage property owners and developers to work with neighbors and the Chimayó Community Organization to preserve and enhance historic trails and access.
- Project idea: Locate and develop a trail head with interpretative information at the Benny J. Chavez Community Center to provide community access to the “Old Chile Mill Trail” currently on BLM land.
- Project idea: Family-friendly picnic area in the canyon along the Santa Cruz River below Santa Cruz Dam. Rationale: Chimayósos have expressed concerns about vandalism of the dam and have conflicted feelings about recreational uses of the area below the dam. Community stewardship which includes assistance from BLM, and Santa Fe County and appropriate access management will be key to decreasing illegal dumping and vandalism, and provide Chimayósos more recreational amenities.
- Project idea: Develop an educational and interpretive site for use by the community and educational institutions that is within walking distance of Chimayó Elementary School. Assess the area where RA County Rd 93/ SF County Road “Calle dos Puentes” crosses the Santa Cruz River and /or site of the CCC tree nursery owned by Rio Arriba County (see Future Land Use Study Map page Error! Bookmark not defined.).

Wildfire Prevention & Response

Goal G Reduce risk of wildfires and increase response capacity

Chimayó is highly vulnerable to wildfires. The bosque is choked with fire fuel and invasive brush and trees. Much of the Chimayó Planning area is located in the County’s Urban Wildland Urban Interface Area—a geography that encompasses areas of the County that are at the highest risk of experiencing wildfire. Chimayó also has relatively high number of house fires primarily due to faulty chimneys (see Housing Goal C page 47).

Wildfire risk increases during drought conditions and may intensify as drought continues. The 2011 wildfire season was particularly horrendous. It included the human caused Las Conchas Fire in the Jemez Mountains which burned over acres 245 square miles and closer to home, the Pacheco Fire which came within 10 miles of the plan area and burned over 16 square miles. In 2013 wildfire season, the Joroso Fire, 13 miles south of the plan area, burned over 11,000 acres of the Santa Fe National Forest.

The residents of Chimayó established the Chimayó Valley Fire Department in 1965. The original fire station was constructed by community members and consisted of a two-bay building that housed a fire engine and water tender.

The Chimayó Fire District is currently, by agreement, providing fire and emergency medical services for both Santa Fe and Rio Arriba Counties, assisting both Española EMS and Rio Arriba County Fire Department. Serving the communities of Chimayó, Rio Chiquito and Cundiyo out of two stations located at #226 Juan Medina Rd. and #5 Jose Simon Dr.

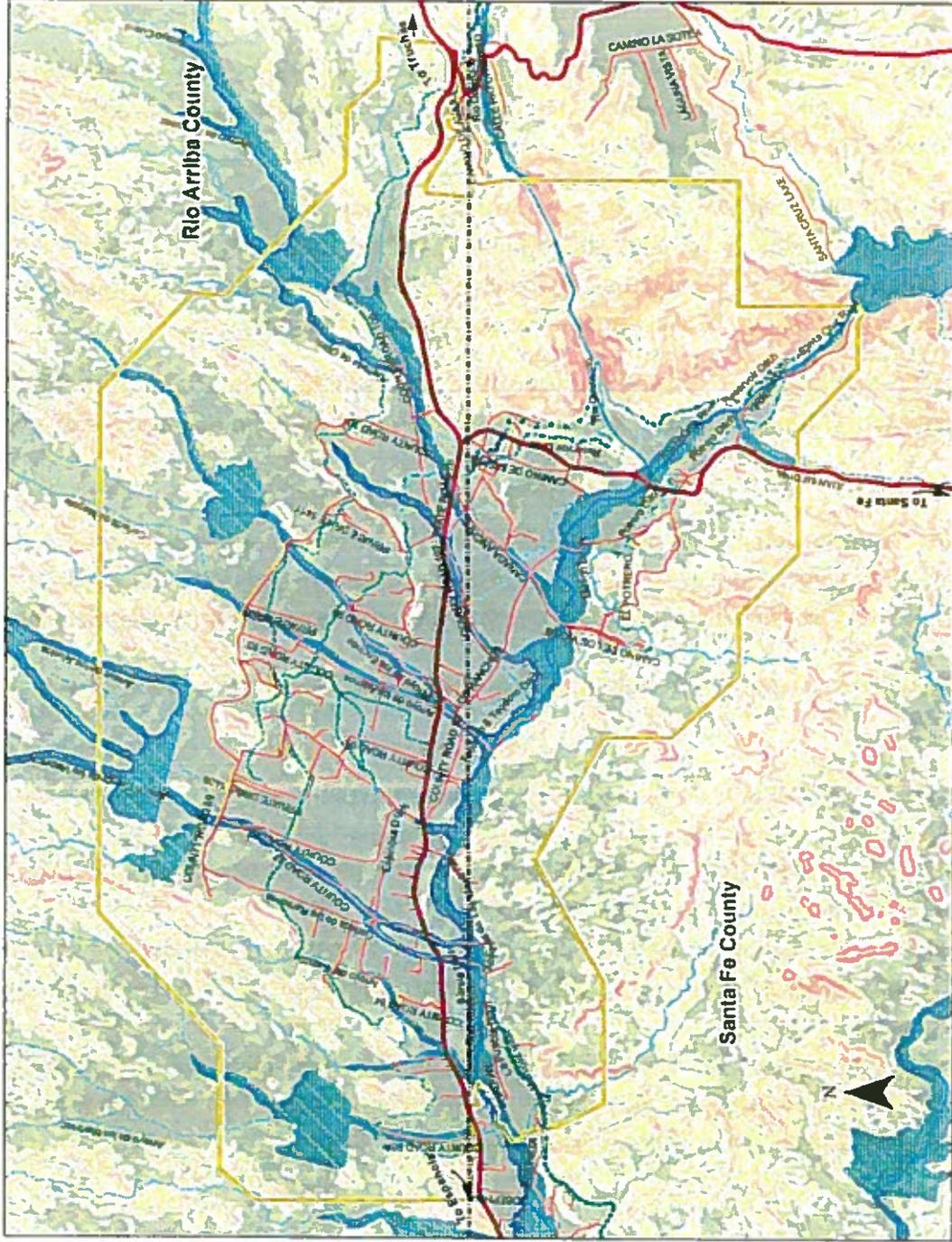
At present, the fire station draws water from a 50,000 gallon tank associated with the Greater Chimayó Mutual Domestic Water Consumers Association, which is easily drained in 19 minutes.

Challenges:

Participants in the community planning process have expressed concern that the fire engines cannot risk traversing bridges that are structurally unsound and some local roads cannot support the width of fire engines. Water supply to support fire protection may not be sufficient.

1. Provide a proactive approach to wildfire risk through education and prevention as well as being prepared.
 - Encourage residents to take advantage of the County's free service to assess household wildfire vulnerability. This service provides information to fire districts regarding how to effectively fight fires that may affect households and educates households as to steps they can take to mitigate their wildfire vulnerability.
 - Support inspection and improvements to bridges to ensure they have the capacity to accommodate firefighting trucks and equipment, (see Table 3 Santa Fe County Bridges: Chimayo Area page 55).
 - Engage and support the Wildland Division efforts to coordinate Firewise activities, the Ready Set Go Program, and coordinating fuel reduction projects in in the plan area, and the Santa Fe County WUI Hazard Homeowner Assessment Project.

Figure 2 CCP Base Map Natural Environment



**Chimayó Community Plan
Natural Environment
&
Acequia Landscape
Study Map
2014**

Plan Area Boundary

Santa Fe/ Rio Arriba
County Boundary

Rio Arriba County

FEMA Flood Hazard
Areas

Percent Slope

- 0 - 5
- 5.000000001 - 10
- 10.000000001 - 15
- 15.000000001 - 20
- 20.000000001 - 25
- 25.000000001 - 30
- 30.000000001 - 40
- 40.000000001 - 50
- 50.000000001 - 60
- 60.000000001 - 70
- 70.000000001 - 80
- 80.000000001 - 100
- 100.000000001 +

This map is for illustrative purposes only. Santa Fe County assumes no liability for errors associated with the use of the data. Users are solely responsible for confirming data accuracy when necessary.

Acequia Irrigated Land & Agriculture

Our Acequias, Farms, Orchards & Gardens:

- ❖ Preserve and expand land available for agriculture in Chimayó.
- ❖ Preserve our rural heritage and functions of the acequia systems by slowing the conversion of valuable agricultural lands into residential use.
- ❖ Enhance our ability to farm in the face of drought.
- ❖ Preserve our precious water rights and get fallow farmlands back into production.
- ❖ Support community members interested in farming and local food production.

Chimayó has deep historic agricultural roots based on the acequia systems and a culture of stewardship and sharing of resources. The strong connection between people, the land and each other was key to a resilient self-sufficient community. It has proven difficult to integrate this cultural framework with the current planning and legal framework found in our county, state and federal governments.

Land Use and Zoning for Acequia Irrigated Agricultural Lands

- Goal A** Amend land use policies, standards and regulations to include incentives and appropriate site design standards that support the preservation or expansion of contiguous agricultural lands and acequia systems.

“When land that was once agricultural is built on, it can sometimes be hard for neighbors to irrigate their land.”

1. Promote more compact appropriately located residential development on individual parcels associated with acequia irrigated land:
 - Establish standards and guidelines related to development location and lot coverage similar to Rio Arriba County’s “Irrigated Agricultural Overlay Zoning District”, (IAOZD) to appropriate areas of Chimayó in Santa Fe County.
 - Rio Arriba’s IAOZD provides performance standards that regulate location and maximum amount of land that can be developed (30%) in such a manner to protect and preserve portions of a lot that has been used for traditional agriculture or is irrigable by an acequia.
2. Support accessory dwelling units on parcels with a minimum of 1.5 acres to reduce further subdivision of acequia irrigated land and support multi-generational families and housing for interns and tenant farmers.
 - In collaboration with the community, the County should develop and establish appropriate standards for accessory dwelling units including limits to size, number of bathrooms and bedrooms, appropriate location relative to the primary dwelling unit, appropriate wastewater treatment, parking and access.
3. Support density bonuses for subdivisions and development plans with a maximum of 25% lot coverage and minimum 3 acre set aside of contiguous agricultural land or open space.
 - In collaboration with the community, the County should develop and establish incentives based on density bonuses for use on site or transferred to other areas in the community in order to encourage the preservation, protection, assembly and expansion of contiguous agricultural land or open space.
4. Support local and regional acequia associations ability to review and comment on policy decisions and development applications that impact acequia structures and functions.
 - Public agencies and local government entities should maintain a list of acequia officials and maps to facilitate collaboration and notification related to policies and or code requirements pertaining to acequia easements, structures and function.
 - Encourage acequia associations in Santa Fe County to register with Santa Fe County as a Registered Organization and make a written request to the Board for advance notice of its hearings and as appropriate representation for specific development approval applications on the Technical Advisory Committee.
5. Manage future residential and commercial growth in a manner that protects agricultural lands preserves agricultural lands and protects ground water quality.

- Identify options for high-performing waste water infrastructure to accommodate more compact development types in appropriate locations.
 - Santa Fe County in collaboration with Rio Arriba County and other local, state and federal agencies should undertake and fund a feasibility study for different scales and approaches to wastewater management in the Chimayó Plan Area including low cost loans for septic repair or replacement, sanitation districts, satellite systems and regional wastewater treatment facilities (see Utilities page 69).
6. Support planned clustered residential development that meets gross density requirements in areas that are not historic acequia irrigated lands and where adequate infrastructure exists or will be provided.
- Identify areas including infill sites that are suitable for clustered residential development.
 - Clustered developments should be planned and developed to ensure the provision of adequate infrastructure, quality site planning, architecture and landscaping, the clustering of residences, the use of common areas (plazas & gardens), and the applications of green building techniques and water conservation measures.

Agricultural & Conservation Easements & Taxes

Goal B Support local farmers and preserve valuable acequia irrigated land under agricultural production that is in danger of converting to residential or commercial uses.

1. Collaborate with County open space & economic development programs to seek funding through the USDA Farm and Ranch Lands Protection Program to purchase agricultural conservation easements that enable continuation of crop production.
 - Model: Rancho Valle Conservation Easement in Santa Cruz.
2. Provide information and community outreach on how land owners can qualify for tax relief.
 - The community, in collaboration with the County assessors' offices should produce and distribute a step by step guide on the benefits and how to obtain tax relief through the agricultural exemptions.

Water Scarcity

Goal C Support the ability of farmers and ranchers to farm and ranch in drought conditions.

1. Document and analyze technologies such as drip irrigation that can make farm operations productive during drought conditions.
 - Investigate opportunities for establishing a demonstration site in the community to help people learn new technologies for mitigating drought through experience.
 - Consider location for demonstration sites that are within walking distance of the Chimayó Elementary School such as the Chimayó Conservation Corps Tree Nursery Site.
2. Document government and nongovernmental programs that provide technical or funding assistance to help farmers gain access to new technologies including NRCS and USDA programs.

Grazing

Goal D Support rancher's rights to graze on public land.

1. Demonstrate community support for continued grazing on public land.

Markets

Goal E Create a local marketplace in Chimayó for local producers to sell their harvests and goods.

1. Identify preferred locations for farmers' markets and food retailer establishments.
 - Review and as appropriate develop supplemental standards for temporary farmers' markets and food retailer establishments to mitigate their impact on neighboring land uses.
 - Investigate innovative models for managing and operating farmers' markets or local food retail establishments.
2. Increase agricultural viability by increasing the value of agricultural products and decreasing costs of selling at out of town markets.
 - Help create and support a Chimayó farmer's collaborative as an essential community organization to advocate and implement projects and programs that are beneficial to farmers in the valley.
 - Build on existing organizations and seek support from regional organizations such as the NM Acequia Association, The Alcalde Center, Santa Fe Business Incubator, Rio Arriba Food & Agriculture Council, Santa Fe County Food Policy Council and Farm to Table.
 - Facilitate the sharing of transportation costs for selling produce at markets, increase local cold storage facilities and facilitate the production and marketing of value-added products.

Water Rights and Resources

Goal F Support acequia associations and irrigation districts in their effort to defend water rights and manage water resources.

1. Collaborate with the acequia associations and irrigation district to establish a watershed stewardship association and eventual watershed district.
 - Support efforts to manage invasive species and maintain water quality and water quantity on the Santa Cruz River and Rio Quemado.
 - Identify and seek funding and other opportunities for acequias to gain access to equipment to support their maintenance efforts.
 - Advocate for local and as appropriate state level legislation that would require a disclosure statement is included for all property sales or subdivisions that inform buyers/ subdividers of the possibility of unpaid acequia dues associated with the property and the responsibility to contact the acequia association.
2. Increase community awareness and participation in acequia associations.
 - Produce and distribute through various media and entities including local government agencies, educational materials showing how the whole community benefits from the acequia associations, how community members at large can participate in annual ditch cleaning efforts and in general support the associations.

Fallow Farmland

Goal G Enhance opportunities for property owners, tenant farmers, educational organizations, and other entities to farm land that might otherwise be left fallow.

1. Create a local directory for agricultural land owners and farmers looking for land to farm in order to keep agricultural land in production. This directory would match up those with available land in need of farming with those who have the ability and desire to farm.
 - This directory could be a partnership between the community and the counties to keep and distribute information.
2. Document programs to connect people interested in farming or ranching with people who own agricultural land and can help facilitate a trade, lease, sale, etc. Include the Mid-Region Council of Governments' Land Link program.

- Collaborate with Rio Arriba Food & Agriculture Council and Santa Fe County Food Policy Council to develop a good working template for "Worker Owned Sharecropping Enterprises."
- Encourage worker-owned enterprises to build great and successful relationships with those owners of fallow land who are interested in having their land become productive again.

"We want to preserve understanding of our community's history".

Historic and Cultural Preservation

Our Historic Neighborhoods, Placitas and Landmarks:

- ❖ Identify, protect, preserve and restore Chimayó's historic properties, trails, cultural resources and special places.

- ❖ Reaffirm our connections to our history and cultural traditions.

Our historic neighborhoods, placitas and landmarks welcome us home and provide the opportunity to connect with our neighbors and places for our youth and elders to interact and learn from one another.

Each has its own unique history and sense of place for the families that live there.

We continue to live in our historic homes, gather as neighbors in our placitas and plazas, participate in the maintenance and restoration of our historic chapels, cemeteries and structures, support our local businesses, and collaborate to irrigate our fields, orchards and gardens and cherish our narrow and well maintained roads and bridges.

Chimayó is home to two nationally recognized historic places: Plaza del Cerro National Registered Historic District and El Santuario de Chimayó National Landmark. El Santuario attracts an estimated 300,000 visitors a year reflecting the importance of tourism and spiritual pilgrimage. However catering to visitors has increased congestion and caused an erosion of shared cultural, natural and social resources associated with the traditional village life. Impacts include:

- Decrease in residential property & residents.
- Special events that overrun residential neighborhoods with visitors.
- Increased signage has created "sign pollution".
- Increased night lighting created light pollution.
- Added strain on local infrastructure.
- Money spent on infrastructure is for visitors and not for residents of Chimayó.
- Impacts to social resources is not calculated.

This section provides goals and recommendations that specifically target historic and cultural preservation. However, preserving Chimayó's historic and cultural heritage will require strategies, programs and policies that on the face of it do not seem to be related to historic preservation. Strategies that restore the watershed will in the end help preserve the acequia landscape that sustained the earliest communities. Strategies that incent the conservation of agricultural lands and support farmers will ensure water rights stay in the valley and families will continue to have a strong connection to the land. Strategies that help individual homeowners restore and rehabilitate their homes will strengthen the historic building fabric of the entire community. Strategies that enhance the ability of people to build with traditional materials and methods will expand housing choices and strengthen the tradition of owner built homes.

Documentation

Goal A Complete and manage documentation of Chimayó's inventory of historic and cultural resources.

The community through the Chimayó Cultural Preservation Association, (CCPA), has long recognized that a preservation "road map" is essential for making the most thoughtful, meaningful and economically wise preservation choices for Chimayó. To that end the CCPA, SHPO, Santa Fe County and participants in the planning process engaged a team of preservation consultants, archaeologists and students from the University of New Mexico School of Architecture and Planning. The consultants and students, led by Arnold Valdez, began by compiling a history of Chimayó and identifying the buildings, landscapes, and other historic and cultural features that speak to this history today. This compilation, found in Appendix B, provided an important context for community discussions on the past, present and future and as well as informing many of the following historic and cultural preservation planning recommendations. Most importantly, it provides the community with a sound resource to guide future decisions related to historic and cultural preservation.

1. Support continued efforts by Chimayó Cultural Preservation Association and the State Historic Preservation Office nominate historic areas of Chimayó as Registered Cultural Landscapes.

Bonus and Incentive Zoning for Voluntary Historic and Cultural Preservation

Goal B Encourage new development, including expansion, repurposing or rehabilitation of existing development, to contribute to the historic and cultural character of the Plaza del Cerro and Plaza del Potrero historic village areas.

1. Establish appropriate bonus and incentive zoning for voluntary historic and cultural preservation to further Santa Fe County and community goals to protect historic assets and

development patterns of the cultural landscape. The intent of the bonus and incentive zoning for voluntary historic and cultural preservation is to encourage new development to fit in and contribute to the historic and cultural character of the Plaza del Cerro and Plaza del Potrero historic village areas. This should include a special review process and unique design guidelines and standards conveyed both graphically and in text to ensure proposed new development is consistent with the historic and cultural character of the area.

Historic Placitas & Neighborhoods

Goal C Support the placitas of Chimayó to retain their historic character and engage the people who live there and remember the old ways.

In addition to Plaza del Cerro and Plaza del Potrero, many placitas sprang up in the valley during the 18th and 19th centuries, including El Rincón de los Trujillos, Potrero, Los Ranchos, La Centinela, Río Chiquito, El Llano, Plaza Abajo, and others. Each placita has its own history and character, although each one is intricately connected with the others through an elaborate kinship network that binds the valley as one community called Chimayó (see Historic Placitas and Neighborhoods Map page 44).

1. Establish a voluntary historic preservation process that preserves historic assets in the placitas.
2. Educate community leaders and property owners in each of the placitas on the benefits of seeking historic designation:
 - Request technical expertise from SHPO, the National Park Service, and enable partnerships with other preservation groups.
 - Provide access to Federal grant funds set aside specifically by the State's Historical Preservation Office.
3. Project Idea: Explore a community driven effort to change numbered road signs to include road names that reflect historic places and families.

Plaza del Potrero

Goal D Coordinate preservation efforts in Plaza del Potrero

The historic village area centered on El Santuario, a national registered landmark, has long been a mix of family homes, small businesses and a variety of religious structures and reflects the importance of tourism and spiritual pilgrimage to Chimayó. However, catering to visitors has increased congestion and caused an erosion of shared cultural, natural and social resources associated with the traditional village life.

1. Establish a balanced local approach and unified vision that provides coordination between property owners, business owners, religious institutions and public agencies.
2. Identify shared values associated with the traditional village life of the Plaza del Potrero and affirm recognition by key stakeholders of the need to preserve, rehabilitate and guide proposed changes in the area.
 - Conduct key stakeholders interviews.
 - Identify a base map.
 - Determine the scope of rehabilitation and preservation.
 - Update of the historic building inventory and completion of the cultural landscape study.
 - Complete analysis and mapping of building typology, character-defining features, chronology and physical condition referencing Arnold Valdez's "Cultural Landscape Study" and Vincent Ortiz's dissertation on Chimayo.
3. Establish Plaza del Potrero Committee made up of local residents and business owners who will lead an effort to:
 - Analyze funding sources and apply for funding.
 - Conduct infrastructure assessment, (water, sewer, gas, electrical, telephone, internet etc.), for current and projected land uses; residents, businesses and impacts of visitors.
 - Complete a detailed conditions report.
 - Generate a final report that outlines key objectives, boundaries, projects, programs, funding, priorities and timing.
 - Establish regular meetings of the Plaza del Potrero Committee. Establish standing biannual meetings between the Plaza del Potrero Committee and County Code Enforcement Division to review and resolve code violations.

Plaza del Cerro

Goal E Protect Plaza del Cerro National Registered Historic District

Plaza del Cerro in Chimayó started as a fortified settlement comprised of many connected residences around a large rectangular garden plaza. It was and continues to be an outstanding example of the Spanish-colonial Laws of the Indies architectural planning of human settlement in the high desert. Today, many of the homes are deserted and the garden plaza is neglected; this is partially a result of a complicated ownership pattern and the high cost of restoration.

Plaza del Cerro Historic District should remain in relative obscurity to avoid commercialization faced by many plazas in New Mexico. Maintenance and rehabilitation of homes, gardens, orchards and the acequia by the residents and property owners will ensure that the plaza remains intact and historically true to its original form. Old buildings, small lots, antique plumbing (where it existed) and complicated property ownership will be a challenge and

increase costs for community utility and infrastructure projects. Extensive community outreach and communication, the wise selection of contractors and active support from many agencies will be needed to be successful.

1. Support collaborative efforts by the residents and property owners of Plaza del Cerro to plan, design and implement:
 - appropriate wastewater treatment solutions (see #4. Under Historic and Cultural Preservation Project and Program ideas below),
 - appropriate parking and circulation for residents,
 - appropriate rehabilitation and restoration of individual homes,
 - collaborative approach to the treatment of the gardens and orchards of the internal plaza and continued maintenance of the acequia,
 - and appropriate solutions to reduce the impacts of tourism.

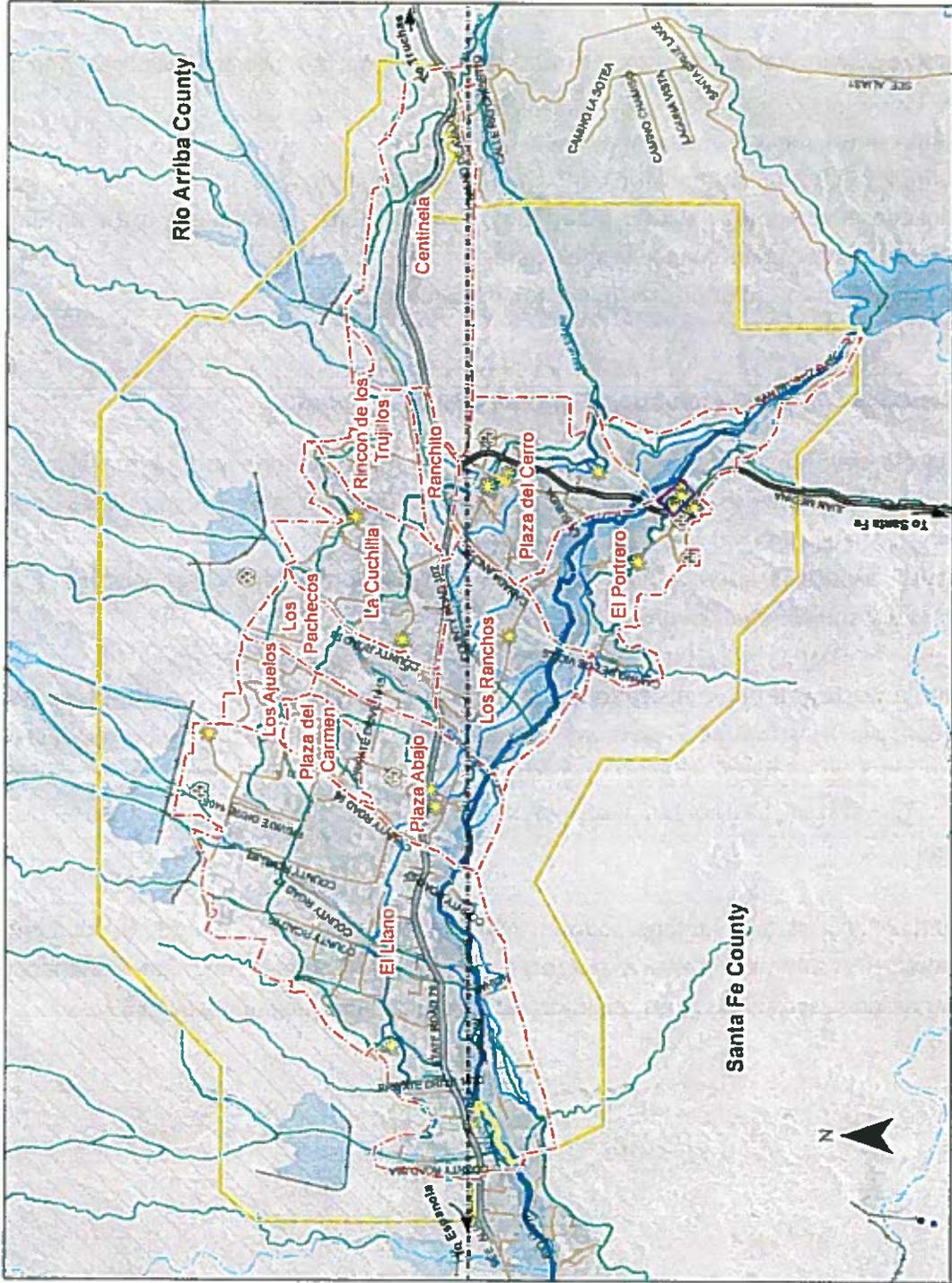
Historic and Cultural Preservation Project and Program Ideas:

1. Establish a revolving loan fund for homeowners and organizations wanting to upgrade historic properties; Properties listed in the State or National Registers can qualify for low-interest loans administered by HPD and a lending partner.
2. Establish a façade improvement program to upgrade the fronts of historic mixed-use, community and commercial properties.
3. Generate a historic and cultural landscape series for the local newspapers.
4. Initiate a wastewater demonstration project for advanced treatment and disposal modeled on the Cordova Wastewater Project which pipes waste from homes to several decentralized treatment sites. Treated effluent is discharged through drip irrigation system to designated fields. The system has limited visual impacts and lower operating costs than a centralized system.

Potential Partners and funding sources: NMED, NM Water Trust Board, North Central NM Economic Development District, Northern Rio Grande Heritage Area and Chimao Cultural Preservation Association. For more information see Utilities, beginning page 69.

Chimayó Community Plan Historic Neighborhoods, Placitas and Landmarks Study Map 2014

-  Plan Area Boundary
-  Santa Fe/ Rio Arriba County Boundary
-  Rio Arriba County
-  Chimayo Cemeteries
-  Historic Sites
-  Historic Placitas & Neighborhoods
-  Plaza del Cerro National Registered Historic District
-  El Sanctuario de Chimayo National Historic Landmark Boundary



This map is for illustrative purposes only. Santa Fe County assumes no liability for errors associated with this map. For more information or to verify data accuracy, visit www.sfcog.org.

Figure 3 CCP Historic Neighborhoods, Placitas and Landmarks Study Map

Housing

Our Homes and Building Traditions:

- ❖ Improve our ability to use traditional building materials and innovative methods to build, rebuild, restore and renovate our homes.
- ❖ Maintain the historic integrity and associations of our neighborhoods and placitas.
- ❖ Enhance housing choice and ensure that Chimayó has quality, safe, affordable, energy efficient housing for all our community members.
- ❖ Support home occupations and small business in Chimayó.

“Chimayó will continue to have a diversity of housing styles, sizes and affordability. We value our traditional building methods and materials. We maintain and restore our historic homes and encourage new housing that is sustainable and reflects the history and character of our neighborhoods, our rural agricultural roots and natural surroundings.”

Community members described many Chimayó homes as heritage resources and housing development and restoration as vital activities for preserving architectural traditions and community history. Hand in hand with the need to preserve traditional building types, building methods and materials, community members stressed the importance that homes are affordable so that young families and elders on fixed incomes have the opportunity to settle or remain in the community in a house that suits their preferences.

Most importantly; recognize historic preservation along with affordability as core housing values.

It is anticipated that new residential development will continue at a moderate pace in Chimayó. The trend will primarily consist of single-family homes on individual rural lots with residential development occurring occasionally on minor subdivisions of 2-5 lots. It will likely continue to be a mix of manufactured / mobile-homes and on-site owner-built units.

One of the most difficult aspects of building with local materials such as adobe or straw bale may be finding money to finance the project. Conventional lending institutions do not like to take risks when lending their money. Something that is outside of their comfort zone is very quickly turned away. This has plagued families who want to build using traditional methods but find it much easier to secure funding for manufactured or mobile homes.

Existing Homes

Maintaining, renovating, restoring and rehabilitating existing homes contributes to the preservation goals of the community as well as keeping homes affordable, comfortable and safe for residents.

Goal A Support the use of traditional building methods and materials.

1. Set up a local program that assists property owners in the treatment and rehabilitation of older homes.
2. Prepare educational material for recommended treatments.
3. Collaborate with historic preservation and affordable housing programs to support and fund the renovation and restoration of existing homes using traditional materials and methods for low to moderate income residents using both historic preservation funds and affordable housing funds.
4. Expand local knowledge and provide hands on training and education on the use of traditional building materials and methods in home restoration and renovation projects.
 - Potential Partners & Programs: New Mexico Mortgage Finance Authority, Cornerstones, Local Credit Unions and Banks, Habitat for Humanity, Santa Fe County Community Services Division, Area Agency on Aging, Northern New Mexico Community College- El Rito Adobe Construction and Southwest Building Construction programs, Local contractors, carpenters, craftsmen and builders.

Goal B Support home maintenance and improvements.

Home improvements including additions, weatherization, energy efficient windows and doors, new roofs, new heating and ventilating systems all affect the value, comfort, safety and visual character of the house and the neighborhood.

1. Work with both Counties' affordable housing programs, New Mexico Mortgage Finance Authority, housing agencies and local credit unions or banks to set up low interest loans for low to moderate income households to bring substandard homes up to code.
2. Use County services to provide home retrofits (e.g. roof repairs, chimney upgrades, replacing windows, fixing minor plumbing problems, installing adequate doors and locks, and water conservation retrofits) for elderly and disabled residents.
3. Set up a community assistance program to undertake home chores (e.g. yard work, painting, and other chores) for elderly and disabled residents. Collaborate and coordinate these efforts with local high schools through their community service programs and/or requirements.
4. Educate residents on the benefits of seeking assistance from housing rehabilitation programs for low-to moderate income residents.

Potential Partners & Programs: Santa Fe County Happy Roofs Program, Housing assistance grants for low to moderate income residents for the repair or replacement of existing roofs, Los Amigos E.R.C., Inc. specializing energy efficient weatherization of homes in Santa Fe County.

Goal C Reduce chimney fires throughout the community.

Compared to other communities in the County, Chimayó has a higher risk of chimney fires. In many cases this is due to old and impaired chimneys as well as improper installation of chimneys for wood burning stoves and fireplaces.

1. Work with Chimayó Fire District to educate residents on reducing the risk of chimney fires and the proper installation and maintenance of chimneys.
2. Establish a County program similar to the Happy Roofs program to provide housing assistance grants for low to moderate income residents for the repair or replacement of faulty chimneys.

Potential Partners & Programs: Chimayó Volunteer Fire Department, Happy Roofs Program, Santa Fe County and Rio Arriba County Fire Departments.

Goal D Prevent home foreclosures.

Many homeowners in Chimayó were impacted by the subprime mortgage debacle and the national housing crisis, resulting in foreclosures and vacant and abandoned structures.

1. Educate residents on the benefits of seeking assistance to prevent foreclosures.

“Keep the design of the buildings the same traditional design”.

Potential Partners & Programs: Santa Fe County Affordable Housing Program, Foreclosure Prevention, Refinancing, Loan Modification, Mortgage Assistance, Voluntary Sale, County Purchase.

Historic Homes

In many of our neighborhoods and placitas, historic homes provide strong connections to our personal histories and continue to provide highly valued housing for our families.

In general, a building over fifty years old that retains key character-defining features may be considered historic or a contributing resource within a larger area or district. Chimayó has many homes that are over 50 years old that contribute to the historic character of the area. Maintaining, renovating, restoring and rehabilitating these homes can be very expensive and time consuming for the homeowner.

Goal E Collaborate with historic preservation organizations and local builders to provide general recommendations, guidelines and hands on workshops for the treatment of older structures that reflect the history and character in Chimayó historic placitas and neighborhoods.

Goal F Educate homeowners on the steps and benefits to registering historic properties on the state and national registers including possible tax credits and technical assistance.

Goal G Establish a local fund and/or revolving loan to support restoration efforts by individual home owners and organizations. Properties listed in the State or National Registers can qualify for low-interest loans administered by HPD and a lending partner.

- Potential Partners & Programs: National Park Service, Local contractors, builders, adobaderos, carpenters, craftsmen and builders, Northern Rio Grande National Heritage Area, State of New Mexico Historic Preservation Division, The New Mexico Heritage Preservation Alliance, Chimayó Cultural Preservation Association, Cornerstones, Adobe Construction and Southwest Building Construction programs of Northern New Mexico Community College in El Rito.

New Homes

New homes in Chimayó should be energy efficient, affordable over the long term and reflect regional historic styles in general massing, materials, height and scale of the building. New homes built in areas with historic designations or overlays should “fit in” and follow appropriate guidelines and standards. Most importantly new homes on sites with or adjacent to acequia

irrigated land should be located to ensure that irrigated land remains contiguous and the function of the acequia is not impaired.

Owner-Built Vernacular Houses

Goal H Support the tradition of owner-built vernacular houses construction in Chimayó.

The tradition of owner-built vernacular houses contributes to community self-sufficiency, housing that meets the individual needs of families and the continuation of historic and cultural traditions.

Community members have identified that financing smaller, affordable, energy efficient, owner-built homes using local materials and traditional building methods is very difficult.

Another challenge is working with local building codes that often don't provide adequate options for traditional materials and methods. In Chimayó, the State of New Mexico's Construction Industries Division (CID) and the New Mexico Persons Structure Code regulate residential buildings.

Goal I Identify and distribute appropriate design guidelines for new residential development in Chimayó.

There are many design guidelines for Northern New Mexico vernacular architecture that are applicable to new residential development in Chimayó.

1. Work with the Counties' housing programs, local housing agencies, USDA Rural Development and NM Mortgage Finance authority and local credit unions or banks to establish a construction loan program tailored to financing smaller, affordable, energy efficient, adobe or strawbale owner-built homes.
2. Provide educational materials and outreach that identifies step by step process for permitting, meeting construction codes and financing options.
3. Distribute guidelines to agencies such as State Historic Preservation Office, Construction Industry Division, County Building & Development Review Departments for use in their reviews as appropriate.

Potential Partners & Programs: Local Banks and Credit Unions, Historic and Cultural Preservation Organizations, USDA Rural Development, Santa Fe County Affordable Housing Program, Construction Industries.

New Homes in Historic Areas

Goal J New homes built in proximity to historic properties or in historic districts should "fit

in” and reflect character-defining elements of the area.

There is no question that there are many historic neighborhoods and placitas in Chimayó that retain historic patterns and a high concentration of adobe homes. However, most areas do not have a historic district designation or standards to guide new construction and there is a general lack of public awareness related to historic preservation goals.

1. Provide information and guidelines that recognizes that fitting in is closely tied to understanding the way homes front the roads, placitas, or plazas, their orientation towards irrigated land, their form, scale and exterior materials and exterior features, such as roofs, portals or porches, and windows.
2. Facilitate free review of residential development plans by local historic preservationists and/or local builders specializing in restoration and preservation.

Quality Affordable Homes

Providing quality affordable housing is a challenge in rural areas with lower densities and limited infrastructure. As with many areas in Rio Arriba and Santa Fe County, Chimayó has limited land for residential development and increasingly, second homeowners from outside the area are purchasing land and homes in Chimayó. This drives up the cost of land and housing.

Goal K Provide quality affordable housing that meets the needs of families and the elderly.

1. Support publicly subsidized housing development/redevelopment projects that include as project objectives:
 - contributing to the historic development patterns of Chimayó,
 - the use of traditional building materials,
 - work force development, and
 - various levels of affordability,
 - There are strong workforce development programs in the broader Chimayó and Española Region and a strong commitment to preserving traditional building practices that make this objective a viable one.
2. Support compact mixed-income residential development that uses historic development patterns including plazas, community gardens and vernacular architecture in select locations with adequate public facilities and community support.
3. Santa Fe County in collaboration with Rio Arriba County should conduct a housing needs analysis for Chimayó Census Designated Place (CDP).

4. Santa Fe and Rio Arriba County should allow and support a limited amount (based on housing needs analysis) of high quality compact mixed-income residential development that reflects Northern New Mexico building vernacular in locations with adequate public facilities to serve families and older individuals.
5. Engage programs and organizations with workforce development and traditional building arts and village design components to help plan, design and build new publically subsidized compact mixed-income residential placitas.
6. Educate community members on the benefits of seeking assistance through affordable housing down payment assistance programs.

Potential Programs and Partners:

- Santa Fe and Rio Arriba Counties, Northern New Mexico Community College; El Rito and Española Campus,
- USDA Rural Development,
- CDBG,
- New Mexico Mortgage Finance Authority, and
- Santa Fe County Affordable Housing Program.

Abandoned and Derelict Structures

For structures, including manufactured/mobile homes, or dangerous portions of a building that are clearly and unequivocally dangerous there is a need to either stabilize the building or in some cases demolish it in order to abate a dangerous condition.

Goal L Remove derelict structures that pose immediate threats to health and safety.

Identify nuisance homes posing immediate threats to public safety and partner with county sheriff departments, enforcement teams and Construction Industries Division to initiate code enforcement action. Homes made of traditional materials may have restoration value and should not be identified as nuisances except in exceptional cases. Only homes which are abandoned and pose immediate risks to health and safety should be identified as nuisances. Derelict structures with failing septic systems also pose a health and safety concern.

Roads, Pathways and Trails

Connecting With Our Neighbors and the Region:

- ❖ Increase safety on our roadways for walkers and cyclists.
- ❖ Preserve the rural historic character of our network of narrow roads, trails and pathways.
- ❖ Inspect and maintain our bridges and culverts.
- ❖ Ease the burden on community members who travel outside the community to work by supporting regional public transit efforts.

Roads, Trails and Pathways; Past and Present:

“Most of the arroyo trails were used for accessing grazing lands by locals while trade and commercial activity was confined to the main roads and pathways. Within each community area there is an irregular configuration of unpaved trails and roads that served as interconnections to the neighborhood with other adjacent communities. Ultimately they all connect with the larger road that went west to Santa Cruz and east to Cordova, Truchas, and Las Trampas.”³

³ Chimayó Cultural Landscape Reconnaissance Report University of New Mexico School of Architecture & Planning LA 512/CRP470: Cultural Landscape Planning Spring 2013 (Revised January 2014)

“We want mountain paths and places to walk that are peaceful and part of the community identity.”

The local road network in Chimayó is generally unpaved, narrow, winding, and often flanked by vegetation, acequia segments, homes and outbuildings. The banks of acequias and numerous arroyo valleys are also used as informal pathways connecting neighbors and placitas. Trails that wind through the surrounding hillsides, barrancas, and ridgelines are used by community members for exercise, recreation, prayer and to access historic sites such as the Rio Quemado Chili Mill.

This section focuses on the Chimayó roads network and the potential for improving road conditions and increasing pedestrian and cycling safety and use, improving commuter options and managing annual Semana Santa pilgrimage. For trails and hiking associated with the arroyos, barrancas and hills that surround Chimayó please see Natural Environment section beginning page 28.

Key Issues with Roads & Bridges

Participants identified poor drainage, speeding, roads and bridges in disrepair, the lack of safe pedestrian paths and crossing opportunities and the prevalence of threatening dogs as key issues related to circulation in Chimayó.

Traffic Volumes

Traffic counts identified in the chart provide a sense of traffic volume on certain portions of the main roads in Chimayó. The volumes on NM 76 seem to indicate that local drivers predominate versus drivers that are passing through.

TABLE 3 TRAFFIC COUNTS

Road	When traffic counts were taken	Number of cars per day	Average speed/ Posted speed
Juan Medina Road, 500 feet North of 503, Santa Fe County	4/12/2010	1811	41 mph/ 40 mph
Santuario Drive, Santa Fe County	7/6/2004	250	16 mph/25 mph
NM 76, between Josefina Way and Juan Medina intersection, Rio Arriba County	2003	7910	Unknown
NM 76, between Juan Medina intersection and mile marker 10, Rio Arriba County	2003	2213	Unknown

Safety

In 2011 Chimayó had 29 traffic accidents. As a comparison, in 2011 Tesuque had two traffic accidents. Most accidents occurred on NM 76 and involved nonlocal drivers.

Local Roads & Bridges

The majority of local roads in Chimayó are made up of county owned and maintained roads and private roads. The majority of roads in Santa Fe County are dirt while the majority of roads in Rio Arriba are paved. There are several bridges crossing the Santa Cruz River, most in need of inspection and improvements.

TABLE 4 BRIDGES IN SANTA FE COUNTY: CHIMAYO AREA

Bridges in Santa Fe County: Chimayo Area Maintenance District 1							
County Road Name	Intersecting Drainage Feature	Bridge Condition	Bridge Type	Year Built	Inspection Date	ADT	NMDOT Bridge Inspection Recommendations
Juan Medina Rd	Santa Cruz River	Not Deficient	5- 10' 5' 43' CBC	1963	9/23/2013	1708	Install adequate traffic safety features. Remove dirt and rock build up from inlet and CBC barrels. Repair spalls at wingwall, parapets and top slab.
Camino Los Ranchos	Santa Cruz River	Functionally Obsolete	1 Simple span at 44' 2 double T Beam deck units, concrete abutments and wingwalls	1980	3/3/2014	329	Install adequate traffic safety features. Repair spalls at girders and wingwalls. Clean silt debris buildup under structure abutments wingwalls and girder ends. Clean deck and bearings. Pave approaches. Replace metal bridge railing. Conduct load analysis and submit to District 5 bridge section.
Canada Ancha	Santa Cruz River	Functionally Obsolete	1-Simple span at 49', 3 double tee beam units on full height concrete abutment and wingwalls	1980	3/3/2014	319	Install adequate traffic safety features. Repair spall and cracks at girder ends, abutment two and wingwalls. Clean dirt and debris from abutment seats and topside of deck. Replace all bearings. Replace joints. Repair separation crack at SW wingwalls.

"State Road 76 has frequent speeding. There is no area for walking. It can be impossible to pull out of the Post Office or other driveways".

Juan Medina Road

Juan Medina Road is a county road connecting NM 503 with NM 76 traveling through the Los Ranchos, Potrero and Plaza del Cerro neighborhoods. It is part of the "High Road to Taos" and has a "Scenic Byway" designation which serves both to protect the intangible assets of New Mexico's roadways but also to promote activities that have direct financial impact on the state and its special regions and communities. Scenic Byways are logical locations for co-planning and construction of pedestrian, bicycle and equestrian facilities. Santa Fe County completed widening the shoulder on both sides of of Juan Medina Road between NM 503 and Santa Cruz Dam Road. The project included guardrails and extension of culverts. Speed limit is signed at 35 MPH. Right-of-way is approximately 60 feet feet and pavement width is fairly consistent accommodating two 11 foot travel lanes for a total pavement width of 22 feet.

New Mexico State Highway 76

New Mexico State Highway 76, (NM 76), known as the High Road to Taos was engineered and built in the 1920's from Española to Chimayó and paved in the 1960s. It has now become the main route from Española to Chimayó and north to Taos. The construction of NM 76 had profound impacts on the landscape ecologically by traversing across arroyos, altering long lot land use patterns, and modifying access to some adjacent areas and Plaza del Cerro (Usner).

NM 76 is a NMDOT District 5 facility and has been identified in the New Mexico 2030 – Statewide Multi-Modal Transportation Plan as in need of improvement and recommends widening shoulders. Like Juan Medina Road, portions of NM 76 have a "Scenic Byway" designation.

Regional Transit District Buses and School Bus Stops

Participants recognize that not all Chimayósoos have regular access to cars and support increased transit services from the RTD buses to on-call services for the elderly.

The Greater Chimayó area has several RTD transit stops providing service to Española and communities north such as Truchas. Chimayó Elementary School offers school bus services and stops at the following locations: Lower Chimayó , Arroyo De Agüero, Caminos, Los Ranchos, Plaza del Cerro, CR 86A, CR87, Cañada Ancha, Dan's Liquor, Chimayó Fire Dept., Juan Medina Station, CR 101/102/89, CR 98, CR 93, Sherwoods, CR 100, Rio Chiquito, Santuario.

Semana Santa

All of the roadways and paths have been used and continue to be used by pilgrims walking to the Santuario de Chimayó during Holy Week and Good Friday.

Commuters

Most people of working age who live in Chimayó commute to jobs outside of the community in nearby Española, Santa Fe and Los Alamos. This has been true for many generations and will likely continue to be the case for many more.

Road & Bridge Design & Maintenance

Goal A Reduce harmful stormwater runoff in our streams and prevent road, culvert, bridges and acequia washouts, (see Natural Environment & Acequia Landscape beginning page 26).

Goal B Coordinate future road paving projects with utilities, including the Greater Chimayó Mutual Water Association, to achieve efficient construction and take a “dig once approach”.

1. Develop a dual county road maintenance routine that includes on-going coordination and agreements with utilities, including the Greater Chimayó Mutual Water Association, acequia associations and irrigation districts.

Goal C Advocate for the implementation and funding of NMDOT Bridge Inspection Recommendations. (see table 55)

Walking and Bicycling

Goal D Establish bicycle and pedestrian connections along Juan Medina Road from Plaza Potrero to Bennie J. Chavez Community Center.

1. Conduct road survey to establish right-of-way and appropriate design solution to safely accommodate pedestrians and bicycle.
2. Consider traffic calming measures that address pedestrian safety and comfort, appropriate signage that is in keeping with historic character of the area and a reduction in speed limits.
3. Pavement width and right of way should be in keeping with historic character and remain as narrow as possible.

Goal E Establish bicycle and pedestrian connections along NM 76 from Family Dollar to the Chimayó Post Office.

1. Conduct road survey to establish right of way and appropriate design solution to safely accommodate pedestrians and bicycles.
2. Consider a stop sign at the intersection of NM 76 and RA County Rd. 93, the route to the Chimayó Elementary School.
3. Consider traffic calming measures that address pedestrian safety, signage and traffic speed.

4. Pavement width and right-of-way should be in keeping with historic character and remain as narrow as possible.

Roads and Emergency Response

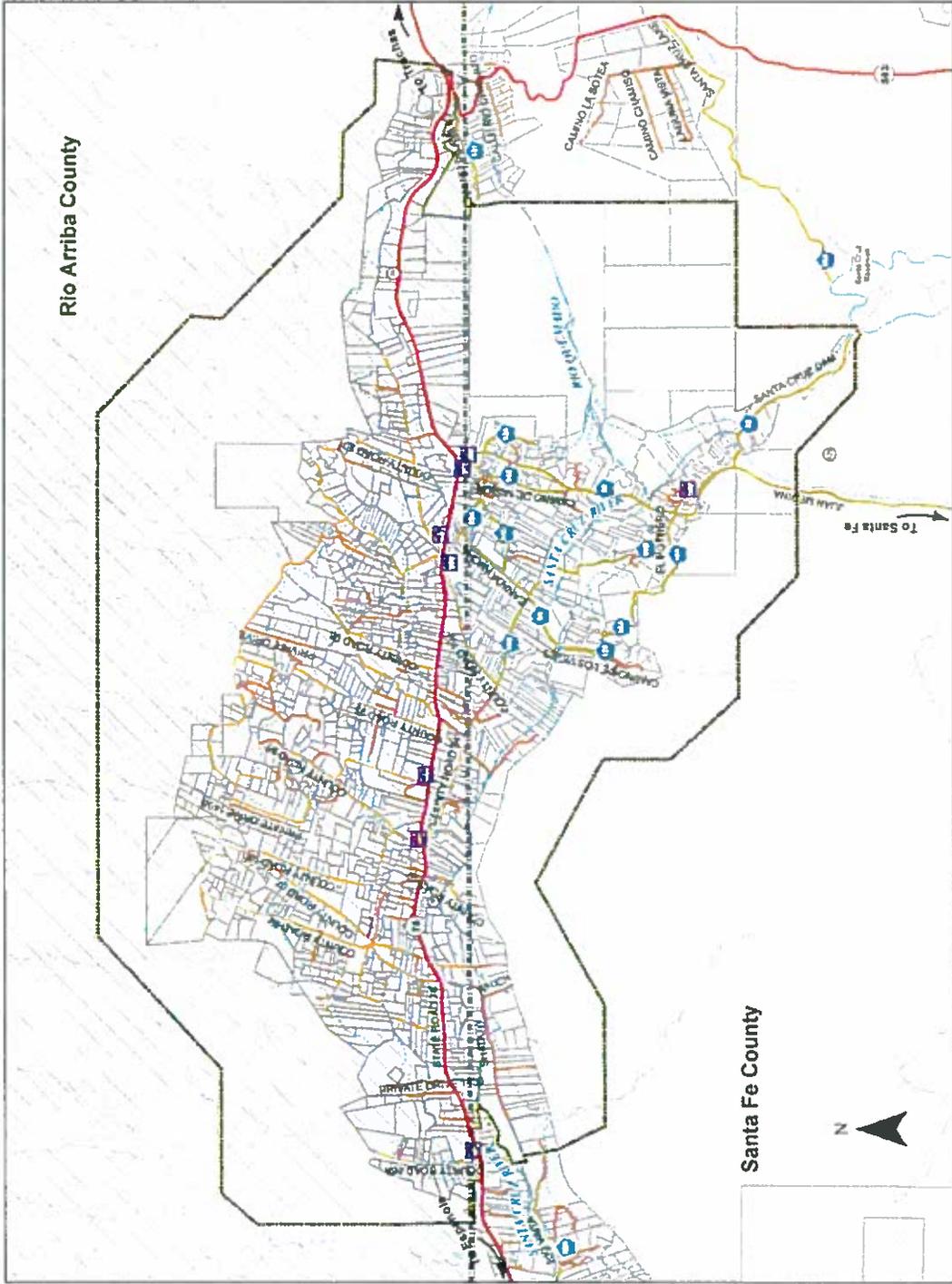
Goal F Support the fire district's operational readiness while maintaining the historic local network of narrow rural roads.

Currently counties and the Fire Marshall require 20' wide fire access roads to new residential structures. These roads are appropriate for large subdivisions, but are out of scale for small subdivisions or residences. There is a need for adequate access to buildings for fire protection, but to make every site accessible by the largest trucks seems impractical and expensive for the homeowner.

1. Find less impacting solutions for fire access:
 - Establish provisions to allow for solutions to be developed for each individual site owner, developer, County and Fire Marshall working in collaboration.
 - Support the future purchase of smaller fire trucks that meet fire response requirements but require less road width and turn around space.

**Chimayó Community Plan
Roads and Transit
Study Map
2014**

-  Plan Area Boundary
-  Santa Fe/ Rio Arriba County Boundary
-  Rio Arriba County
-  Santa Fe CO Roads
-  Rio Arriba Co Roads
-  NMDOT Roads
-  Private Roads
-  Forest Service Roads
-  NCRTRD Bus Stops



This map is for illustrative purposes only. Santa Fe County assumes no liability for errors associated with the use of the data. Users are solely responsible for confirming data accuracy when necessary.

Figure 4 CCP Roads & Transit

Economic and Community Development

Where We Work, Shop and Gather:

- ❖ Improve our local economy and preserve our traditions by supporting local businesses and inspiring local artists, craftsmen, farmers and entrepreneurs.
- ❖ Use collaborative and creative strategies to improve economic conditions and economic well-being of residents and businesses while preserving and promoting the arts, culture, history and traditions of Chimayó.
- ❖ Improve our local resiliency by supporting a neighborhood scaled mixed-use village plaza that has goods and services we need on a daily basis.
- ❖ Strengthen community cohesiveness and civic identity by providing spaces for shared community gathering and by supporting our local schools, youth, senior and civic programs, museums, and religious institutions.

“We need to be more dynamic and have more influence on our economic situation and community well-being”.

An Evolving Community

Chimayó has a population size equal or greater than many incorporated New Mexico communities and towns; how will it evolve and meet the needs and aspirations of the community?

When children were asked what they loved most about their community, they talked about open spaces, the Boys and Girls Club, their school and even particular playground equipment with the school’s two Big Reds (slides) standing out as clear favorites. When asked what they’d like to see in Chimayó, many shared desires for more things for kids and teenagers to do and more places to go. They wished for a middle school, a high school, a park, movie theater, bowling alley, more restaurants, etc.

Young adults also underscored a lack of community gathering spaces or community facilities such as gyms.

Seniors felt service including lunch programs at both La Arboleda Community Center and Bennie J. Chavez Center are well programmed and meet their needs. However many voiced the need for a health clinic and wellness center and a desire for programs that brought young and old together throughout the day.

Business owners identified the need to work collaboratively together and with regional partners in a focused effort to draft and implement economic development strategies that increase jobs, revenues and profits and awareness of the cultural and historic traditions of Chimayó.

Many participants expressed a desire to see a more clearly defined center in Chimayó with more community-oriented facilities and services. While most shared appreciation and support for existing community services and local businesses, most felt that the lack of services like basic medical treatment or a grocery store with fresh produce were a detriment to their resiliency as a community.

Collaborative and Creative Economic Development Strategies

Goal A Develop a Strategic Economic Development Plan for Chimayó.

A strategic economic development plan drafted in partnership with both counties will provide the focus necessary to advance economic development goals in Chimayó. The economic development planning and implementation process should embrace existing organizations, political entities, local business and regional alliances in a way that provides a clear and continuous focus on economic development issues and opportunities. Plan objectives should include:

- Increasing awareness of Chimayó culture and traditions.
- Reducing the impact of the cyclical nature of tourism on our businesses.
- Improving infrastructure by becoming an advisory resource for local, county and state governments.

Small Businesses, Non-Profits and Institutions

Goal B Support, expand and build on the work of the Chimayó Association of Businesses, the Chimayó Conservation Corps Chimayó, Cultural Preservation Association and Museum and other organizations that promote local business, job creation and cultural preservation.

The Chimayó Association of Businesses, the Chimayó Cultural Preservation Association and Museum, and religious institutions such as the Catholic Church have been instrumental in promoting both local businesses and preserving cultural traditions.

1. Identify funding sources and facilities for established organizations that support local businesses artists, craftsmen, farmers and entrepreneurs.
2. Capitalize and promote regional assets including agricultural production, fiber production, weaving, arts and crafts, equipment production, and artisan promoters such as galleries, e-commerce, and marketing events—all of which generate both income for locally owned small businesses and tax revenue for the region.

New Village Plaza

Goal C Plan for a new “Village Plaza/ Center”

Many participants felt the evolution of a “village plaza” would strengthen community cohesiveness and identity by providing spaces for shared community gathering, shopping, exercise, recreation, and educational opportunities.

Participants identified two potential areas that may be suitable for a new village plaza or center; one centered on the Manzana Center which houses the Chimayó Conservation Corps and Inquiry Science at the intersection of NM 76 and CR 102 and the other centered on La Arboleda Community Center, and includes the Chimayó Elementary School, the Boys and Girls Club, Family Dollar, the Post Office and the Holy Family Parish and cemetery. Both areas are centrally located, have existing community facilities, access to NM 76, and may otherwise be suitable for neighborhood scale mixed-use commercial development and community facilities and services.

1. Conduct a needs assessment for a multi-purpose, multi-generational wellness center for the plan area, (Chimayó CDP as designated by the US 2010 Census) using the Pojoaque Community Wellness Center as a model.
2. Conduct a feasibility study for a neighborhood scale mixed-use new “village plaza” that is centrally located, as existing or planned adequate public infrastructure including roads and utilities.

Village Plaza Land Uses:

The primary use of the mixed-use village plaza or center should be a multi-purpose, multi-generational wellness center with an emphasis on adolescent-oriented recreation and senior services.

Secondary uses should include a farmers market, clinic, a grocery store, a laundry, post office, community library, indoor community meeting spaces, and outdoor community gathering areas.

Compact mixed-income residential development should also be considered in order to create a more vibrant and safe environment and meet community objectives for attainable housing and aging in place.

Village Plaza Character:

The area should be compact and neighborhood in scale with shared parking and pedestrian connections between establishments. Site development, architecture and landscaping should evoke traditional patterns, materials and elements such as plazas, portals and paths that provide comfort, shade and seating.

Adjacent acequia irrigated properties are highly valued by the community and provide an important visual amenity for traffic on NM 76. In conjunction with new development in the area, incentives such as transfer of development rights should be established to ensure preservation of agricultural lands and support for on-going agricultural uses.

Partners & Stakeholders:

Business & Property Owners, Rio Arriba County, Santa Fe County, Española Public Schools, Holy Family Parish & the Archdiocese of Santa Fe, NM Department of Transportation, Chimayó Association of Businesses, NMRTD.

Community Cultural Centers & Incubators

Goal D Identify sites and facilities that could be used to by local artists, craftsmen, farmers and entrepreneurs to facilitate production, showcase their work and connect them to each other, the community and local and regional markets.

1. Community Cultural Center: Rehabilitate the Santa Fe County Bennie J. Chavez Community Center.
 - The Bennie J. Chavez Center is currently being considered for repurposing and may present an opportunity to provide facilities geared towards the incubation of local businesses, artists, craftsmen, farmers and entrepreneurs.
 - Any restoration and repurposing of the site should include expanded programs serving seniors, children and young adults and will require participation of the surrounding residents and a final design that fits in with the historic context of the area. Redesign of the site should integrate indoor and outdoor activities and provide a welcome orientation to the surrounding neighborhood and Juan Medina Road.
2. Chimayó High Road Welcome Center: Repurpose the Santa Fe County Community Center – the old “Head Start building”.
 - The county building which used to host the Chimayó Head Start Program is currently being considered for repurposing and may present an opportunity to provide facilities geared towards providing restrooms, parking, information and maps of the region with an emphasis on Chimayó history and businesses. It should also provide civic space for community use and space to showcase local businesses, artists, craftsmen, farmers and entrepreneurs.
 - Repurposing or redevelopment of the Chimayó Head Start site should be done in coordination with the historic preservation efforts associated with Plaza del Potrero particularly as it relates to decreasing congestion and parking management.
3. Manzana Center: Support expanded commercial and community uses and services at the site.
 - The Manzana Center or “Apple Shed” which has over 35,000 square feet of warehouse space and is surrounded by valuable farmland is currently housing two non-profits: the Chimayó Conservation Corps and Inquiry Science Resource Center. Both provide valuable services to the wider region in the area of education, youth development, conservation and science. The community and both Counties should collaborate with the owners to identify opportunities for expanded commercial and community uses of the site with an emphasis on the incubation of small businesses, rural development and job creation.

4. John Hyson Memorial School: Support community and non-profit efforts to ensure John Hyson Memorial School remains a facility that serves the community either as it has historically or is repurposed to meet future needs and opportunities. Ideas include a community library, art studios, meeting rooms and office space, and a computer and internet hub.

Potential Partners & Stakeholders:

Business & Property Owners, Rio Arriba County, Santa Fe County, Española Public Schools, NM Department of Transportation, Chimayó Association of Businesses, Chimayó Cultural Preservation Association, State Historic Preservation Office, State Economic Development Department- Arts and Cultural District Program, Rio Grande Community Development Corporation, Acequia Association, Northern New Mexico Community College, NMRTD.

Home Businesses & Occupations

Goal E Support home businesses and occupations in Chimayó.

Home businesses and occupations contribute to making Chimayó a self-sufficient community and often are related to cultural traditions and agricultural production. Existing home occupations include but are not limited to:

- Artists' studios and workshops,
- Catering,
- Craft production,
- Auto repair,
- Counseling,
- Construction company home offices,
- Consulting businesses,
- Photographers studios,
- Architects offices, and
- Horse boarding services.

Most home occupations in Chimayó are residential in scale and have little impact on their neighbors. Increased traffic from home occupations that have daily deliveries or patron visits is inappropriate due to the narrow roads and the primarily residential and/or agricultural character of the plan area.

1. Review land use policies and zoning standards that ensure home businesses and occupations are allowed throughout the plan area with the following conditions:
 - Maintain compatibility between home occupations and neighboring residential uses.
 - Traffic generated by the activity does not negatively impact rural roads or peace and quiet of the neighbors.
 - Ensure that septic systems have the capacity to provide sufficient treatment for all activity on the property.

Utilities

Water & Wastewater, Renewable Energy, Broadband:

- ❖ Initiate new efforts to improve wastewater treatment at the individual, community and eventually regional level.
- ❖ Support the Greater Chimayó Mutual Domestic Water Consumers Association (GCMDWCA) and ongoing efforts to regionalize water service in the Santa Cruz River Basin.
- ❖ Identify opportunities and support development related to renewable energy particularly solar.
- ❖ Rigorously pursue the establishment of community-wide broadband.

Wastewater

With the exception of a small wastewater systems serving Chimayó Elementary School, El Rancho de Chimayó Restaurant and El Santuario, most households and businesses are on septic tanks. Relationship between wastewater standards and density:

The State of New Mexico Environment Department sets minimum standards for septic and other wastewater systems. Septic and wastewater requirements vary according to type of use and the intensity of use (e.g. requirements are different depending on number of bedrooms, number of employees, square footage, etc.). Treatment standards also vary by soil type. In general, obtaining a permit for a conventional septic system requires a minimum lot size of .75 acres (2 bedroom house) or .9 acres (3 bedroom house) and a minimum setback of 100 feet from private wells and 200 feet from public wells. New development on lots less than $\frac{3}{4}$ acre require high performing septic/wastewater systems that treat wastewater to higher standards.

Participants in the planning effort identified inadequate wastewater treatment as a key issue to address. While the extent of the problem has not been formally established there is ample evidence and community experience to initiate an effort to document the problem and implement solutions.

- Outdated, neglected, or nonexistent wastewater systems pose a public health risk to the residents of Chimayó. With the exception of a small wastewater systems serving Chimayó Elementary School, El Rancho de Chimayó Restaurant and El Santuario, most households and businesses are on septic tanks.
- Many community members have witnessed and reported sewage from cesspools, seepage pits and septic tanks being emptied into arroyos, streams, acequias and yards. They also reported problems with leaking and failing septic systems.
- In the historic areas of Chimayó old buildings, small odd-shaped lots, narrow streets and alleys, antique plumbing (where it exists) and complicated property ownership will increase the cost of implementing wastewater treatment systems.
- Effects on groundwater quality: There have been confirmed incidents of groundwater contamination from septic tanks. This led to the establishment of community water systems, (see water service below) which monitor, treat and supply water for domestic use. However many households and areas are still reliant on ground water supply via individual domestic wells and could be impacted groundwater contamination from septic tanks.
- Effects on surface water quality: The stretch of the Santa Cruz River between the Santa Clara Pueblo Boundary and the Santa Cruz Dam which includes the portion within the plan area and the stretch of the Rio Quemado between the confluence with the Santa Cruz and the Rio Arriba County line have been classified as impaired by the EPA due to high levels of *E. coli*—a contaminant associated with untreated sewage, pet waste, and agricultural uses.

Wastewater: Goals, strategies and recommendations

Goal A Improve wastewater treatment throughout Chimayó.

Community members look forward to the day that wastewater is treated in a regional centralized system but recognize the need for shorter term solutions, likely decentralized systems that are appropriately scaled to the current deficiencies. In order to be successful extensive community outreach will be required at every step.

1. Conduct a survey of individual wastewater systems, primarily septic tanks, to determine how many and what percentage are in need of repair or replacement. Based on the survey conduct a preliminary engineering report that identifies costs associated with various decentralized approaches.

Two pronged approach is recommended:

For areas with higher gross densities (less than $\frac{3}{4}$ acre per unit) typically the historic village areas such as Plaza del Cerro and locations that accommodate high visitor numbers such as El Potrero and community facilities such as schools, and community centers; assess for the feasibility of clustered wastewater treatment like the clustered or satellite systems in Cordova. Features of the Cordova system include advanced treatment and disposal via drip irrigation in designated fields.

For areas with lower gross densities ($\frac{3}{4}$ acre or more per unit) that are primarily served by individual septic tanks repair or replace faulty septic systems and manage newly repaired or replaced septic systems.

To accomplish both approaches the community in collaboration with Rio Arriba and Santa Fe County should work closely with federal and state agencies to establish a Chimayó Water and Sanitation District (WSD) and to:

- Develop and manage new clustered or satellite systems for higher density areas.
- Establish a septic system management program such as Responsible Management Entity Ownership* (RME, see below) with an emphasis on repair, replacement and maintenance of individual septic systems for lower density areas. This RME Model has the following program features:
 - Operating permit and maintenance contract requirements,
 - Requirement to pump tanks every two years, and
 - Maintenance of system records and reporting requirements.

- Seek federal construction grants from the EPA to repair and replace individual wastewater systems and develop new clustered systems.
- Consider a demonstration wastewater project for Plaza del Cerro.

*Responsible Management Entity Ownership takes decentralized wastewater management to a high level of accountability. Under the model, the RME serves as owner and manager of the onsite wastewater systems. Instead of the homeowner, the management entity takes responsibility for operation and maintenance and for scheduling needed repairs or service. This includes both individual wastewater systems such as septic systems and new clustered systems.

An example of this approach has been deployed in Pena Blanca, New Mexico. The Pena Blanca WSD was formed in 1990, under the authority of a New Mexico statute, to manage the systems. The WSD adopted an ordinance that provided for the operation, maintenance, and repair of wastewater treatment systems. The district maintains an inventory of the systems, collects user fees, requires pumping of all tanks at least once every two years, contracts pumping services, maintains all active systems, and coordinates with Sandoval County to accept septage (partially treated waste) pumped from the tanks.

The WSD ordinance essentially serves as a maintenance contract and authorizes the district to pump septic tanks every two years. Homeowners retain the option of hiring their own pumpers but must maintain documentation of the service and pay a base fee of \$4 per month. Residents installing new individual wastewater systems must sign an easement allowing for maintenance. All systems must also obtain an operating permit from the New Mexico Environment Department. The WSD is responsible for maintaining pumping records. Systems are inspected in response to citizen complaints.

According to septic tank size, Pena Blanca WSD charges a monthly service fee, with ranges from \$9 to \$20 per month. The 2008–2009 operating budget was \$27,000.

Potential Partners: Chimayó MDWCA, Santa Cruz Irrigation District, Santa Fe County, Rio Arriba County, New Mexico Environmental Department, Office of the State Engineer.

2. In addition to state requirements for septic inspection at time of sale or transfer of ownership, the County should require that applicants for business licenses and/or home occupations that increase flow of wastewater demonstrate sufficient septic treatment capacity either by requiring inspection or self-certification as part of the application and license renewal process.

Goal B Identify public agencies that enforce wastewater regulations and support community reporting.

1. Work with New Mexico Environmental Department to educate the community on how to report their concerns regarding improper wastewater treatment and disposal.

Water Supply

Diminished water quality and quantity has been a concern in Chimayó for many years as is the issue of adjudication of water rights by Office of the State Engineer. This plan does not provide adequate information or recommendations related to water rights or adjudication. It provides information on existing sources and supports a regional plan that involves Cuatro Villas MDWUA, City of Española, Greater Chimayo MDWCA Rio Arriba and Santa Fe County.

Current water systems:

Greater Chimayó MDWCA

The Greater Chimayó Mutual Domestic Water Consumers Association (GCMDWCA) began delivering water to its first customers in November, 2007. GCMDWCA negotiated mergers with an older system in the historic Plaza del Cerro area, obtaining \$500,000 from Santa Fe County and a similar amount from the Water Trust Board. That merger was complete in 2008 and a brand new system began serving the area in April 2009. A third association, Llano Chimayó Mutual Domestic Water Consumers Association (LCMDWCA), agreed to another merger in 2009. In 2013, the Greater Chimayó MDWCA included:

- 236 active customer households – 227 residential, 9 commercial.
- 110 standby residential customer households – have meters installed and water available but have not hooked up to access the water yet.
- 132 additional member households – have joined the Water Association but water lines have not reached their homes yet.
- 185 connections or a population of about 474. The water system has plans to expand service availability in the western portion of Chimayó in “Phase II” of their development.
- The system has a 1) 40 year water plan, 2) an asset inventory and cost replacement schedule, 3) metering, 4) a tiered rate schedule that encourages conservation.
- 4 wells with approximate diversion of 19-22 acre feet annually.

Institutional wells:

- Chimayó Elementary School has a small water system that is designed to serve 250 persons.
- El Santuario has a small public water system that serves a visiting population of 2000.

- Chimayó Head Start has a small public water system that is designed to serve 25 persons.

Domestic Wells:

- There are approximately 482 wells in the plan area; most are classified as domestic wells.

Broadband

Chimayó has limited internet and no community Wi-Fi spot such as a library or internet cafe. Residents, businesses and farms in Chimayó remain unserved and/or underserved by telecommunication infrastructure and do not have access to advanced high speed communication services at affordable rates. Slow internet kills business growth, hinders education, impedes health care services, and generally just makes life a little less enjoyable.

Many communities in Northern New Mexico communities without broadband, or where competition is limited, are initiating Community Broadband Networks, (CBN), using fiber optic technology in order to provide a one-time long term solution to support high-speed internet access. Kit Carson Electric Cooperative and Telecom in Taos is a good example.

The CBN business model is based on “Open Access” principles where a public entity or quasi-public entity would serve as the wholesale network operator, not a retail service provider. Retail service providers would purchase wholesale network services from CBN thereby allowing any qualifying service provider to have equal and fair access to CBN services. Many of the CBN projects are built along existing electric distribution and right of ways to reduce infrastructure costs and enable Smart Grid/Green Grid technologies.

In 2008 Northern NM Regional Economic Development Initiative, (REDI), identified the need for a regional broadband project to plan for and deploy broad infrastructure throughout the region. REDI Net launched in 2013 with a \$74 million federal grant and has sought additional Boardband Technology| Opprotunities Program, (BTOP), funding for a middle-mile fiber network that covers Rio Arriba, Los Alamos and northern Santa Fe counties, the City of Española and the Pueblos of Ohkay Owingeh, Santa Clara, San Ildefonso, and Tesuque. At this time REDI Net includes partnerships with seven last-mile service providers, including Tewa Communications, who received a \$1.2 million award from the USDA Rural Utilities Service in the first round of broadband funding. Partners in the application who contributed to a \$4.3 million match include Jemez Mountains Electric Cooperative, Kit Carson Electric Cooperative and Telecom, Rio Arriba County, Los Alamos County, the City of Espanola, Northern New Mexico College, and Los Alamos National Security, which provided a \$170,000 cash match for the project.

Opportunity:

REDI Net is expanding to deliver high-speed broadband to more Northern New Mexico communities and institutions. Chimayó is well positioned to partner with REDI Net to bring broadband to the area.

Goal A Ensure all residents, businesses and institutions have affordable access to high speed internet.

1. Initiate a Community Broadband Network Project partnering with the REDI net project as “last-mile” fiber network to provide open and advanced broadband communications access to all Chimayó residents, businesses and institutions.
 - Sponsor REDI Net information sessions, educational events and demonstrations on broadband and fiber optic technology in Chimayó.
 - Conduct research to assess demand and interest in broadband services, as well as explore preferences regarding methods of financing the community broadband network project and willingness to pay for the various costs to install and operate the network.
 - Partner with REDI Net and Jemez Mountains Electric Cooperative and public institutions to identify potential Community Anchor Institutions such as the Chimayó Elementary School or community facility and establish a CBN as a “Last Mile Service Provider”.

Community Solar Garden

Goal A Increase use of local renewable energy sources.

Many residents, businesses and farmers are unable to utilize renewable energy and energy conservation measures for several reasons; Initial capital costs are often a barrier, maintenance and improvements can be considerable and financing has become challenging.

Chimayó is home to Chimayó Electric Substation (Jemez Mountain Electric Cooperative), located off of RA CR 100 north of NM 76. Because of this, Chimao is in a good position to take part in a nationwide movement to increase the development of distributed renewable energy as provided under the Public Utility Regulation Act, which enables entities that generate renewable energy to tap into established distribution networks and sell power.

1. Engage the Jemez Mountains Electric Cooperative Inc. Renewable/Alternative Energy Committee to draft a policy on a renewable energy project for Chimayó and conduct a fiscal analysis for a community solar garden located adjacent to the existing substation.

Community Health and Safety

Crime Prevention and Dealing with Substance Abuse

- ❖ Increase communication and coordination between multiple law enforcement entities, code enforcement and the community.
- ❖ Improve the social and physical conditions through a community network of knowing our neighbors.
- ❖ Establish a strong community- led crime prevention program.
- ❖ Educate the community to call law enforcement whenever they see anything suspicious; not just when a crime is happening.
- ❖ Break the cycle of substance abuse.
- ❖ Promote & Support Chimayó Elementary School and Chimayó Boys and Girls Club.
- ❖ Support efforts to increase jobs and higher educational opportunities at the regional level.

Property crimes, dealing with substance abuse, roaming dogs that threaten and bite, and illegal dumping have combined to create a negative atmosphere for many community members and visitors. Poverty puts many of our families at risk. This detracts from the vision that:

“Chimayó is a pleasant and safe place to walk and enjoy our families and neighbors. There is a lack of crime and drug use through community stability and residents who share in ‘eyes on the

street' activities. Safe routes for all ages and abilities to schools and community facilities provide a genuine sense of community security."

This section provides goals and recommendations that specifically target crime prevention and mitigation of substance abuse. However, increasing safety and health of the community will require strategies, programs and policies that restore the personal connections to the natural environment and historic places that increase regional employment, access to primary healthcare and education and expand housing choices.

Crime and Substance Abuse

Drug use in Chimayó has been a persistent problem for the last few decades. Heroin, especially, has long been a problem in Chimayó, and more recently in all of Northern New Mexico. Since 2007, the overdose death rate from prescription drugs such as oxycodone, morphine, and methadone has exceeded the death rate from illicit drugs.

With drug use comes the associated crime and feelings of unease in the community.

Efforts to oust the drugs from the community have occurred off and on over the last few decades. A major drug bust in partnership with the FBI occurred in 1990. "Wolf packs" were organized in the community to perform mobile patrols and traffic stops. Community members have noticed improvements since then, but more can be done.

Key issues

Young people currently leave the community to escape drug use and find opportunities elsewhere. Residents in Chimayó don't feel safe in their neighborhoods especially at night.

There is a lack of infrastructure to treat drug abuse. Unintentional injuries, primarily drug overdoses, are by far the leading cause of death for Santa Fe residents ages five through twenty-four, accounting of nearly 10 percent of all deaths. This number increased from 1999 to 2011.

Nuisance properties contribute to the unsafe feeling of neighborhoods, and in a feedback loop, attract crime.

Needles are left in the acequias and on roadsides making it unsafe and unsanitary for Chimayó's kids to play outdoors.

Needle exchange programs that exchange needles in the open and at key cross roads portray a negative picture of our community for both residents and visitors.

Community Response & Collaboration

Goal A Create a neighborhood watch organization.

Creating a neighborhood watch organization will facilitate communication between the community and law enforcement agencies. This will allow regular meetings to occur between the two groups focusing specifically on crime prevention.

1. In the short term, organize the neighborhood watch group through the community organization.
2. Initiate a kick-off meeting with County Sheriff's offices and other law enforcement agencies.
3. In the long term, hold at least 2 meetings a year between law enforcement and the community.
4. Provide information to the community about crime prevention and community involvement strategies.
5. Create a neighborhood website that has an interactive community announcement page as well as an information kiosk at the key cross roads like the Apple Shed, Bennie J. Chavez Center, La Arboleda, El Santuario, and Chimayó Elementary School.

Goal B Reduce Property Crime.

1. Support an increase in preventative patrols by law enforcement.
 - Increase police presence, Santa Fe County Sheriff's Department, Rio Arriba County Sheriff's Department, NM State Police, with patrols in Chimayó that includes officers in cars, on foot, on bikes, and on horses.
2. Create a community policing program with the following elements:
 - Quarterly meetings with the Santa Fe County Sheriff's Department, Rio Arriba County Sheriff's Department, NM State Police, schools and neighborhood communities to improve communication and safety.
 - Improving resident communication with police, and informing officers about when and where chronic crime is taking place.

Goal C Reduce deaths associated with overdoses.

1. Collaborate with the Department of Health and County Fire Departments to educate the community on the use of Narcan and continue support harm reduction programs including needle exchange programs.

Goal D Reduce Nuisance Properties.

1. Coordinate with the community, county sheriff departments, county code enforcement teams and GIS to identify nuisance properties and seek appropriate steps for abatement.
2. Coordinate with the community, county sheriff departments, county enforcement teams, CID and GIS divisions to identify nuisance properties and seek appropriate steps for abatement.

Goal E Break the cycle of substance abuse.

1. Continue to support early educational programs like the Boys & Girls Club.
2. Continue support for the Chimayó Conservation Corps.
3. Coordinate with additional programs in Chimayó that support a drug free lifestyle.
4. Initiate gang and drug use prevention and intervention programs in Chimayó, focused especially on middle-school aged children, to provide positive paths for community youth. Programs should also focus on how best to respond to crime & drug activity, particularly in public places such as our local roads, and open spaces.
5. Review Federal Weed and Seed programs. This program provides funds to “weed” out crime and “seed” in prevention, including community policing, intervention, treatments, and neighborhood restoration projects.

Goal F Portray a drug free community.

Short term:

1. Move needle exchange from NM 76.
 - Work with organizations who currently organize the needle exchange and the community to identify the most appropriate location for these types of activities.



Section III: Plan Implementation

Future Land Use Plan: Study Map and Designations

Forming a Chimayo Community Organization

Projects and Programs Matrix

This section, Plan Implementation, has three subsections to support and guide implementation of the community plan. **The Future Land Use Plan**, comprised of the Chimayó Future Land Use Study Map and Designation, provides a framework to guide development decisions, zoning and regulations, circulation and road improvements, utility extensions and capital improvement projects. **The Implementation Matrix** lists strategies, projects, programs and activities and lays out the lead entities and timing of implementation. **Forming a Chimayó Community Organization** subsection provides guidelines for initiating a community organization that will focus on on-going community issues and achieving the goals of the community plan and seeking support for incrementally implementing the community's long-term vision.

Land Use Plan

The Community Plan is made up of several components that are interrelated and when viewed as a whole provide a framework to guide future development decisions, zoning and regulations, circulation and road improvements, utility extensions and capital improvement projects. It is intended to ensure compatibility among various land uses, protect existing property rights pertaining to uses, lot sizes and residential density, continue historic scale and patterns of development and land uses, protect scenic features and environmentally sensitive areas, and support neighborhood scale mixed-use development. The Chimayó Land Use Plan and Land Use Map (see page Error! Bookmark not defined.) are an important component of the community plan for guiding future land use and development decisions.

Land Use Categories for Chimayo Land Use Plan. The Chimayo Community Land Use Plan includes Rural Residential, Residential Fringe, Residential Estate, Traditional Community, Commercial Neighborhood, Public Institutional, and Federal and State Public Lands.

CHIMAYÓ RURAL RESIDENTIAL

The purpose of the “Rural Residential” land use designation is to preserve the scenic and rural character, to provide consolidated open space and agricultural lands. Uses that support rural character of the broader area include agricultural production, eco-tourism, retreats, farmers markets and produce stands.

CHIMAYÓ RESIDENTIAL FRINGE

The “Residential Fringe” land use designation serves to protect scenic and environmental resources attributed to the hills, barrancas and “tierras secanas” that surround the acequia irrigated agricultural lands of Chimayó Valley. The area is a highly valued scenic, historic and cultural resource for the community. The majority of the area should remain as natural open space with continued opportunities for grazing and hiking.

New development or land division should be limited to agricultural and single-family residential uses and limited community/institutional uses (see below) on property that meets adequate

standards for water, sewer and roads. All development on steep slopes, ridge tops, drainage ways and arroyos should include strong terrain management regulations in order to minimize soil and slope instability, erosion, sedimentation and stormwater runoff; protect and retain rugged and steep terrain, natural landmarks and prominent natural features and open space.

General Provisions to guide future land use and development regulations in Santa Fe County:

- Clustered development is preferred and incentives such as density bonuses should be provided for acreage set aside and designated as permanent open space, not to be further subdivided, and protected through a conservation easement held by the County or by a land trust or conservancy.
- A limited amount of the Residential Fringe designated area should be considered as a receiving area for development rights transferred from prime irrigated agricultural land in the plan area.
- Development should reflect historic patterns and styles. The use of Northern New Mexico Vernacular architecture, traditional materials and siting such as buildings oriented to plazas should be incorporated.

CHIMAYÓ RESIDENTIAL ESTATE

This category is intended to preserve the riparian area of the Santa Cruz river and includes several properties outside of the Chimayo Traditional Community which are existing platted lots on the most southeastern area of the Chimayo Planning area

CHIMAYÓ TRADITIONAL COMMUNITY

The traditional community land use category is characterized by historic acequia irrigated farmlands, residential uses and traditional development patterns. Agricultural lands and acequias are the defining cultural features of the area and should be preserved and expanded. Acequia irrigated properties are highly valued by the community and provide an important visual amenity. In conjunction with new development in the area, incentives such as transfer of development rights should be established to ensure preservation of agricultural lands and support for on-going cultural uses.

The area consists of primarily single-family residential and small scale agricultural development, consistent with historic development patterns and uses. Appropriately scaled community facilities, institutional uses, agricultural uses, home businesses and occupations should be allowed anywhere in the area.

The Traditional Community also includes Chimayó Traditional Community Historic Village Areas: Plaza Del Cerro & Plaza Del Potrero.

The historic village areas of Plaza del Cerro and El Potrero are historically significant and incentive and bonus zoning should be established in order to encourage development to fit in with historic development patterns and distinctive characteristics. Due to their historic compact development patterns, current land uses and their relationship to the Juan Medina Scenic Byway, proposed new development should contribute to the historic and cultural character of the areas by siting structures appropriately, staying consistent with scale and height of surrounding buildings and using Northern New Mexico vernacular architecture.

Plaza Del Cerro Historic Village Area

- 31 acres comprised of 66 parcels.
- Average lot size = .48.
- 50% of the parcels are less than 1/3 an acre.
- Less than 25% of the lots are ¼ acre or larger.

Plaza del Potrero Historic Village Area

- 28 lots = approx. 11 acres.
- Average lot size = .40 acres.
- 50% of the lots are .35 of an acre or less.

These areas should continue to preserve and restore historic structures and development patterns and manage visitor impacts with appropriate commercial, residential and mixed-use development designated operating hours and coordinated traffic management including parking on days with special events.

- Future development should be reviewed and developed in accordance with the guidelines and standards of the Historic Village Area for commercial and mixed-uses. Due to the compact nature and historic property ownership of the areas a pre-application neighborhood meeting is recommended in order to present proposals and seek input from the neighborhood.

Special Consideration of Plaza Del Cerro Registered Historic District:

Most of the lots that are in the registered historic district are legal non-conforming lots which, if less than ¼ acre, cannot be further subdivided; its pattern is therefore fairly stable under current Santa Fe County zoning provisions.

- Uses should be limited to a mix of residential uses, home occupations and small businesses. These uses are related to traditional crafts such as weaving, artist studios, small galleries, museum and bed and breakfast establishment.

PUBLIC/INSTITUTIONAL

The category includes two properties in the Planning District:

Bennie J. Chavez Community Cultural Center

Santa Fe County Community Facilities (old Head Start building) and Fire Station

The purpose of the Public/Institutional (PI) district is to accommodate governmental, educational, and non-profit or institutional uses, including public or community parks and recreation facilities, and public, non-profit, and institutional residential uses, but excluding any such uses of an extensive heavy industrial character.

CHIMAYÓ COMMERCIAL NEIGHBORHOOD

The purpose of the Commercial Neighborhood (CN) category is to allow for low-intensity nonresidential uses that are intended to serve and are in close proximity to individual residential neighborhoods.

Approved Master Plans are identified on the Land Use Map as Approved Non-Residential and Mixed-Use Master Plans. These plans are valid and remain in effect.

CHIMAYÓ TRADITIONAL COMMUNITY OPPORTUNITY SITES

The following sites are identified as “opportunity sites” due to their unique locations and potential to be developed, redeveloped, repurposed or rehabilitated to better meet community needs and aspirations.

- Manzana Center
- Community Farm and Bosque Nature Center
- Chimayó High Road Welcome Center
- Bennie J. Chavez Community Cultural Center
- Community Solar Garden
- Potrero Community Trail Head
- Santa Cruz Canyon Picnic Area
- John Hyson Memorial School

Santa Fe County
Chimayo Community Plan
Land Use Map

Legend

Santa Fe County

City of Chimayo

County of Sandoval

County of Bernalillo

County of Valencia

County of Grant

County of Lincoln

County of Colfax

County of Mora

County of Rio Arriba

County of Santa Fe

County of Taos

County of Torrance

County of Yuma

County of Socorro

County of Doña Ana

County of El Paso

County of Chaves

County of Curry

County of McKinley

County of DeWitt

County of Grant

County of Lincoln

County of Colfax

County of Mora

County of Rio Arriba

County of Santa Fe

County of Taos

County of Torrance

County of Yuma

County of Socorro

County of Doña Ana

County of El Paso

County of Chaves

County of Curry

County of McKinley

County of DeWitt

County of Grant

County of Lincoln

County of Colfax

County of Mora

County of Rio Arriba

County of Santa Fe

County of Taos

County of Torrance

County of Yuma

County of Socorro

County of Doña Ana

County of El Paso

County of Chaves

County of Curry

County of McKinley

County of DeWitt

County of Grant

County of Lincoln

County of Colfax

County of Mora

County of Rio Arriba

County of Santa Fe

County of Taos

County of Torrance

County of Yuma

County of Socorro

County of Doña Ana

County of El Paso

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County of Curry

County of McKinley

County of DeWitt

County of Grant

County of Lincoln

County of Colfax

County of Mora

County of Rio Arriba

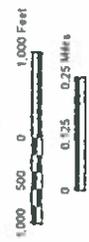
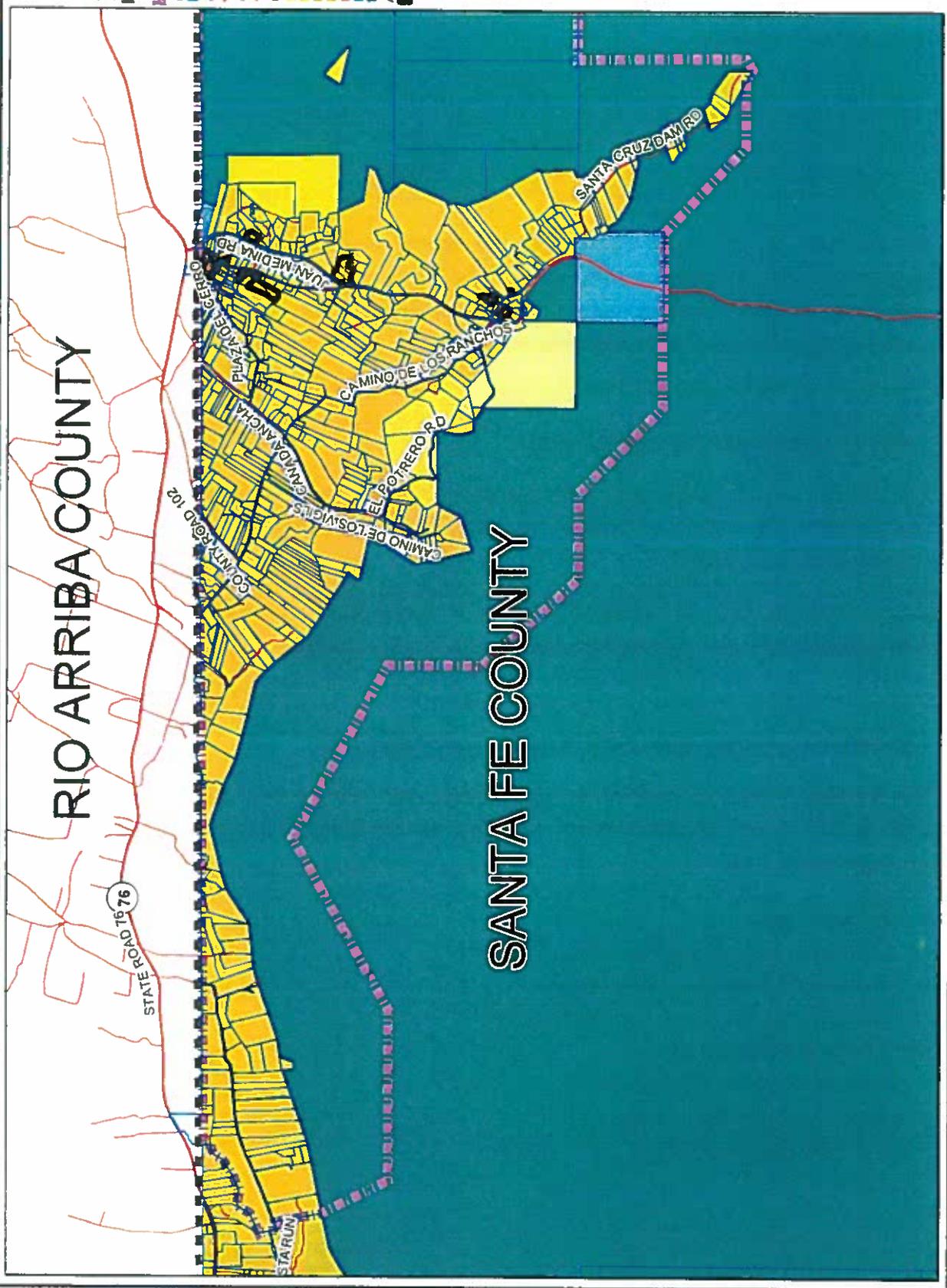
County of Santa Fe

County of Taos

County of Torrance

County of Yuma

County of Socorro



This information is for reference only. Santa Fe County reserves the right to make changes to this information without notice. Users are responsible for verifying the accuracy of this information.



Santa Fe County
Growth Management
Department
Planning Division

August 18, 2015
chimayo_community_plan_land_use

“What’s the difference between a plan that’s put into place and one that’s put on a shelf? People. Growing effective local leaders who can nurture volunteers, corral resources and build the public support can move community planning work from paper to practice”.

CommunityMatters, a program of the Orton Family Foundation.

Forming a Chimayó Community Association

Implementing this plan will require a strong Chimayó community association with representation from residents of each placita and neighborhood, farmers, acequia associations, artists, craftsmen, business owners, nonprofits, educational and religious institutions in partnership with numerous public and private agencies and organizations. It will also:

- Unlock the potential of residents to take action and responsibility.
- Tie the community vision to early and achievable actions.
- Commit to listening to and understanding the people who live there.
- Put time and resources into building relationships.
- Continue genuine conversations about what people care about most, and their hopes and dreams for their families, their neighborhoods and Chimayó.

Eventually, the association will tackle ongoing problems in the community, prioritize projects, formally engage local government and public agencies and implement and amend the community plan.

First Steps:

Hold an organizing meeting: Community members, the core planning committee, county staff and local organizations that have participated in the planning effort are in the best position to convene a meeting to explain the need for a community association and develop an outreach

plan necessary to attract membership, (maybe even a few “placita” parties modeled on block parties).

Seek support, and guidance on organizational structure and procedures from organizations such as the NM Mainstreet or NM Acequia Association. Establish meeting protocol, determine specific roles and responsibilities, and delegate initial tasks.

In addition to organizing and establishing a community association steps can be initiated to begin a formal partnership with the county:

1. Notification:

Public notification is essential to ensuring a transparent, manageable and legal role for community participation in planning and development decisions.

- The Chimayó Community Association will apply to the Santa Fe Board of County Commissioners for registration and recognition as a Community Organization, as provided for in the SGMP and SLDC in order to receive notice and provide recommendations and input on development applications, amendments to the community plan, comprehensive plan, zoning map or text amendments, county led studies, CIP, ICIP and public improvement and assessments and level of service for community infrastructure and services.

2. Code Enforcement:

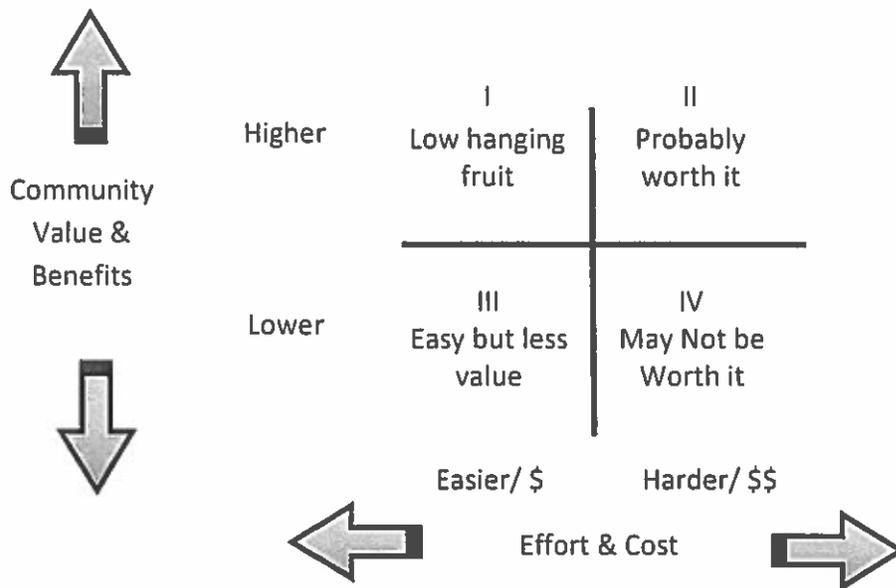
A proactive versus reactive approach to enforcement is needed to avoid prolonged conflicts between and among property owners and the County.

- The Chimayó Community Association should consider scheduling standing quarterly or biannual meetings with Santa Fe County Code Enforcement Division to proactively address code enforcement and educational issues as well as permit application processes.

Programs and Projects Matrix

The Programs and Projects Matrix lists strategies, projects, programs, activities and potential partners that the community should consider initiating in order to achieve many of the plans goals and objectives. It provides a quick look at recommendations that are presented in greater detail in the body of the plan. The matrix is a preliminary list and does not prioritize projects in real time. Implementing the strategies, projects, programs and activities will be on-going and evolve as conditions change. The matrix should be periodically updated and amended to meet the ongoing needs and expectations of the community. The strategies, projects, programs and activities will be initiated and implemented through a variety of approaches, partnerships and funding sources.

The Chimayó Community Association should create an Implementation Task Force to oversee and coordinate the prioritization and implementation of strategies, projects, programs and activities. Projects can be organized by level of complexity and feasibility from “low hanging fruit” which are projects with high community value or benefit that are easy to complete to complex projects with high community value or benefit that are harder to complete. See organizing graphic below.



Land Use recommendations will be implemented through the adoption of the Official Zoning Map and the Chimayó Community Overlay District which will be an amendment to the Sustainable Land Development Code.

Projects that are identified for listing on the capital improvement plan/program will follow the standard process for submittal, evaluation and adoption by county and other government agencies as appropriate.

Entities including Federal, State and local governments identified under potential partners are just that- potential. The adoption of this plan does not obligate potential partners to initiate, fund, support or implement any project, program or strategy.

TABLE 5 PROGRAMS & PROJECTS MATRIX

ID	Plan Element	Project, Program or Activity	Potential Partners	Time Frame
1.	Agriculture	<p>Wastewater Feasibility Study Undertake and fund a feasibility study for different scales and approaches to wastewater management in the Chimayó Plan Area including sanitation districts, satellite systems and regional wastewater treatment facilities.</p>	<p>Santa Fe County Rio Arriba County State of NM Federal Government</p>	Medium
2.	Agriculture	<p>Santa Fe County Land Use and Development Standards Amend land use policies, standards and regulations to include incentives and appropriate site design standards that support the preservation or expansion of contiguous agricultural lands and acequia systems.</p>	<p>Santa Fe County</p>	Medium-long
3.	<p>Agriculture</p> <p>Economic and Community Development</p>	<p>Market Place Identify appropriate locates and establish a local marketplace in Chimayó for local producers to sell their harvests and goods.</p>	<p>Chimayó Acequia Associations Chimayó Association of Businesses Rio Arriba County Santa Fe County NM EDD Frontier Initiatives</p>	Short-medium

ID	Plan Element	Project, Program or Activity	Potential Partners	Time Frame
4.	Agriculture	<p>Acequia Outreach & Educational Materials Produce educational materials showing how the whole community benefits from the acequia associations, how community members at large can participate in annual ditch cleaning efforts and in general support of the systems.</p>	<p>Chimayó Acequia Associations NM Acequia Associations</p>	Short
5.	Agriculture	<p>Agricultural Land Directory Create a local directory for agricultural land owners and farmers looking for land to farm in order to keep agricultural land in production.</p>	<p>Chimayó Acequia Associations</p>	Short-medium
6.	Agriculture	<p>Agricultural Conservation Easements Secure and/ or purchase conservation easements that enable continuation of crop production.</p>	<p>USDA Farm and Ranch Lands Protection Program Santa Fe County Santa Fe County Open Space Rio Arriba County</p>	Medium-long

ID	Plan Element	Project, Program or Activity	Potential Partners	Time Frame
7.	Agriculture Natural Environment	Agricultural Demonstration/ Environmental Education Sites Assess locations for agricultural demonstration sites and or natural environment interpretive parks that are within walking distance of the Chimayó Elementary School such as the Chimayó Conservation Corps Tree Nursery Site and prepare strategic master plan.	Rio Arriba County Santa Fe County Chimayó Conservation Corps	Medium-long
8.	Economic and Community Development	Strategic Economic Development Plan Provide the focus necessary to advance economic development goals.	Santa Fe County Rio Arriba County Chimayo Association of Business NMEDD Chamber of Commerce and Small Business Development Center	Short-Medium
9.	Economic and Community Development	Multipurpose, Multi-Generational Wellness Center Needs Assessment Conduct a needs assessment for a multipurpose, multi-generational health & wellness center using the Pojoaque Community Wellness Center as a model.	Rio Arriba County Santa Fe County USDA Rural Development New Mexico Dept. of Health	Medium-long

ID	Plan Element	Project, Program or Activity	Potential Partners	Time Frame
10.	Economic and Community Development	Feasibility Study: Mixed-Use "Village Plaza/Center" Conduct a feasibility study for a neighborhood scale mixed-use "village plaza/center" that is centrally located.	Business & Property Owners Río Arriba County Santa Fe County Española Public Schools Holy Family Parish & the Archdiocese of Santa Fe NMRTD NM DOT Chimayó Association of Businesses	Medium-long
11.	Economic and Community Development	Chimayó Community Incubator Establish a sustainable organization, funding source and facility that supports local businesses, artists, craftsmen, farmers and entrepreneurs.	Santa Fe County Río Arriba County NM EDD Frontier Initiatives Chimayó Association of Businesses	Short-medium
12.	Crime Prevention Community Organization	Community Website Create a website to communicate to community members and neighborhood watch group members.	Chimayó Community Assoc. NM EDD Frontier Initiatives	Short

ID	Plan Element	Project, Program or Activity	Potential Partners	Time Frame
13.	Crime Prevention	<p>Neighborhood Watch Program Initiate a kick off meeting with County Sherriff's offices and other law enforcement agencies. Organize a sustainable neighborhood watch program.</p>	<p>Santa Fe County Sheriff's Dept. Rio Arriba County Sheriff's Dept.</p>	Short-medium
14.	Crime Prevention	<p>Preventative Patrols Support increased preventative patrols by law enforcement.</p>	<p>Santa Fe County Sheriff's Dept. Rio Arriba County Sheriff's Dept. NM State Police</p>	Short
15.	Crime Prevention Homes	<p>Nuisance Properties Identify nuisance homes posing immediate threats to public safety and initiate enforcement action and or appropriate steps for abatement.</p>	<p>County Sheriff's Dept. State CID County Enforcement Teams & GIS Divisions</p>	Short-medium

ID	Plan Element	Project, Program or Activity	Potential Partners	Time Frame
16.	Historic and Cultural Preservation	Loan Fund for Historic Restoration Establish a revolving loan fund for homeowners wanting to upgrade historic properties. Establish a local fund and/or revolving loan to support restoration efforts by individual home owners and organizations.	Santa Fe County Rio Arriba County Local Banks NM Historic Preservation Division NM Heritage Preservation Alliance Corner Stone Chimayó Cultural Preservation Association Historic Preservation Groups	Medium-long
17.	Historic and Cultural Preservation	Plaza del Potrero Infrastructure Assessment Conduct infrastructure assessment for current and projected land uses in Plaza del Potrero	Plaza del Potrero Residents & Business Owners Archdiocese of Santa Fe Santa Fe County	Medium-long
18.	Historic and Cultural Preservation	Cultural Landscape Series Complete a Cultural landscape series for the local newspapers.	Chimayó Cultural Preservation Association Chimayó Association of Businesses	Short-medium

ID	Plan Element	Project, Program or Activity	Potential Partners	Time Frame
19.	Homes	<p>Construction Loans Establish a construction loan program tailored to financing smaller, affordable energy efficient, owner-built homes with an emphasis on traditional building materials such as adobe or straw bale owner-built homes.</p>	Santa Fe County Rio Arriba County USDA RDA NM Mortgage Finance Authority Local Banks	Short-Medium
20.	Homes	<p>Older Home Rehabilitation Set up a local program that assists property owners in the treatment and rehabilitation of older homes.</p>	Chimayo Cultural Preservation Association Chimayó Conservation Corp Santa Fe County Rio Arriba County NM Construction Industries Division	Short-medium
21.	Homes	<p>Loans for Code Compliance Set up low interest loans for low to moderate income households to bring substandard homes up to code.</p>	NM Mortgage Finance Authority Local Housing Agencies Local Credit Unions or Banks Santa Fe County Affordable Housing Programs	Medium-long
22.	Homes	<p>Home Chores Set up a community assistance program to undertake home chores (e.g. yard work, painting, other chores) for elderly and disabled residents.</p>	Youth Groups/ Community Service programs at local schools	Medium-long

ID	Plan Element	Project, Program or Activity	Potential Partners	Time Frame
23.	Homes	Chimney Maintenance Reduce the risk of chimney fires by educating residents of proper installation and maintenance of chimneys.	Chimayó Fire District	Medium-long
24.	Homes	Faulty Chimney Repair Program Establish a County program similar to Happy Roofs to provide housing assistance grants for low to moderate income residents for repair or replacement of faulty chimneys	Santa Fe County Rio Arriba County	Medium-long
25.	Homes	Design Guidelines Create guidelines for placement and design of new homes built in historic areas.	Chimayó Cultural Preservation Association Cornerstone State Historic Preservation Office NM Construction Industries Division Chimayó Assoc. of Businesses	Medium
26.	Homes Crime Prevention	Nuisance Homes Identify nuisance homes posing immediate threats to public safety and initiate code enforcement action.	County Code Enforcement Team	Medium

ID	Plan Element	Project, Program or Activity	Potential Partners	Time Frame
27.	Natural Environment & Watershed	Illegal Dumpsite Enforcement Provide signage at dumpsite indicating the potential for citation enforcement.	County Solid Waste Compliance Officer New Mexico Clean & Beautiful	Medium
28.	Natural Environment & Watershed	Wellness Trails Establish a pedestrian path associated with the Rio Quemado and the Santa Fe Open Space to support community health and wellness.	Santa Fe County Open Space BLM	Short
29.	Natural Environment & Watershed	Trailhead at Bennie J. Community Center Establish a local trailhead at the Bennie J. Chavez site with informative information on historic trails for use by local community members to support cultural preservation, community health and wellness.	Santa Fe County Open Space & Community Development Senior Services Santa Cruz Land Grant BLM	Medium-long
30.	Natural Environment & Watershed	Family Friendly Picnic Area Family-friendly picnic area in the canyon along the Santa Cruz River below the Santa Cruz Dam.	Santa Fe County Open Space BLM Greater Chimayó Mutual Domestic Water Consumers Association	Medium-long

ID	Plan Element	Project, Program or Activity	Potential Partners	Time Frame
31.	<p>Natural Environment & Watershed</p> <p>Agriculture & Acequias</p>	<p>Interpretive Learning Center Establish an interpretive learning center within walking distance of Chimayó Elementary School</p>	<p>Santa Fe County Rio Arriba County Santa Cruz Land Grant BLM Local School Districts Chimayó Conservation Corps</p>	<p>Medium-long</p>
32.	<p>Natural Environment and Watershed</p>	<p>Watershed Stewardship Committee Establish a watershed stewardship committee</p>	<p>NM Environment Department NM Acequia Association, Santa Fe Pojoaque Soil and Water Conservation District Santa Cruz Irrigation District Santa Cruz Land Grant BLM Santa Fe County Rio Arriba County</p>	<p>Short-Medium</p>
33.	<p>Natural Environment and Watershed</p>	<p>Watershed District Establish a Chimayó Watershed District as a sub district of the Santa Fe Pojoaque Soil and Water Conservation District (SWCD).</p>	<p>NM Environment Department NM Acequia Association, Santa Fe Pojoaque Soil and Water Conservation District Santa Cruz Irrigation District Santa Cruz Land Grant BLM Santa Fe County Rio Arriba County</p>	<p>Medium-Long</p>

ID	Plan Element	Project, Program or Activity	Potential Partners	Time Frame
34.	Natural Environment and Watershed	<p>Lower Santa Cruz River Restoration Assessment</p> <p>Assess restoration needs of the lower stretches of the Santa Cruz River in the plan area to compliment the current assessment to study on the Rio Quemado and Santa Cruz River from the dam to the confluence of the Rio Quemado</p>	<p>Santa Fe County Rio Arriba County NM Environment Dept.</p>	Short-Medium
35.	Natural Environment and Watershed	<p>Monitor Water Quality</p> <p>Involve high school students to monitor surface water quality</p>	<p>NM Environment Dept. Local School Districts Greater Chimayó Mutual Domestic Water Consumers Association Santa Fe Pojoaque Soil and Water Conservation District</p>	Short-Medium
36.	Natural Environment and Watershed	<p>Riparian Flood Plain Guidelines & Regulations</p> <p>Develop Riparian Flood Plain guidelines regulations for land uses and road design and maintenance that are congruent with the FEMA designated flood hazard areas and major arroyos.</p>	<p>Santa Fe Pojoaque Soil and Water Conservation District NM Environment Dept. Santa Fe County</p>	Medium

ID	Plan Element	Project, Program or Activity	Potential Partners	Time Frame
37.	Natural Environment and Watershed	Dual County Comprehensive Stormwater Management Develop a dual county comprehensive Stormwater management plan using Low Impact Development Principles	Santa Fe County Rio Arriba County BLM State Land Office Santa Fe Pojoaque Soil and Water Conservation District	Medium
38.	Natural Environment and Watershed	Dual County Road Design and Maintenance Develop dual county road design and maintenance programs using Low Impact Development	Santa Fe County Rio Arriba County NMDOT	Short-Medium
39.	Natural Environment and Watershed	Transfer Station Trash Amnesty Day Assess and consider the provision of semi-annual free days at the Chimayó transfer station for Chimayó residents of both counties.	New Mexico Clean & Beautiful Santa Fe County	Short
40.	Natural Environment and Watershed	Dumpsters for Hazardous Waste Provide dumpsters once a year for large item, yard and hazardous waste at distributed locations throughout the community	New Mexico Clean & Beautiful Santa Fe County Rio Arriba County	Short

ID	Plan Element	Project, Program or Activity	Potential Partners	Time Frame
	Natural Environment and Watershed	Community Trails and Open Space Management Plan Using a community based approach develop a Community Trails and Open Space Management Plan	BLM Property Owners Santa Fe County Rio Arriba County	Short-medium
41.	Roads, Bridges, Walkers, & Cyclists	Pedestrian & Bicycle Amenities & Connections Provide pedestrian and bicycle amenities & connections from Plaza del Potrero to Bennie J. Chavez Community Center in alignment with Juan Medina Road.	Santa Fe County Property Owners NM EDD Frontiers Community Program	Short-medium
42.	Roads, Bridges, Walkers, & Cyclists	NM 76 Improvements Improvements on NM 76 should include traffic calming and a safe pedestrian path.	Santa Fe County Rio Arriba County NM DOT	Medium-long
43.	Roads, Bridges, Walkers, & Cyclists	Inspect and Improve Area Bridges Following NMDOT Bridge Inspection recommendations and seek funding through CIP, ICIP and TAP programs.	Santa Fe County Rio Arriba County NM DOT	Short-Medium
44.	Utilities	Demonstration Wastewater Project Demonstration wastewater project for Plaza del Cerro area.	NM Environment Department Santa Fe County Rio Arriba County Greater Chimayó Mutual Domestic Water Consumers Association	Medium-long

ID	Plan Element	Project, Program or Activity	Potential Partners	Time Frame
45.	Utilities	Wastewater Systems Survey & Preliminary Engineering Report Determine need, scope and cost with various decentralized approaches.	Chimayó MDWCA, Santa Cruz Irrigation District Santa Fe County Rio Arriba County New Mexico Environmental Department	Short-Medium
46.	Utilities	Community Broadband Network Project Sponsor REDI Net information sessions, and conduct research to assess demand and interest.	REDI Net Jemez Mountains Electric Cooperative Inc. Espanola Public Schools Chimayo Association of Businesses Santa Fe County Rio Arriba County	Short-Medium
47.	Utilities	Community Solar Garden Draft a policy and conduct a fiscal analysis.	Jemez Mountains Electric Cooperative Inc. Renewable/Alternative Energy Committee Santa Fe County Rio Arriba County	Medium-long

Santa Fe County & Rio Arriba County, Working Together: Potential Joint County Projects

While most project identified above identify Santa Fe County and Rio Arriba County as potential partners, the following projects are highlighted in the matrix below because, if undertaken, they will likely require a strong collaborative effort between Santa Fe County with Rio Arriba County in order to initiate and fully implement. These projects apply to cross county issues and opportunities. In many cases the project will take place on parcels that straddle the county line, impact the entire community, will achieve substantial economies of scale if implemented communitywide and/or address elements such as roads and stormwater that traverse the county line. As with all potential partners identified in the matrix, the adoption of this plan does not obligate Santa Fe and/or Rio Arriba County to initiate, support or implement any project, program or strategy.

TABLE 6 POTENTIAL JOINT COUNTY PROJECTS

ID #	Plan Element & Page #	Project, Program or Activity	Potential Partners	Time Frame
1.	Agriculture & Acequias Utilities	Wastewater Feasibility Study Undertake and fund a feasibility study for different scales and approaches to wastewater management in the Chimayó Plan Area including sanitation districts, satellite systems and regional wastewater treatment facilities.	Santa Fe County Rio Arriba County State of NM Federal Government	medium
2.	Agriculture and Acequias Natural Environment	Agricultural Demonstration/ Environmental Education Sites Assess locations for agricultural demonstration sites and or natural environment interpretive park that are within walking distance of the Chimayó Elementary School such as the Chimayó Conservation Corps Tree Nursery Site and prepare strategic	Rio Arriba County Santa Fe County Chimayó Conservation Corps	Medium - long

ID #	Plan Element & Page #	Project, Program or Activity	Potential Partners	Time Frame
		master plan.		
3.	Economic and Community Development	Multipurpose, Multi-Generational Wellness Center Needs Assessment Conduct a needs assessment for a multipurpose, multi-generational health & wellness center using the Pojoaque Community Wellness Center as a model.	Rio Arriba County Santa Fe County USDA Rural Development New Mexico Dept. of Health	Medium - long
4.	Crime Prevention	Neighborhood Watch Program Initiate a kick off meeting with County Sherriff's offices and other law enforcement agencies. Organize a sustainable neighborhood watch program.	Santa Fe County Sheriff's Dept. Rio Arriba County Sheriff's Dept.	Short-medium
5.	Natural Environment & Watershed Agriculture & Acequias	Interpretive Learning Center Establish an interpretive learning center within walking distance of Chimayó Elementary School	Santa Fe County Rio Arriba County Santa Cruz Land Grant BLM Local School Districts Chimayó Conservation Corps	Medium - long
6.	Natural Environment and Watershed	Dual County Comprehensive Stormwater Management Develop a dual county comprehensive Stormwater management plan using Low Impact Development Principles	Santa Fe County Rio Arriba County BLM State Land Office Santa Fe Pojoaque Soil and Water Conservation District	Medium

ID #	Plan Element & Page #	Project, Program or Activity	Potential Partners	Time Frame
7.	<p>Natural Environment and Watershed</p> <p>Roads, Bridges, Walkers, & Cyclists</p>	<p>Dual County Road Design and Maintenance</p> <p>Develop dual county road design and maintenance programs using Low Impact Development</p>	<p>Santa Fe County</p> <p>Rio Arriba County</p> <p>NMDOT</p>	<p>Short-Medium</p>
8.	<p>Utilities</p> <p>Agriculture & Acequias</p>	<p>Demonstration Wastewater Project</p> <p>Demonstration wastewater project for Plaza del Cerro area.</p>	<p>NM Environment Department</p> <p>Santa Fe County</p> <p>Rio Arriba County</p> <p>Greater Chimayó Mutual Domestic Water Consumers Association</p>	<p>Medium - long</p>
9.	<p>Utilities</p> <p>Agriculture & Acequias</p>	<p>Wastewater Systems Survey & Preliminary Engineering Report</p> <p>Determine need, scope and cost with various decentralized approaches.</p>	<p>Chimayó MDWCA,</p> <p>Santa Cruz Irrigation District</p> <p>Santa Fe County</p> <p>Rio Arriba County</p> <p>New Mexico Environmental Department</p> <p>EPA</p> <p>USDA Rural Development</p>	<p>Short-Medium</p>

