



## Social Trails

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

### INTRODUCTION

In addition to roads and public trails, the village of Tesuque is connected by historic social trails. Such trails were established over time through historic use. They have significant community value. They facilitate land management, provide access to natural resources, support recreation, reflect village tradition, and connect neighbors to one another. Although Tesuque's social trails have long since been established by historic use, these trails are generally not documented or officially recorded. There are concerns that as property ownership changes in Tesuque, access to social trails may be inadvertently and irretrievably lost. To preserve social trails and the values associated with them, the community plan outlines strategies that inform property owners and County development review staff of the location of these historic social as an initial step to protect those trails.

## OFFICIAL MAP

Goal: Preserve Tesuque's historic social trails.

Strategy: The Community with assistance from the County will map social trails in order to produce an "Official Map" that will be adopted as part of the Tesuque Valley Community District.

Strategy: Santa Fe County Building and Development Services will advise applicants seeking subdivision or development permits in the Tesuque area of potential impacts to social trails based on the official Tesuque social trails map. County Development Review will encourage property owners and developers to work with neighbors and the Tesuque Valley Community Association to preserve and enhance social trails and access.

Strategy: The Tesuque Valley Community Association will work with property owners to record easements for the social trails with the County Clerk so that easements, points of access, and allowable uses are on record for title searches and are disclosed to new property owners.

## FOREST ROAD 415

Goal: Preserve Tesuque's historic access to Santa Fe National Forest via Forest Road 415

Strategy: The Community will work with the County and Santa Fe National Forest to re-establish access via Forest Road 415 from Griego Hill Rd (SF County Road 72 C) to SF National Forest Boundary.



## Public Access to Forest Land & Trails

### *Manage visitor use impacts associated with public trailheads.*

Public lands and trails within and surrounding Tesuque Valley are valued by the community and broader region. These amenities also generate visitor use impacts that should be managed more appropriately than they are at present. The Santa Fe National Forest lands adjacent to the planning area include a vast system of trails through the Sangre de Cristo Mountains. These lands have high scenic, recreation, and habitat value. Tesuque Creek Trail, the Chamisa Trail, and Winsor Trails cross the Santa Fe National Forest and may all be accessed from trailheads in the plan area including trails associated with Bishop's Lodge Resort and Spa.

As significant recreation amenities for the entire region, these trails attract more visitors than there are safe and convenient parking spaces to accommodate them. Parking on the sides of the road may impede traffic and emergency vehicle access. To enhance access to public land adjacent to the planning area, the community plan outlines strategies to develop additional parking facilities and to identify locations of "overflow parking".

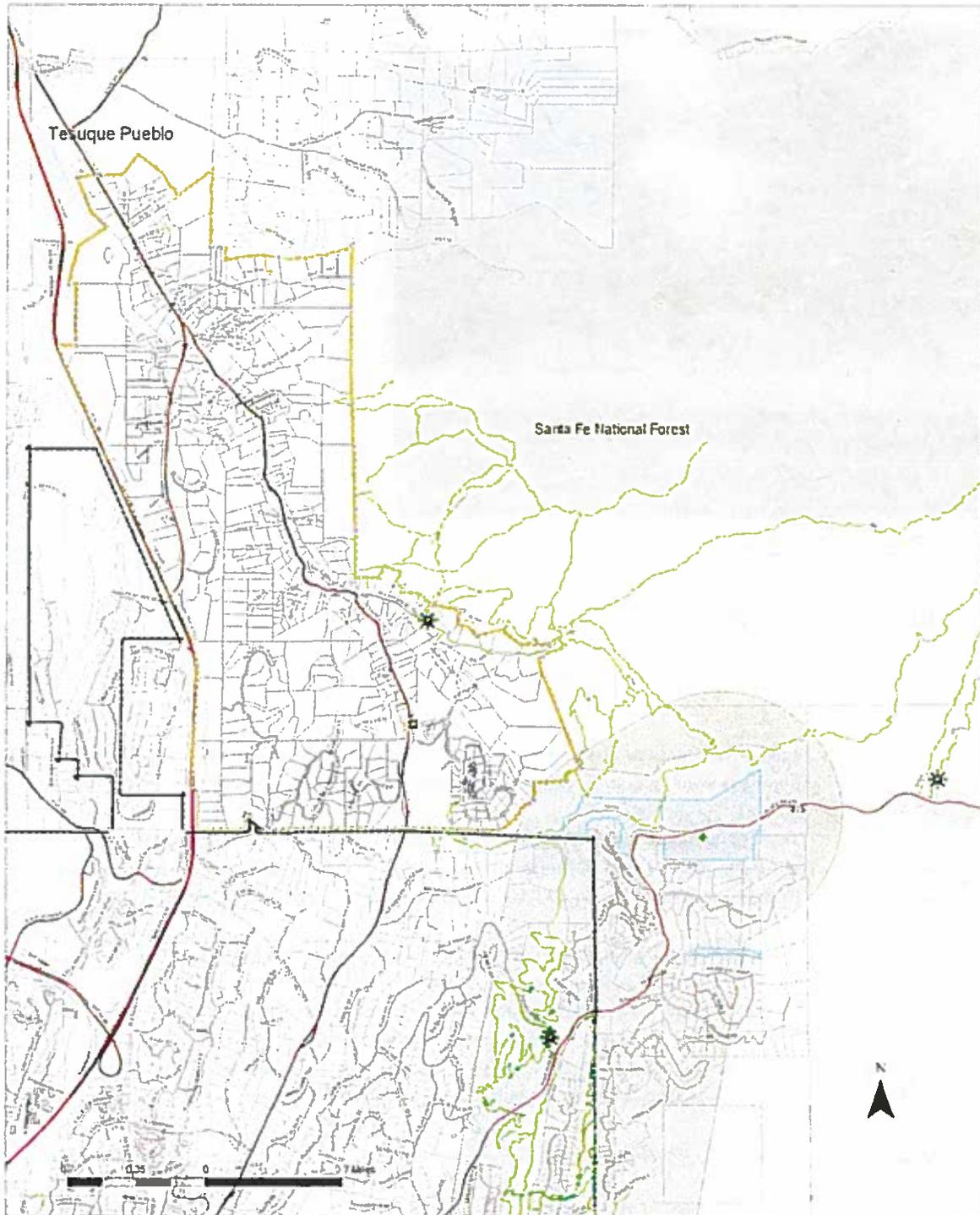
Strategy: The Tesuque Valley Community Association will work with Bishop's Lodge and Santa Fe County Public Works to explore the possibility of creating parking spaces and trailhead signage on the public right of way north of the entrance to Bishop's Lodge and/or within the Bishop's Lodge facility, as appropriate, in order to provide additional parking for cyclists using the Windsor trail and alleviate parking congestion at existing trailheads, (see Forest Trails and Access Study Map page 57).

Strategy: The Tesuque Valley Community Association will work with Bishop's Lodge to explore the possibility of providing public access to the Windsor Trail using existing resort trails and road network.

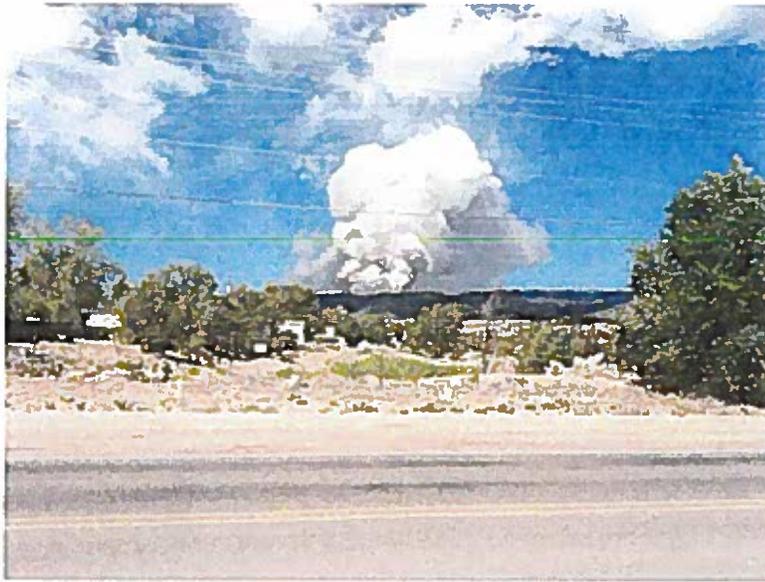
Strategy: Currently County Road 72A provides a trailhead with limited parking for the Tesuque Creek Trail and Windsor Trail. The Tesuque Valley Community Association will work with Santa Fe County Public Works to develop signage at the trailhead that alerts hikers of trailheads off of Hyde Parke Road that provide access to the Windsor trail and Tesuque Creek Trail with more plentiful parking, (see Forest Trails and Access Study Map page 57).

Strategy: The Tesuque Valley Community Association will work with Santa Fe County Public Works and the Tesuque Valley Volunteer Fire District to provide signage at the County Road 72A trailhead that describes penalties and the hazards of parking beyond stated limits.

FIGURE 6 FOREST TRAILS & ACCESS STUDY MAP



- |                                 |                                    |                                       |
|---------------------------------|------------------------------------|---------------------------------------|
| Santa Fe National Forest Trails | Santa Fe County Open Space         | City of Santa Fe                      |
| Existing Trails                 | Potential Trail Corridor SGMP 2010 | TVCP Community Planning District 2012 |
| Contours - 20 Feet              | Existing Trail Access Parking      |                                       |
| Minor Roads                     | Proposed Trail Access Parking      |                                       |
| Major Roads                     |                                    |                                       |



## Fire Safety & Prevention

*Fire will continue threaten the plan area. Having a proactive approach through prevention as well as being prepared for both are priorities of the community.*

Tesuque is highly vulnerable to wildfire. Most of the Tesuque Planning area is located in the County's Urban Wildlife Interface Area—a geography that encompasses areas of the County that are at the highest risk of experiencing wildfire.

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 5 miles of the plan area and burned over 16 square miles. Currently in 2013 wildfire season, the ongoing Joroso Fire, 12 miles northwest of the plan area, has burned over 11,000 acres of the Santa Fe National Forest.

### *Increase Response Capacity*

Fire protection in the village is provided by the Tesuque Volunteer Fire District which consists of three volunteer fire stations located in Tesuque Village, Tesuque Pueblo, and Chupadero. The Volunteer Fire District serves Tesuque Village, Tesuque Pueblo, Chupadero, Rio El Medio, Tano, Casa De San Juan, Sundance Estates, Vista Redondo, Los Camonitos, and Hyde Park Estates. Participants in the community planning process have expressed concern that water supply to support fire protection in Tesuque Village may not be sufficient. At present, the Tesuque Village fire station draws water from a 20,000 gallon tank associated with the Tesuque Mutual Domestic Water Consumer Association, a 90,000 gallon water tank at Bishop's Lodge, and has access to a 97,000 gallon tank outside

of the plan area at Rancho Encantado as well as the ability to draw water from two outdoor swimming pools in the community. In years past, the village fire station has had the ability to draw water from two ponds in Tesuque Pueblo, but this supplemental source is not considered reliable as they are currently dry. Of further concern is the possibility that a complete drawdown of the Tesuque mutual domestic well may collapse the system due to its age.

Strategy: Purchase and locate supplemental water tanks on suitable sites that supports the volunteer fire district's operational readiness and that minimizes visual/aesthetic impact. Locations that have been discussed with the community and the fire district include: elevated land just west of Tesuque Village Road across from the existing fire station, and a suitable site between Tesuque Elementary School and Bishop's Lodge Resort.

*Mitigate wildfire vulnerability.*

Most of Tesuque carries an Urban Wildfire Interface Area classification of 1 indicating that wildfire risk is extreme or very high fire, or a classification of 2 indicating that wildfire risk is high. These classifications require that any new construction, or reconstruction that affects or increases 49% of a structure's floor area, mitigate wildfire risk by requiring certain structure design standards; road, driveway, and gate standards; and in cases of subdivisions involving 12 lots or more, terrain management.

Strategy: As the rate of fire spread increases as slope increases, the Tesuque community plan supports the County prohibiting construction on land where slope is thirty percent (30%) or greater in all circumstances.

Strategy: The community plan encourages 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.

*Establish provisions for fire access roads that don't detract from the historic and rural character of the area.*

Currently Santa Fe County 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, when there smaller trucks that can be used that require less road width and turn around space. In order to find less impacting solutions for fire access, a provision needs to allow for solutions to be developed for each individual site owner, developer, County and Fire Marshall working in collaboration.



## Community Facilities

*Increase community cohesion and dedicated community space in Tesuque.*

### **Key Observations:**

Tesuque has a public elementary school located on Bishop's Lodge Road. The school serves about 147 students between kindergarten and sixth grade from Tesuque, Chupadero, Rio en Medio, Tesuque Pueblo, Espanola, and the City of Santa Fe. In addition to providing educational and recreational opportunities to Tesuque children, the school is also available to community members interested in using the facility, although fees for opening and closing the facility outside of normal business hours apply and community groups interested in using the school facility must either accept all risk and liability associated with their event or purchase insurance through which offers one-time coverage for about \$75-\$150.

The elementary school is highly valued and its continued function as a school is a priority in the community. In the event that it can no longer function as a school, this plan supports its repurposing as a multi-purpose community center.

The Tesuque Fire Station located on Senda del Fuego road is one of three volunteer fire stations that services the communities of Tesuque Village, Chupadero, Rio El Medio, Tano, Casa De San Juan, Sundance Estates, Vista Redondo, Los Caminitos, Hyde Park Estates. While the space is occasionally used for community events, its main purpose is to support emergency response so opportunities for community events are limited.

The Tesuque Village Market, El Nido Restaurant (when it was in operation) and San Ysidro Mission, although not public establishments, function as important community gathering spaces for community members.

The San Ysidro Mission Cemetery and the Tesuque Elementary School playground are important open spaces that provide very different functions and specific community needs.

Tesuque does not have a community center or village park although its population is greater than several other communities with those amenities. The closest community center to Tesuque is the Santa Fe County Rio en Medio Senior and Community Center.

As a way of increasing cohesion in the community and facilitating implementation of this plan, the community has identified a need for a multi-purpose community facility, a small passive village park and a community website.

Policy: Create a community website that has an interactive community announcement page as well as an information kiosk at the post office.

Strategy: The TVCA will develop and maintain a community website.

Policy: Develop a multi-purpose community center.

Strategy: In collaboration with the county, the community will identify developed and undeveloped properties in the Village core area that should be considered as potential sites for conversion as a community center

Strategy: The community in collaboration with the County will conduct a needs assessment and develop a preliminary program to use as a basis for siting and design of a community center.

Strategy: Tesuque will work with State Representatives of House District 46 and Senate District 25 to secure a state appropriation or other means of funding to support the siting and development of a community center.

Policy: Increase community outdoor space in the heart of the village.

Strategy: Tesuque will work with the County to evaluate a variety of sites within the village core area and explore the possibility of establishing and maintaining a small passive village park in conjunction with proposed pedestrian paths.



## Water Supply and Wastewater Treatment

*Tesuque's quality of life depends on adequate water quality and water quantity.*

All residents and businesses in the plan area currently use ground water either drawn from private wells or community wells for their domestic water supply and to certain extent fire suppression. Their direct experience with wells and irrigation flows have led to the general agreement that ground and surface water in the plan area "is not a constant, abundant, unchanging source".

Since the Rio Tesuque Plan was adopted in 2000, the Aamodt litigation has been settled and implementation of a regional water system in the Pojoaque Basin has begun with completion projected for 2024. The project will involve extending water infrastructure to serve Pueblo and County residents, including residents in the plan area, with surface water from the Rio Grande. It is important to note that residents have expressed concern that the implementation of the Aamodt settlement has the potential to significantly alter the community. This plan addresses concerns that the proposed alignment of the pipes which are congruent with the Scenic Corridor may cause the roads to be widened and detract from the scenic quality and unique character. (See Scenic Corridor Section beginning on pageIntroduction). This plan does not address the terms of the settlement parties' water entitlement and use which were established under state and Federal law through the Settlement Agreement.

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<sup>1</sup> Rio Tesuque Community Land Use Plan 2000

**Key Facts:**

**Domestic Wells-** There are approximately 440 wells in the plan area. The majority are domestic wells serving individual and multiple households (shared wells). Approximately 24 wells are used for irrigation.

**Community Water -** The Tesuque Mutual Domestic Water Consumers Association provides water services to 107 service connections or a population of about 370. Bishop's Lodge and Shidoni have their own water systems. Notably, no water system in Tesuque has had any violations for exceeding federal contaminant standards in recent years.

**Wastewater Infrastructure-** Most households in Tesuque rely on individual septic tanks to manage their wastewater. Tesuque's unique geographic characteristics, including soil depth to bedrock, percolation rate, depth to shallowest water table, slope, and flooding potential mean that many households in Tesuque are required to treat wastewater to higher standards than are achieved with a conventional septic systems and must purchase more expensive septic tank systems. Bishop's Lodge, Sol y Sombra Trailer Park, Riverside Mobile Home Park, and Tesuque Elementary school each have small wastewater facilities to serve their populations.

**Goal:** *Develop more centralized approaches to managing wastewater.*

**Strategy:** Santa Fe County and the Tesuque Valley Community Association will explore the feasibility of developing central community waste water facility for the Village Core area and Griego Hill to include the Tesuque Elementary School, commercial uses, the mobile home parks and homes, (See Water & Wastewater Study Map, page 62).

**Goal:** *Increase County oversight of liquid waste disposal systems, including septic tanks to reduce ground water and surface water pollution due to failing systems.*

**Policy:** County should determine the efficacy of liquid waste disposal systems by requiring inspection and implementation of improvements as needed as part of development permit application for new development, change in use or increase in the intensity of activity.

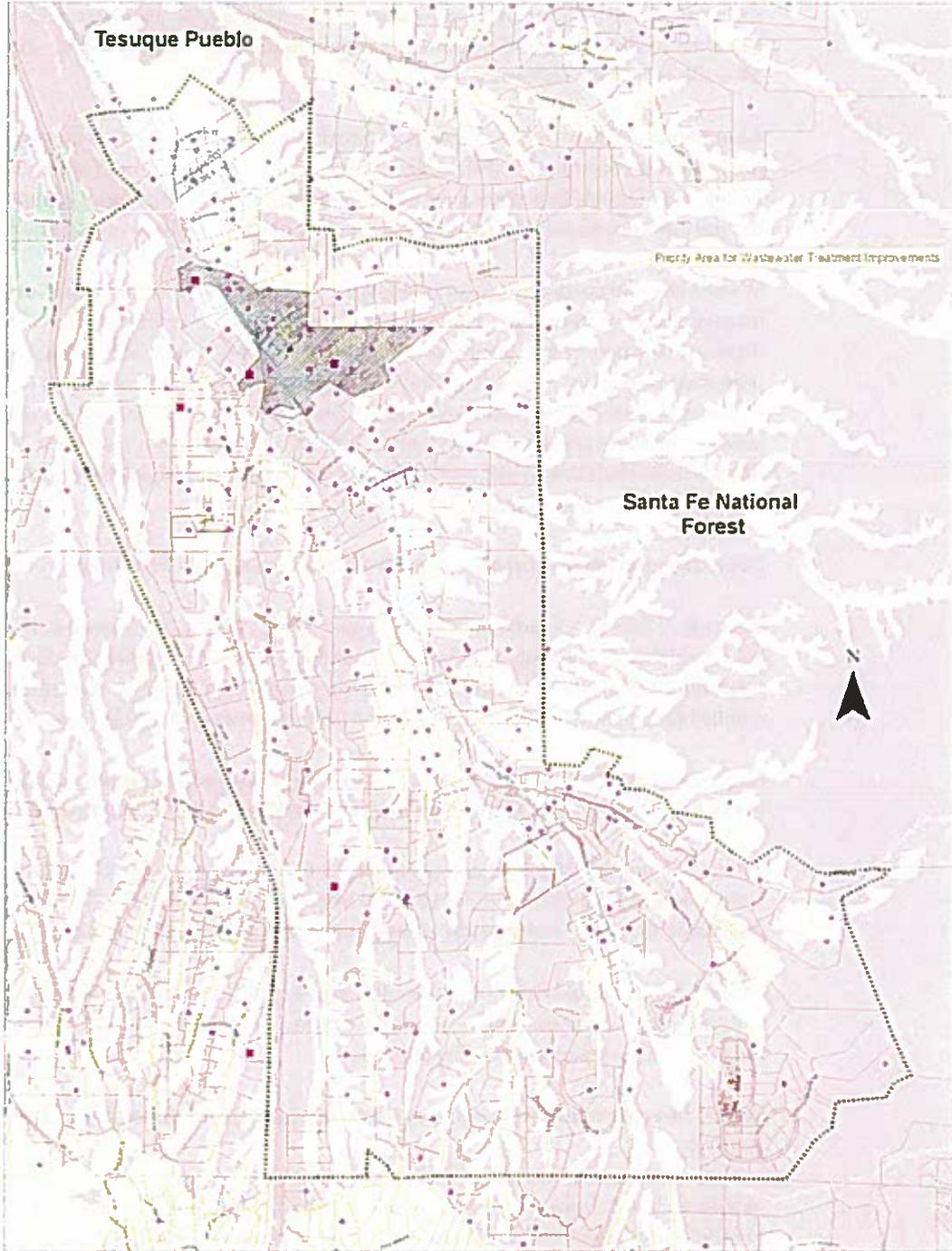
**Policy:** County should determine the efficacy of liquid waste disposal systems by requiring inspection and implementation of improvements as needed as part of business license and/or home occupation permit application.

**Goal:** *Increase awareness of Tesuque water quality and means of enhancing water quality.*

**Strategy:** The Tesuque Valley Community Association will reach out to a technical assistance organization such as Amigos Bravos to explore ways for Tesuque residents to monitor the presence of contaminants that aren't already regulated by the New Mexico Environment Department and if appropriate, develop a strategy to address water contaminants.

**Strategy:** The Tesuque Valley Community Association will form a subcommittee to develop educational materials documenting how individual households can minimize their impact on water resources. Please see Appendix D Protecting Our Water and Ourselves for educational information that identifies household supplies and building materials that are commonly used but pose risks to the environment and residents.

FIGURE 7 WATER & WASTEWATER STUDY MAP



TVCP PLAN AREA BOUNDARY

Waste Water Systems

Water Well Locations, July 2011

Soils Septic Tank Suitability

Very limited

Somewhat limited

Not limited

Not rated or not available

**Tesuque Valley Community Plan 2013  
Water & Wastewater Study Map**

## SECTION III: IMPLEMENTATION







## Strategic Work Plan

### INTRODUCTION

*The spirit of collaboration and cooperation that carried Tesuque through the plan update process will be vital to implementing the updated community plan. The process of collaborating to implement the community goals established in this plan is as important as the goals themselves.*

### IMPLEMENTATION MATRIX

The Implementation Matrix lists many of the strategies of the plan, and lays out the responsible entity, timing of implementation and potential funding sources, where relevant. Recommended zoning regulations will be implemented with adoption of Sustainable Land Development Code. Capital Improvement Projects will follow the standard process for submittal, evaluation and adoption by the County. The remaining strategies are voluntary initiatives, and may involve collaboration of the community groups, Tesuque Valley Association with County departments, other public agencies or organizations. The Tesuque Valley Association should create an Implementation Task Force to organize committees to be responsible for coordinating the implementation of each of these strategies and activities.

| 1. Element: Land Uses, Densities, & Development Patterns  | Page (s) #    | Responsible Organizations/ Partners       | Time Frame  | Potential Funding Sources |
|---|---------------|---|-------------|---------------------------|
| 1.1. Develop and codify a land use plan that reflects Tesuque's unique characteristics and community vision.  | 32-48         | SFCP; TVCPC                               | Summer 2014 |                           |
| 1.2. Inventory public nuisances in the community which are currently causing undue community impacts and which may warrant county code enforcement action according to the land development code, or Ordinance 2009-11 to prohibit unnecessary and unreasonable noise and public nuisances, or other county policy. | 48            | TVCA; SFCP; SFCB&DS: Enforcement Division | 2013        |                           |
| 1.3. Schedule standing biannual meetings with Santa Fe County code enforcement to proactively address code enforcement and educational issues as well as permit application processes.  | 48            | TVCA; SFCB&DS Enforcement Division        | 2014        |                           |
| 1.4. When the opportunity becomes available, apply to the Board of County Commissioners for registration as a Community Organization in order to receive notice and provide recommendations for any discretionary development application, including conditional use permits for medium impact home occupations.    | 67            | TVCA                                      |             |                           |
| 1.5. As part of a "welcome packet" for new property owners, provide an overview community plan future land use recommendations of the community plan.   | Begin page 32 | TVCA                                      | Winter 2013 |                           |

| 1. Element: Land Uses, Densities, & Development Patterns   | Page (s) # | Responsible Organizations/<br>Partners | Time Frame   | Potential Funding Sources |
|--|------------|--|--------------|---------------------------|
| <p>1.6. As part of a "welcome packet" for new property owners, the Tesuque Valley Association should assemble information about the opportunity for property owners who believe that their property has mistakenly been identified as a flood hazard area to file a Letter of Map Change with FEMA to revise the Flood Insurance Rate Map. The Association should encourage property owners interested in filing a Letter of Map Change to coordinate with their neighbors to identify opportunities for coordination of efforts and reduction of costs.</p> | 45         | TVCA                                   | Winter 2013  |                           |
| <p>1.7. Provide information to properties that were incorporated into the floodplain for the first time in 2008 on how this designation affects their ability to modify, expand, and develop their property.</p>   | 45         | SFCBDS                                 | Winter, 2013 |                           |

| 2. Element: Scenic Corridor & Roads  | Page (s) #   | Responsible Organizations/<br>Partners | Time Frame  | Potential Funding Sources   |
|--|--|--|-------------|---|
| 2.1. Conduct a road survey that maps cultural resources, important scenic features including heritage trees and tree canopies, existing roadway widths and rights-of-way.  | 24-27  | SFCP; SFCPW;<br>TVCA                   | Spring 2014 | County Operating Budget   |
| 2.2. Develop preservation standards in the form of a Scenic Corridor Overlay Zone which will establish permit conditions for all new road construction and improvement projects, utilizing context-sensitive design principles and the recommendations of this plan. The Overlay Zone should address lighting, utilities, and fences according to the recommendations of this plan.                                  | 24-27<br>Figure 3<br>Scenic Corridor Schematic Plan 30 | SFCPW; SFCP;<br>TVCA Review            | Winter 2014 | County Operating Budget   |
| 2.3. Assess the condition of Bishops Lodge's Road and rehabilitate all deficient or dangerous roadway sections to standards that are in character with the Scenic Corridor. This will apply to roadway surface, edge treatment, bike lanes and drainage facilities within the right-of-way.  | 25-27<br>Figure 3<br>Scenic Corridor Schematic Plan 30 | SFCPW; SFCP;<br>NMDOT; TVCA            | 2015        | County Operating Budget;<br>NMDOT Safety Programs (safety components)       |
| 2.4. Bridge safety assessment/ improvements. The bridge on Big Tesuque Canyon Rd. just beyond the intersection with 72 A may be unsafe due to its age and deteriorating condition.   | 27   | SFCPW; NMDOT;<br>TVCA                  | Spring 2014 | County Operating Budget; RPA ;<br>NMDOT Safety Programs (safety components) |
| 2.5. Analyze and implement appropriate traffic calming measures including additional signage, striping, edge treatments, at-grade reflectors and sharrows for transition zones between the higher speed areas, 50 MPH - 35MPH, associated with traffic coming into the valley on Bishop's Lodge Road and Tesuque Valley Road and the slower speed areas, 25 MPH, associated with the traditional historic community. | 25-27  | SFCPW; SFCP;<br>NMDOT; TVCA            | 2015        | County Operating Budget; RPA ;<br>NMDOT Safety Programs (safety components) |

| 2. Element: Scenic Corridor & Roads  | Page (s) #   | Responsible Organizations/<br>Partners | Time Frame             | Potential Funding Sources  |
|--|--|--|------------------------|--|
| 2.6. Connect cyclists to the City of Santa Fe and surrounding areas through a normalized bike route to follow Tesuque Village Road to US 285 west frontage to connect with Tano Road and Camino Encantado, both of which are designated bike routes.   | 25-27<br>Figure 3<br>Scenic Corridor Schematic Plan 30   | SFCPW; SFCP;<br>NMDOT; TVCA            | 2015                   | County Operating Budget; RPA; NMDOT Transportation Enhancement Program |
| 2.7. Develop an on-road bike lane for a limited section of road on Bishop's Lodge Road to provide the ability for southbound vehicles to pass cyclists biking up the steep climb from approximately the entrance of Bishop's Lodge Resort to the top of the hill.  | 25-27<br>See Figure 3<br>Scenic Corridor Schematic Plan 30                                     | SFCPW; SFCP;<br>NMDOT; TVCA            | 2015                   | County Operating Budget; RPA; NMDOT Transportation Enhancement Program |
| 2.8. Develop a master plan for the village core that establishes:<br>2.8.1. Storm Water Management Plan<br>2.8.2. Safe pedestrian connections and crossings between the elementary school, the Village Market and the post office and which includes appropriate traffic calming measures,<br>2.8.3. Efficient parking and a management plan that improves parking for existing and future businesses<br>2.8.4. An improved RTD stop that provides seating and shade for transit riders<br>2.8.5. Small passive park (see Element 5. Community Facilities) | 25-27, 36<br>Figure 3<br>Scenic Corridor Schematic Plan 30<br>Figure 4<br>Land Use Map page 40 | SFCPW; SFCP;<br>SFPS; NMDOT;<br>TVCA   | Winter 2014            | County Operating Budget; RPA; NMDOT Safe Routes to School              |
| 2.9. Amend the SGMP to remove or change future Roadways Map and language that refers to Bishop's Lodge Road as a "priority 2" for "retrofit through widening".   | 25   | SFCP                                   | 2013                   |  |
| 2.10. As part of a "welcome packet" for new property owners, provide graphic examples of various walls, fencing, and landscaping alternatives that can accommodate both visual privacy needs on private property and a more open scenic corridor.  | 29   | TVCA SFCP                              | Winter 2013<br>Ongoing |  |

| 3. Element: Wildfire   | Page(s) # | Responsible Organizations/Partners | Time Frame  | Potential Funding Sources   |
|--|-----------|------------------------------------|-------------|---|
| 3.1. Purchase and locate supplemental water tanks.   | 58        | Tesuque Volunteer Fire District    | 2014        | Volunteer Fire Assistance grant program; State Hazard Mitigation Grant Program funds; County Operating Budget |
| 3.2. As part of a "welcome packet" for new property owners, encourage Tesuque residents to take advantage of the County's free service to assess household wildfire vulnerability. | 58        | TVCA                               | Winter 2013 |   |

| 4. Element: Trails  | Page(s) # | Responsible Organizations/Partners              | Time Frame  | Potential Funding Sources |
|---|-----------|---|-------------|---------------------------|
| 4.1. Develop, as appropriate, parking in the public right-of-way near the north entrance of Bishop's Lodge along with signage describing how to access the Winsor Trail.  | 55-55     | TVCA; SFCPW; Bishop's Lodge; SF National Forest | 2015        | County Operating Budget   |
| 4.2. Explore opportunities to create parking and signage, as appropriate, to provide access to the Winsor Trail for hikers and bikers.  | 55-55     | TVCA; SFCPW; Bishop's Lodge; SF National Forest | 2014        | County Operating Budget   |
| 4.3. Develop signage at the trailhead on Big Tesuque Canyon Road/County Road 72A that alerts hikers of other locations off of Hyde Park Road to access the Winsor trail and Tesuque Creek trail with more plentiful parking.      | 55-55     | TVCA; SFCPW                                     | 2013        | County Operating Budget   |
| 4.4. Develop signage at the trailhead on Big Tesuque Canyon Road/County Road 72A that describes the hazards of parking outside of formal parking area.  | 55-55     | TVCA; TVFD; SFCPW                               | Ongoing     | County Operating Budget   |
| 4.5. Create an official social trails map that will be adopted as part of the Tesuque Valley Community District.  | 53        | TVCA; SFCP; SFCB&DS                             | Winter 2014 |                           |
| 4.6. Work with property owners to record easements for the social trails with the County Clerk so that easements, points of access, and allowable uses are on record for title searches and are disclosed to new property owners. | 53        | TVCA  | Ongoing     |                           |
| 4.7. Re-establish access to the Santa Fe National Forest via Forest Road 415 from Griego Hill Road/(SF County Road 72C.   | 54        | TVCA; SFCPW; SFCPD; SF National Forest          | 2014        |                           |

| 5. Element: Community Facilities   | Page(s) # | Responsible Organizations/Partners | Time Frame | Potential Funding Sources  |
|--|-----------|------------------------------------|------------|--|
| 5.1. Identify developed and undeveloped properties in the Village core area that should be considered as potential sites for a community center and/or a small passive village park. (see 2.7) | 60-60     | TVCA                               | Fall 2013  |  |
| 5.2. Conduct a needs assessment and develop a preliminary program to use as a basis for siting and design of a community center. (see 2.7)   | 60-60     | TVCA; SFCHHS                       | 2015       |  |
| 5.3. Conduct a needs assessment and develop a preliminary program to use as a basis for siting and design of a small passive village park. (see 2.7)   | 60-60     | TVCA; SFCP                         | 2015       |  |
| 5.4. Develop a community center and/or small passive village park. (see 2.7)   | 60-60     | TVCA; SFCPW                        | 2016       | State Appropriation (community center); Land and Water Conservation Fund Grants (park) |

| 6. Element: Agriculture & Acequia   | Page(s) # | Responsible Organizations/Partners                                  | Time Frame  | Potential Funding Sources     |
|---|-----------|---|-------------|-------------------------------|
| 6.1. Form a Stewardship Committee to educate and work with property owners to establish conservation easements on their property.   | 49        | TVA; SFCP; New Mexico Land Conservancy; Santa Fe Conservation Trust | 2014        | County Operating Budget; USDA |
| 6.2. Create new zoning provisions for parcels measuring at least three acres that would allow qualifying land to receive density bonuses in exchange for setting aside minimum percentage of a lot area for agriculture production or open space. | 49        | SFCP; TVA Review  | Winter 2014 |                               |

| 7. Element: Water quantity and water quality   | Page(s) #   | Responsible Organizations/Partners | Time Frame  | Potential Funding Sources  |
|--|---|------------------------------------|-------------|----------------------------|
| 7.1. Provide information to new property owners as part of a "welcome packet" on means for reducing the impacts of individual households on community water sources.   | 62-63   | TVCA                               | Winter 2013 |                            |
| 7.2. Explore ways for Tesuque residents to monitor the presence of contaminants that aren't already monitored by the New Mexico Environment Department and if appropriate, develop a strategy to address water contaminants. | 62-64   | TVCA; Amigos Bravos; NMED          | Ongoing     |                            |
| 7.3. Explore the feasibility of developing central community waste water facility for Tesuque's commercial core and Griego Hill to include the Tesuque Elementary School, commercial uses, the mobile home parks and homes.  | 62-64<br>Figure 7<br>Water &<br>Wastewater<br>Study Map<br>64 | SFCPD; SFCPW; TVCA<br>Review       | 2015        | County Operating<br>Budget |

# Appendix

Appendix A- 2000 Tesuque Valley Community Zoning District Ordinance

Appendix B- Draft Home Occupation Regulations in the 2012 Draft SLDC

Appendix C- 2000 Tesuque Community Land Use Plan

Appendix D- Tesuque Plan 2013 – Protecting Our Water and Ourselves



Appendix A – 2000 Tesuque Valley Community  
Zoning District Ordinance

1

2

3

# SANTA FE COUNTY

4

## *Ordinance No. 2000 - 13*

5

6

1850795

7

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8 AN ORDINANCE AMENDING ARTICLE XIV, TRADITIONAL AND  
 9 CONTEMPORARY COMMUNITY ZONING DISTRICTS, OF THE SANTA FE  
 10 COUNTY LAND DEVELOPMENT CODE TO ADD A NEW SECTION 3, TESUQUE  
 11 COMMUNITY ZONING DISTRICT

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12

13

14 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE  
 15 COUNTY THAT THE SANTA FE COUNTY LAND DEVELOPMENT CODE, ARTICLE  
 16 XIV, TRADITIONAL AND CONTEMPORARY COMMUNITY ZONING DISTRICTS, IS  
 17 AMENDED TO ADD A NEW SECTION 3 AS FOLLOWS:

18

19 **Section 3 – TESUQUE COMMUNITY ZONING DISTRICT**

20

3.1 Location of District and Boundaries

21

3.1.1 The Tesuque Community Zoning District consists of all lands lying within the  
 22 Tesuque Traditional Historic Community boundary as designated by County Ordinance  
 23 1998 - 6, as depicted on Map RTZ 1, attached.

24

3.1.2 The following maps are hereby adopted and incorporated into this Section:

25

a. Tesuque Community Zoning, Map RTZ 1

26

b. Tesuque Scenic Corridor, Map RT 5

27

3.2 Intent of the Rio Tesuque Land Use Plan and Tesuque Community Zoning  
 28 District

29

3.2.1 The standards and regulations set forth for this District are intended to  
 30 implement the purposes, intent, planned land use goals and strategies of the Rio Tesuque  
 31 Comprehensive Land Use Plan, Resolution 2000 - 165, adopted and approved by the  
 32 Board of County Commissioners on December 12, 2000 pursuant to the Community  
 33 Planning Process set forth in Article XIII of the Code. This Plan and the District  
 34 standards may be amended from time to time.

35

3.2.2 Purpose and Intent

1 Village residents desire to maintain and preserve the rural character of the Rio Tesuque  
2 community.

3 To preserve, protect and conserve the following natural resources: open space,  
4 greenbelts, ground and surface water, wetlands, riparian areas, flora and fauna, and,  
5 particularly, the Tesuque River and its watershed.

6 To preserve and protect and maintain the following cultural resources: acequia systems,  
7 archeological sites, historic structures, historical agricultural elements, historic trails and  
8 the traditions associated with each of the cultural groups composing its population.

9 To manage traffic on local roads in a manner that addresses both traffic quantity, impact  
10 and noise levels and to consider pedestrian, equestrian, and bicyclist safety during all  
11 traffic management decision making.

12 All development must occur in a manner that supports: the rural character of the village,  
13 erosion control, open space preservation, natural resources conservation, "view-scape"  
14 management, and regional watershed protection. Growth must be environmentally  
15 sensitive and balanced with individual rights, collective community well being and the  
16 ecological system that surrounds us.

17 All future commercial development should be designed to address the expressed needs of  
18 the local community.

19 Land adjacent to the Historic Community boundaries and development efforts on  
20 adjacent land have consequences for Tesuque and the Rio Tesuque watershed. The  
21 community will monitor activities on neighboring land and form collaborative  
22 partnerships with other groups concerned with managing the ecological relationship  
23 shared by the watershed and the communities and land therein.

24 To establish and promote a formal process through which the residents of Tesuque may  
25 fully participate in the planning and development review processes.

### 26 3.3 Performance Standards for Rural Character

27 3.3.1 The following standards shall apply to new development in Tesuque and shall be  
28 interpreted in conformance with the Rio Tesuque Comprehensive Land Use Plan:

29 a. Open spaces set aside for density transfers or other easements for  
30 protection of river, arroyos or trail corridors shall interconnect to such sites or  
31 potential sites on adjacent properties, as practicable.

32 b. Density transfers shall be used to protect agricultural lands and acequias.

33 c. When density transfers or affordable housing result in higher site  
34 densities, such clusters shall be designed to fit the land features and Tesuque  
35 Village character, not in an urban grid pattern.

36 d. Developments shall design narrow roads and driveways that follow the  
37 natural terrain without creating large cut and fill areas; roads shall be designed  
38 with more natural edges, using shoulders, ditches and grassy swales rather than  
39 curb and gutter.

40 e. Identified wildlife corridors shall be avoided.

41 f. Native vegetation shall be preserved on development sites and local  
42 native plants used for landscape buffers and screening.

1 g. Preserving clean air and water are community priorities. The Code  
 2 Administrator shall be authorized to develop criteria and standards with respect  
 3 to air and water quality, including without limitation, determining the efficacy of  
 4 alternative liquid waste disposal systems and other ground water protection  
 5 practices.

6 h. Noise and lighting standards shall be strictly enforced. All outdoor lights  
 7 shall be shielded pursuant to the standards of Article III, Section 4.4.4 of the  
 8 Code.

9 i. Maximum lot coverage for development shall be twenty percent (20%),  
 10 calculated as follows:

11 i. Residential uses: Lot Coverage means the percentage of total lot area  
 12 which may be covered by the total roofed area of principal and accessory  
 13 structures.

14 ii. Non-residential uses. Lot Coverage means the percentage of total lot  
 15 area which may be covered by roof area of all structures and parking areas and  
 16 driveways.

17 iii. Whenever density transfers are used to create open space which is  
 18 protected in perpetuity by easement or other legal means, lot coverage shall be  
 19 calculated based on the total acreage of the project rather than for each  
 20 individual development lot and shall be apportioned to the density transfer lots  
 21 by means of building envelopes on the approved final plat.

22 j. Parking lots shall be located and constructed

- 23 • So that the view of commercial lots are effectively shielded from  
 24 residential neighboring lands; shielding may consist of a landscaped  
 25 buffer, wall or berm;
- 26 • to the side or rear of buildings unless the LDRC determines that  
 27 alternative siting more effectively protects the rural character of the  
 28 area;
- 29 • with gravel surfacing except as required to meet ADA standards.

30 3.4 Residential Uses

31 3.4.1 Traditional Village Zone

32 a. Minimum Lot Size is one (1) acre and only one dwelling unit shall be  
 33 permitted per acre.

34 b. Two dwelling units may be located on a lot of 1.5 acres or larger if advanced  
 35 liquid waste systems with backup vault holding tanks are installed to serve the  
 36 dwellings. Such systems must be designed by a New Mexico Professional  
 37 Engineer with experience in liquid waste system design. These systems must  
 38 treat effluent to tertiary standards prior to discharge. Disinfection and filtration  
 39 are required. The systems shall be designed so that the effluent's total nitrogen  
 40 shall not exceed 10 milligrams per liter, fecal coliform shall not exceed 100  
 41 colony forming units per 100 milliliters, and chemical oxygen demand shall not  
 42 exceed 25 milligrams per liter. (Constructed wetlands are prohibited.)

1 c. The minimum lot size shall not be adjusted down when community water and  
2 sewer systems are provided except:

3 1) where density transfers are used to protect sensitive lands or preserve  
4 open space or agricultural lands and gross density is maintained; or

5 2) where affordable housing on community water and sewer systems and  
6 meeting County standards is provided.

7 3.4.2 Tesuque Basin Fringe Zone

8 a. Lot Size Requirements of Art. III, Section 10 for Basin Fringe Zone shall  
9 apply.

10 b. The minimum lot size shall not be adjusted down when community water and  
11 sewer systems are provided except:

12 1) where density transfers are used to protect sensitive lands or preserve  
13 open space or agricultural lands and gross density is maintained; or

14 2) where affordable housing on community water and sewer systems and  
15 meeting County standards is provided.

16 3.4.3 Family Transfers

17 Because local families are one of the great community resources of the Tesuque  
18 Traditional Historic Community, lots created by inheritance or family transfer  
19 are allowed and shall meet the requirements of Article II, Section 4 of the Code.

20 3.5 Commercial Uses

21 3.5.1 Lot Size

22 a. Minimum Lot Size is  $\frac{1}{4}$  acre

23 b. Maximum Lot Size is 1.5 acres

24 c. The Code Administrator shall determine whether a conventional liquid waste  
25 treatment system is adequate for a proposed commercial use and/or lot or  
26 whether the use of advanced liquid waste treatment is required. Commercial uses  
27 producing waste water of 2000 g.p.d. or more must hook up to a community  
28 sewer system.

29 3.5.2 Performance standards

30 Commercial uses must meet all Rural Character Performance Guidelines set forth in  
31 Section 3.3.1 above.

32 3.5.3 Resort uses shall be governed by Article III, Section 6, Large Scale Residential  
33 Uses.

34 3.5.4 The proposed location for neighborhood scale commercial activity at the village  
35 center is within a five hundred foot (500') radius from a point on CR 73 midway between  
36 the intersections of CR73/CR73A and CR73/Griego Road. See Map RT1 Tesuque  
37 Community Zoning Map. The total area eligible for rezoning will be up to 20 acres  
38 maximum; the shape and extent will be based on boundaries of parcels which are zoned.  
39 Other locations for non-residential uses may be proposed as long as the standards of this  
40 Section 3.5 and Section 3.3 are met.

41 3.6 Home Occupations

1 3.6.1 Home occupations meeting the minimum standards of Article III, Section 3 of the  
2 Code are allowed within the Tesuque Community Zoning District.

3 3.6.2 Arts and crafts may be sold as part of a home occupation provided:

- 4 a. all products to be sold are manufactured on site by the resident; and  
5 b. no more than two (2) employees other than the resident shall be regularly  
6 engaged in work at the site of the home occupation.

7 3.7 Non-conforming Legal Uses

8 3.7.1 Non-conforming legal land uses and lots shall meet the standards of Article II of  
9 this Code.

10 3.7.2. Non-conforming legal uses which have previously been expanded under the  
11 County Land Development Code or the Santa Fe Extraterritorial Zoning Ordinance shall  
12 not be allowed further expansion based on adoption of this Ordinance.

13 3.8 Terrain Management

14 The terrain management standards of Article VII, Environmental Requirements and site  
15 planning standards of Article III shall apply except where alternative or more restrictive  
16 standards are set forth below.

17 3.8.1 Protection of River corridors and acequias

18 a. Except as provided below, development shall be set back a minimum of fifty  
19 feet (50') from the natural edge of the Little Tesuque and the Big Tesuque rivers.  
20 A minimum of twenty-five feet (25') set back is required from the natural edge of  
21 other streams, waterways, drainage ways or arroyos that may convey a discharge  
22 ("Q") of one hundred cubic feet per second (100 cfs) or more, generated by a  
23 design storm (100 year recurrence, 24 hour duration); the required setback may  
24 be increased if the Code Administrator determines that a clear hazard exists  
25 pursuant to the procedures set forth in Art. VII, Section 3.4.

26 1) Bridges, gardens, acequias, detention ponds and other erosion control  
27 facilities, access and utility corridors are allowed within setback areas; trails  
28 and outdoor recreational uses are allowed but not buildings; and

29 2) Exceptions to these setbacks may be approved by the Code Administrator  
30 pursuant to standard engineering practice and alternative stormwater  
31 management practices.

32 b. In order to protect the Little Tesuque and the Big Tesuque rivers from  
33 siltation and contaminants from accessory uses, drainage from all land uses  
34 which may discharge runoff containing high nitrogen content or other  
35 contaminants, such as stables or kennels, shall be retained in ponds set back a  
36 minimum of twenty-five feet (25') from the natural edge of the river or the  
37 FEMA designated 100 year flood plain whichever is closer. Retention ponds  
38 shall be cleaned regularly to maintain their planned capacity and are encouraged  
39 to be incorporated into landscaping for the site.

40 c. Applications for development within twenty-five feet (25') of an acequia shall  
41 be reviewed by the affected acequia association before any Development Permits  
42 are issued.

43 3.8.2 Architectural and Appearance Standards

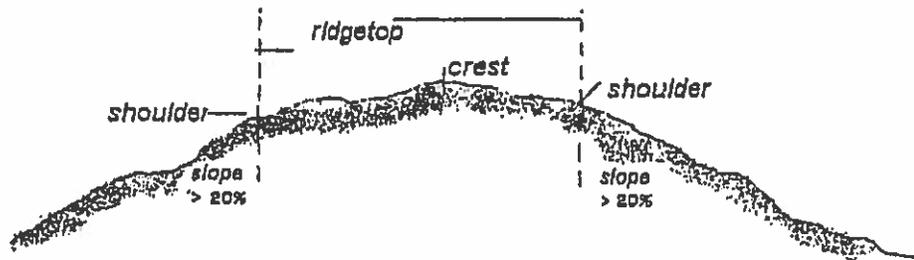
a. No Build and Buildable Areas

Except as set forth in this Tesuque Community Zoning District Ordinance, No Build and Buildable Areas shall be determined according to the standards of Article III and Article VII, Section 3.4 of the Code.

b. Definitions

1) Ridgetop - the uppermost elevations, between the shoulder and crest, of any hill or ridge with a slope of twenty percent (20%) or greater. For purposes of these regulations, a ridgetop means the area measured horizontally from the shoulder across the crest to the parallel shoulder. A ridge formation which does not contain a development site of at least twelve hundred (1200) square feet will not be classed as part of the Buildable Area for purposes of construction of a primary residential structure. See also "Shoulder" defined below. Where a ridgetop measures more than three hundred feet (300') from shoulder to shoulder (a mesa), the ridgetop standards and requirements for architecture and buffers shall apply within one hundred fifty feet (150') of the shoulder of the ridge.

2) Shoulder - the line where the profile of the upper slope of an elevation (hill, ridge, mountain, escarpment, etc.) changes from 20% or greater slope to less than 20% slope.



c. These standards apply to all new buildings and additions to existing structures which are located on development sites where any portion of land has a natural slope prior to development of fifteen percent (15%) or greater and on ridgetops. They are designed to assure that buildings, roads, driveways, utilities, and other development blend into the natural landscape and conform to the existing natural topography, vegetation, and soils characteristics of Tesuque. The natural form, color, slope, and texture of the hills or mountains should be the dominant feature, not the built environment.

1) Exterior walls, facades and roofs shall be darker shades of the natural earth tones (dark tan, brown, or dark mauve) of the soils on the building site and shall blend with predominant year round color of the natural foliage of the native trees or other vegetation.

2) Roof colors and all wall and facade colors visible from adjacent properties or from US 84/285, CR 73 and CR 73A shall be muted and of non-reflective or non-glossy materials with a Light Reflective Value (LRV) of less than forty (40) pursuant to manufacturers specifications. When such

1 data is unavailable, compliance will be determined by a comparison of  
2 samples for which data is available.

3 3) For all new buildings and additions to existing structures which are  
4 located on development sites where any portion of land has a natural slope  
5 prior to development of fifteen percent (15%) or greater and on ridgetops,  
6 window and door glazing shall be limited to no more than thirty percent  
7 (30%) of a facade and shall be non-mirrored and the LRV shall be less than  
8 twenty (20), except:

9 i. glazing shall be limited to no more than fifty percent (50%) under  
10 portals eight feet (8') or deeper, or

11 ii. this subsection shall not apply to glazing on a south-facing facade  
12 where incorporated into a documented, design solar heating application  
13 equivalent to one for which the annual "Solar Saving Fraction (SSF)"  
14 exceeds sixty percent (60%). See for example "Passive Solar Design  
15 Handbook", Balcomb et al., DOE/Los Alamos National Laboratories, 1984.

16 d. Height on slopes and on Ridgetops

17 1) On ridgetops as defined in this Section, only one story buildings are  
18 allowed and the height of any structure shall not exceed fourteen feet (14').  
19 Chimneys may extend three feet (3') beyond the height limitation.

20 2) The height of any dwelling or residential accessory structure located on  
21 land which has a natural slope of fifteen percent (15%) or greater shall not  
22 exceed eighteen feet (18'). The vertical distance between the highest point  
23 of a building and the lowest point of a building at natural grade or finished  
24 cut grade, whichever is lower, shall not exceed thirty feet (30'). The Code  
25 Administrator may waive this requirement if the portion of the structure  
26 located on land over 15 % slope is incidental to the entire site.

27 e. Landscaping

28 1). Indigenous evergreen trees at least five feet (5') tall and approximating  
29 the original density and type existing on the site prior to disturbance shall be  
30 used for screening and buffering of structures and cuts and fills, where  
31 required, in order to maintain year round screening.

32 2). Cut slopes with a slope or retaining wall closer than six feet (6') from  
33 the edge of a road or driveway, where the planting area for trees is limited,  
34 may be screened with a trellis supporting planted vegetation or some other  
35 similar means which creates a natural screened effect.

36 3.8.3. Administrative approval

37 The Code Administrator may approve siting or design of a structure which minimally  
38 deviates from strict compliance with terrain management standards or architectural and  
39 appearance standards upon a finding that the proposed deviation results in a decrease of  
40 the visual or environmental impact of the development or reduces site grading. In making  
41 this finding, the Administrator shall consider existing topography, effects on native  
42 vegetation, soils and erosion potential, location of infrastructure, proposed site  
43 improvements and other proposed changes that would protect the public interest and  
44 further the intent of terrain management or architectural and appearance standards.

1 *Examples of such instances include 1) stepped construction with greater overall height*  
 2 *in order to diminish visual impact and/or the impact of excavation or erosion that might*  
 3 *result from strict adherence to the standards and 2) construction of a building with*  
 4 *greater overall height on the non-visible side of a ridge in order to avoid building on the*  
 5 *ridgetop or another more visible area of the lot.*

### 6 3.9 Signs

7 a. Pole mounted signs are not allowed; wall and pedestal signs with a maximum  
 8 size of six (6) square feet are allowed for non-residential uses. Home  
 9 occupations are allowed one sign of one (1) square foot.

10 b. Internally lit signs are not allowed; external lights shall be shielded so that the  
 11 light source is not visible.

### 12 3.10 Scenic Corridor

13 3.10.1 A Scenic Corridor adjacent to US 84/285 is designated as depicted on Map RT 5.

14 3.10.2 Development in the Scenic Corridor shall conform to the standards of the Santa  
 15 Fe Metro Area Highway Corridor for the Scenic Corridor Area except where the  
 16 requirements of this Section 3 are more restrictive. *(Insert correct reference when a*  
 17 *Highway Corridor ordinance is approved).*

18 a. A noise impact setback of 300 feet is required. Applicants may perform  
 19 on site noise analysis to determine a specific setback, which may be less than  
 20 300 feet, as long as buildings and building sites can be located outside of 65Leq  
 21 dBA or weighted equivalent noise levels measured in decibels, projected for  
 22 2020.

23 b. Berms and landscaping may be used to mitigate noise levels; sound  
 24 walls, i.e., a wall or walls erected at the edge of the property along the highway  
 25 right-of-way in order to deflect noise, are not allowed.

### 26 3.11 Roads and Traffic

#### 27 3.11.1 Bus and Truck Restrictions

28 Bishop's Lodge Road (CR 73A) north of the Bishop's Lodge property is a historic  
 29 roadway following closely the original wagon road in width and alignment. It is very  
 30 narrow, with sharp curves and limited sight distance for cars entering from side roads  
 31 and driveways. The section of the road between Shidoni on the north and Bishop's  
 32 Lodge on the south is less than two standard lanes wide and without center line striping.  
 33 Through traffic by commercial motor carrier vehicles (12,000 pounds or greater) is  
 34 restricted from this section of CR 73A; local deliveries are allowed.

#### 35 3.11.2 Traditional Village Road Standards

### 36 SECTION RESERVED FOR VILLAGE ROAD STANDARDS

### 37 3.12 Community Notice and Procedures

#### 38 3.12.1 Submittals for Construction in Tesuque

39 All development permit applications shall require a site specific slope analysis showing  
 40 the existing topography of the Buildable Area and development site including building  
 41 locations, utility corridors and sites, access corridors and landscaped areas. Slope  
 42 analysis shall clearly indicate all areas with natural slopes between fifteen percent (15%)

1 percent (30%) or greater as calculated between every contour interval on the map. A  
2 slope analysis of the entire lot or parcel may be required by the Code Administrator in  
3 cases of local occurrences of steeper slopes, drainage, erosion or slope stability  
4 problems.

5 a. Applications for development sites of less than fifteen (15%) slope may use  
6 contour mapping available from Santa Fe County Geographic Information  
7 System.

8 b. Development sites containing land with natural slopes of fifteen percent  
9 (15%) or greater shall be mapped with contour line intervals of not more than  
10 five feet (5') signed and sealed by a registered land surveyor, professional  
11 engineer or other qualified professional.

12 3.12.2 Posting

13 Notice of development applications shall be posted prominently on all sides of the land,  
14 building, or other structure which is the subject of the application in such a way as to  
15 give reasonable notice to persons interested in the application. A laminated copy of the  
16 site plan showing existing and proposed development shall be firmly attached to the  
17 poster.

18 3.12.3 Community Pre-application Review of Non-Residential Zoning Applications

19 Applicants for any non-residential development shall hold a pre-application meeting in  
20 the community to present the development concept and gather public comments and  
21 concerns about the development.

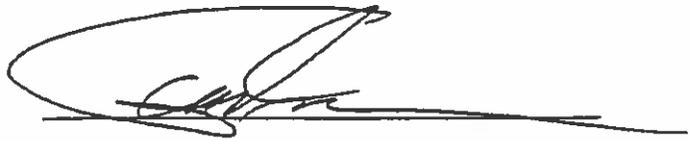
22 a. The applicant shall publish notice of the time, place and purpose of the  
23 meeting in a newspaper of general circulation in the community and shall mail  
24 notice to Santa Fe County, neighborhood organizations on the County's agenda  
25 list, and to all property owners within one hundred (100) feet (excluding rights-  
26 of-way) of the subject property. The property shall be posted as set forth in  
27 Section 3.12.2 above.

28 b. The applicant shall record the meeting proceedings and submit a written  
29 record to the County along with the application for development.

30 Severability

31 If any part of this Ordinance or the application thereof to any person or circumstance is  
32 held invalid, the remainder of the Ordinance and its application to other persons or  
33 circumstances shall not be affected thereby.

34  
35  
36 PASSED, ADOPTED AND APPROVED this 12<sup>TH</sup> day of Dec., 2000, by the Santa Fe  
37 County Board of County Commissioners.

38  
39  
40  
41  
42 

Paul Duran, Chairman

1850804



6  
7 Rebecca Bustamante

8 REBECCA BUSTAMANTE  
9 COUNTY CLERK



10  
11  
12  
13

14 APPROVED AS TO LEGAL FORM AND SUFFICIENCY:

15  
16  
17  
18  
19

A. Koyak

20 COUNTY ATTORNEY

1143 186  
COUNTY OF SANTA FE } SS  
STATE OF NEW MEXICO  
I hereby certify that this Instrument was filed  
for record on the 26 day of Jan A.D.  
20 01 at 10:06 o'clock a.m  
and was duly recorded in book 1850  
page 795-813 of the records of

Santa Fe County  
Witness my Hand and Seal of Office  
Rebecca Bustamante  
County Clerk, Santa Fe County, N.M.  
Merrell Salazar  
Deputy

21  
22  
23  
24

CERTIFICATE OF FILING

25  
26 I, Rebecca Bustamante, County Clerk, do hereby certify that the foregoing ordinance, designated  
27 as Ordinance, No. 2000 - 13, was filed in my office on the 26 day of Jan, 2001, in  
28 book Number 1850 at Page 795-813.

29  
30

SANTA FE COUNTY CLERK

31  
32  
33  
34

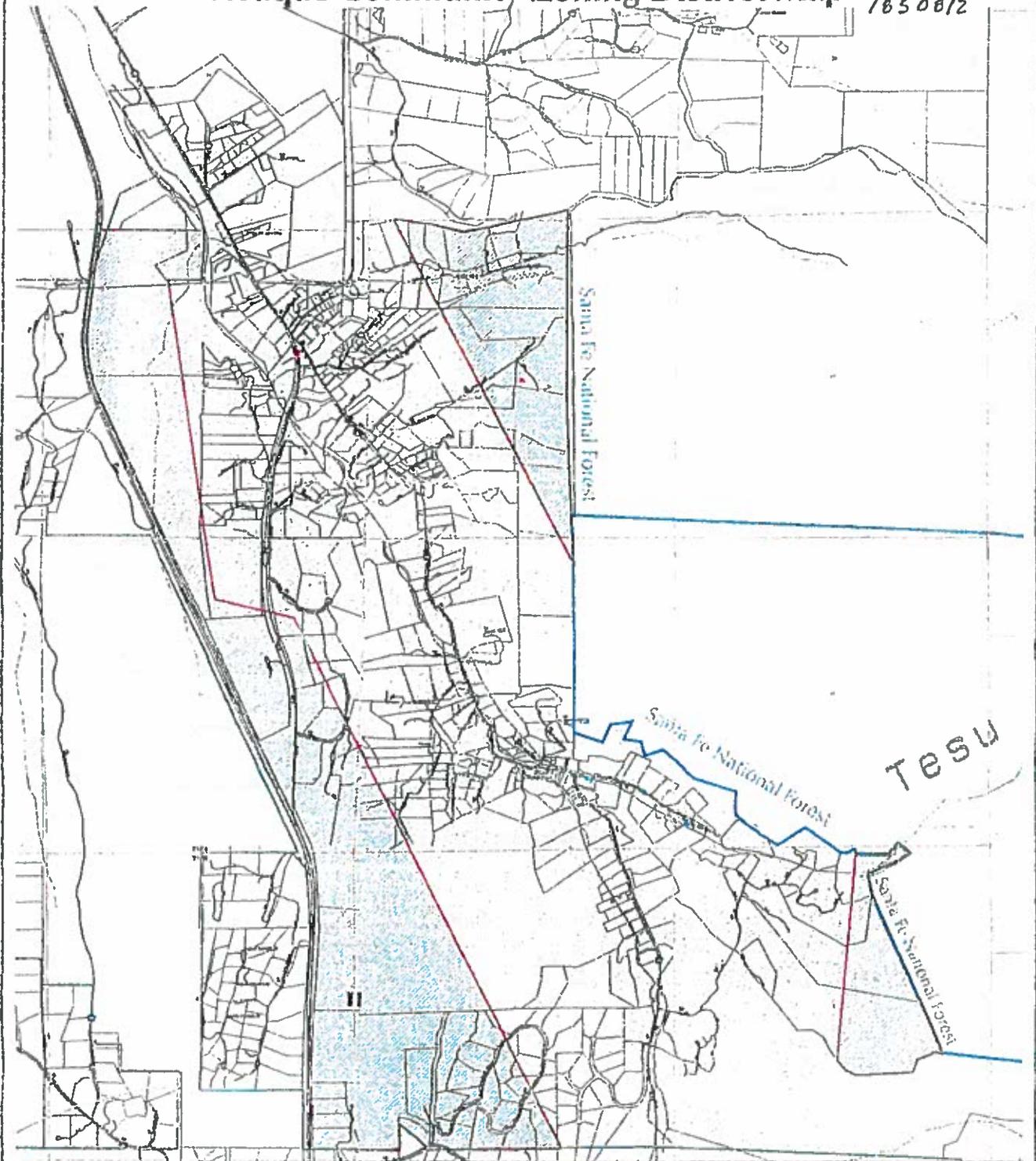


Rebecca Bustamante

REBECCA BUSTAMANTE

# Tesuque Community Zoning District Map

1650012

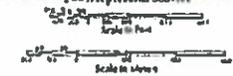


## LEGEND

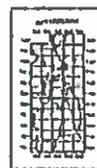
- Traditional Village Zone
- Tesuque Basin Fringe Zone
- GPS Roads
- Incorporated Boundaries
- Major Streams and Arroyos
- Other Streams and Arroyos
- Parcel Boundaries -DRAFT STATUS-
- Extrajurisdictional Zoning District Boundary (EZ-2)
- Urban Zone Boundaries
- Mountain Special Review District

● Proposed location for neighborhood scale commercial activity 500' radius from point on CR73 midway between intersection CR73/CR73A and CR73/Gelogo Road. Area of rezoning will be parcel based up to 20 acres.

REDUCED TO SCALE

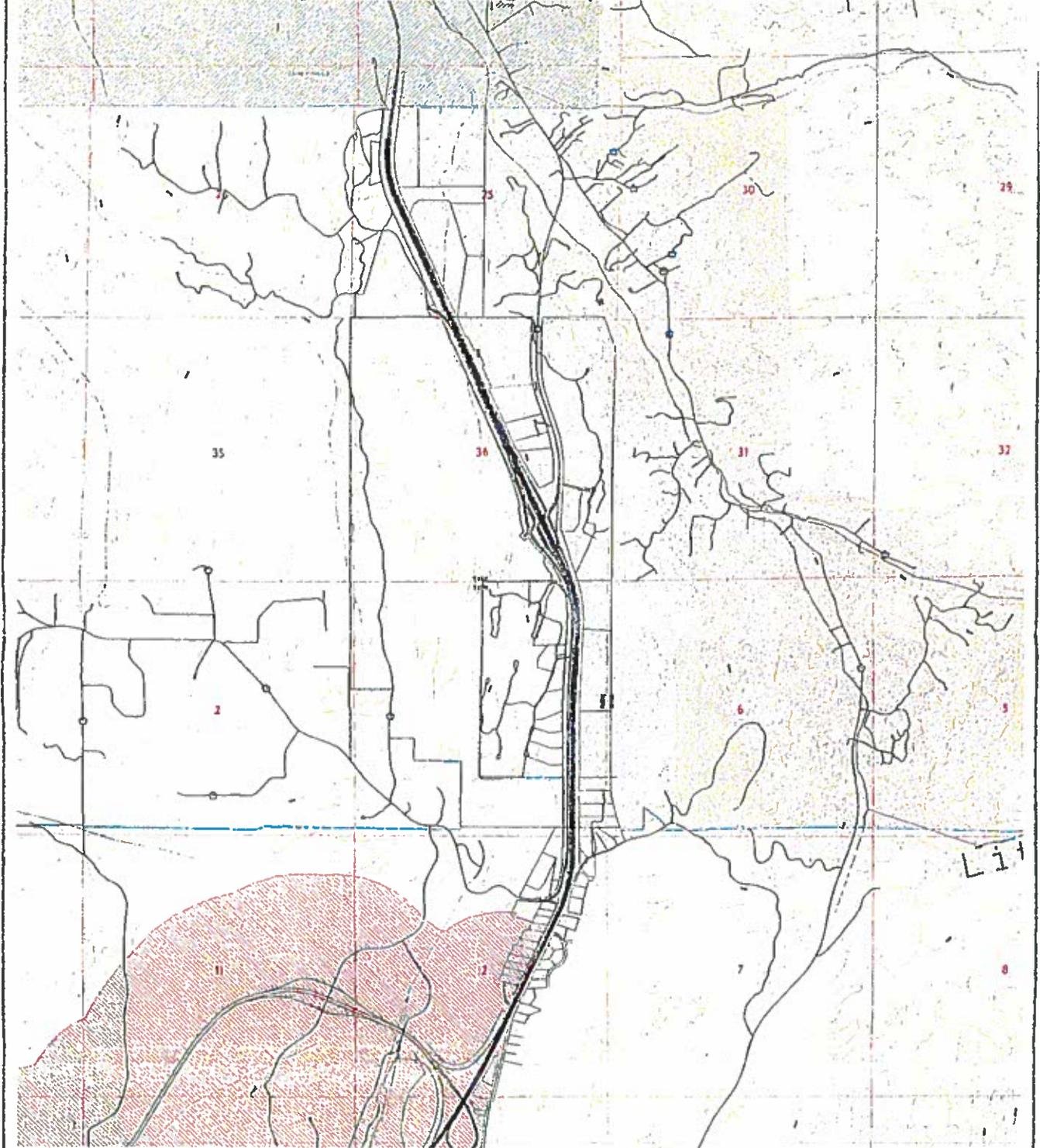


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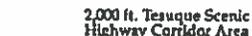
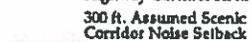
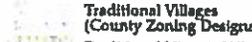
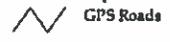


Map R

# Tesuque Scenic Highway Corridor Area 1850813

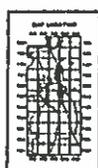


## LEGEND

-  2,000 ft. Tesuque Scenic Highway Corridor Area
-  300 ft. Assumed Scenic Corridor Noise Setback
-  Highway Corridor District Metro Area
-  Traditional Villages (County Zoning Designation)
-  Traditional Historic Villages (State Statute Designation)
-  Pueblo Grant Boundaries
-  US Highway 84/285 Proposed Improvement Design Plan
-  GPS Roads
-  Incorporated Boundaries
-  Major Streams and Arroyos

Minor Streams and Arroyos

Contour Interval 20 Feet



REDUCED SCALE



This information is for reference only. Santa Fe County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy where necessary.



Map I

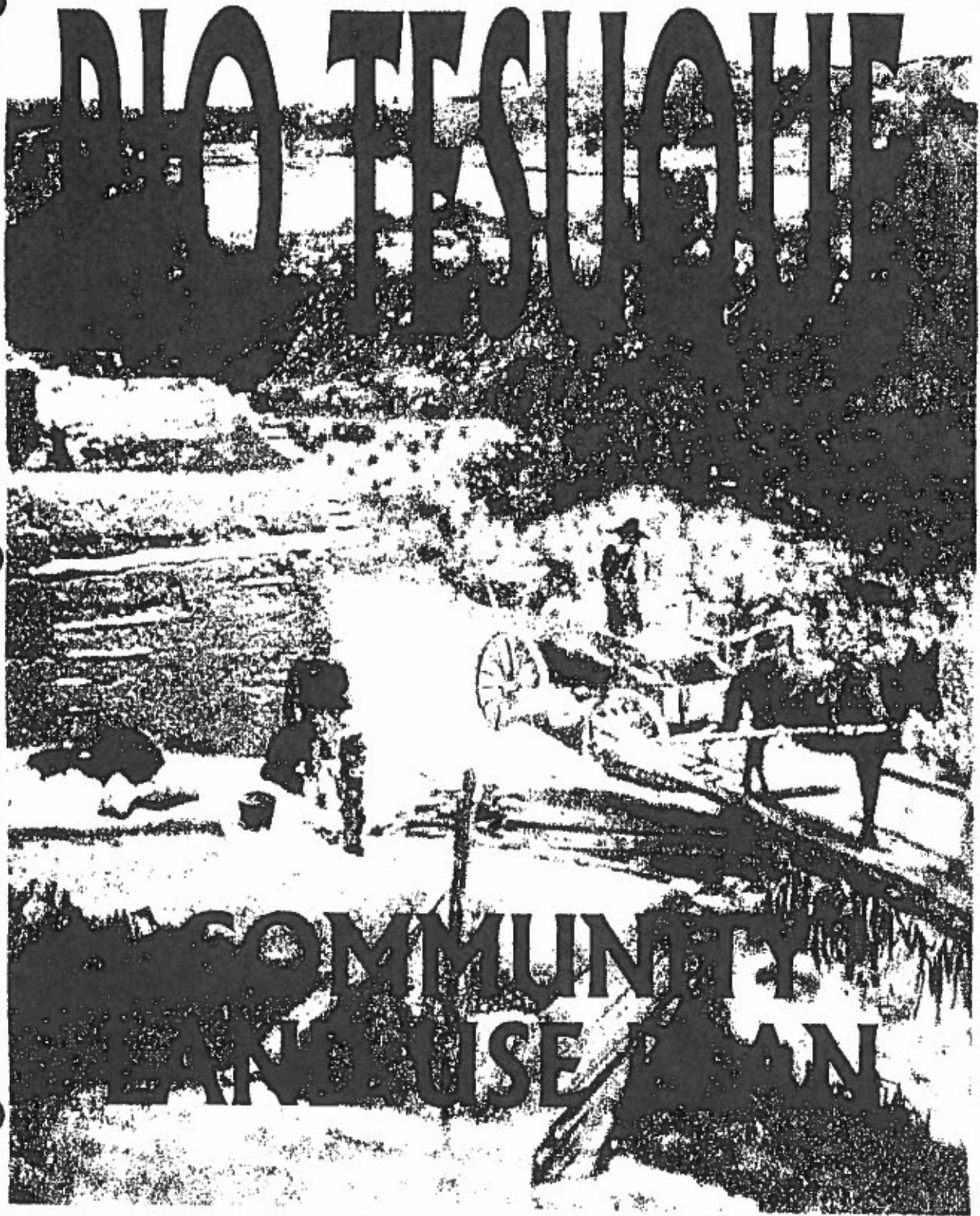
Appendix B – Home Occupations Regulations: SLDC  
Public Review Draft Sept 2012

| <b>Table 10-1: Home Occupation Requirements*</b> |                              |   |                              |
|--|------------------------------|---|------------------------------|
|  | <b>No Impact</b>             | <b>Low Impact</b>   | <b>Medium Impact</b>         |
| <b>Permit type</b>                               | Business Registration        | Development Permit  | Conditional Use Permit       |
| <b>Non-resident employees (maximum)</b>          | 1                            | 3   | 5                            |
| <b>Area used for business (maximum)</b>          | 25% of heated square footage | 35% of heated square footage  | 50% of heated square footage |
| <b>Accessory building storage</b>                | minimal                      | 600 SF  | 1,500 SF                     |
| <b>Appointments/patron visits (maximum/day)</b>  | none                         | 4   | 12                           |
| <b>Business traffic</b>                          | none                         | Requirements regarding onsite parking, use of commercial-scale vehicles, and maximum traffic volumes apply. See §10.6.5 |                              |
| <b>Signage</b>                                   | not permitted                | One sign measuring no more than 4 square feet will be allowed per road frontage.  |                              |
| <b>Parking and access</b>                        | no impact                    | Requirements regarding onsite parking, use of commercial-scale vehicles, and maximum traffic volumes apply. See         |                              |

\*From Santa Fe County Sustainable Land Development Code Public Review Draft, September 2012

Appendix C – 2000 Tesuque Community Land Use  
Plan

1850963



# BIO TESTUANT

# COMMUNITY LAND USE PLAN

1850964

# RIO TESUQUE

## COMMUNITY LAND USE PLAN

Drafted by

Board Members of the  
Rio Tesuque Land Alliance

&

David DiCicco, Architect

**Rio Tesuque Community Land Use Plan**

Adopting Resolution 1850966  
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## **Tesuque Land Use Plan Reading Guide**

This plan is organized to lead the reader logically through the process of developing the plan.

### **Background Information:**

Article 1 explains the purpose, authority and jurisdiction of the plan.

Article 2 outlines the community description and history.

Article 3 reports planning issues and the results of the Tesuque community survey.

Article 4 discusses current and planned land use descriptions.

### **The Plan**

Article 5 contains the plan overview or executive summary.

Article 6 outlines proposed strategies to implement the planned land uses.

### **How the Plan can be Amended**

Article 7 explains how to amend the plan, and;

### **Appendix**

Article 8 definitions, table of native plants, maps.

Articles 1 and 2 contain general information. Articles 3 and 4 contain background information used to formulate the overview and the implementation strategies.

Article 5 provides a brief overview or summary and Article 6 is the crux of the plan as to how Tesuque proposes to meet its planning expectations in the coming years.

## **ARTICLE 1. GENERAL PROVISIONS**

1850970

### **Section 1.1 Title**

This Plan shall be known and may be cited as the "Rio Tesuque Land Use Plan" and shall be referred to elsewhere herein as "the Plan."

### **Section 1.2 Purpose and Intent**

This Plan is intended to preserve, protect and sustain the environmental integrity of the Rio Tesuque watershed through land use planning, community education and collaborative partnerships with other groups concerned with managing the ecological relationship shared by the watershed and the communities and land therein.

This Plan is predicated on the understanding that protecting the rural and environmental integrity of the Village requires managing the human impact of growth. Growth must be environmentally sensitive and balanced with individual rights, collective community well being and the ecological system that surrounds us.

This Plan is directed toward assuring that the natural history, open space, archeological record, historical agricultural elements and rural character the Traditional Historic Community of Tesuque are protected, reclaimed, preserved and enhanced for present and future generations.

In addition to the issues mentioned above, this Plan is concerned with traffic management on local roads, water quality and quantity, waste water management, development and historic trail preservation and maintenance.

It is most importantly the intent of this Plan to establish and promote a formal process through which the residents of Tesuque may fully participate in the planning and development review processes.

Upon adoption, the Rio Tesuque Community Land Use Plan will become part of the Santa Fe County Growth Management Plan (the General Plan). The Plan will be the basis for zoning the community and it will guide the Local Development Review Committee and the Board of County Commissioners when making land use decisions.

### **Section 1.3 Authority**

This land use plan is created pursuant to the authority set forth in Sections 3-21-1 et. seq. NMSA 1978; Section 3-21-5 NMSA 1978; Section 4-57-1 to 4-57-3 NMSA 1978; and Section 4-37-1 NMSA 1978 et. seq. of New Mexico State Law regarding land use planning and zoning.

Santa Fe County has also initiated a County-wide planning effort through two major Ordinances: 1998-5 outlining the Community Planning Process; and 1998-6, adopted 26 May 1998, granting the Pueblo of Tesuque Traditional Historic Community status. 1850971

#### **Section 1.4 Jurisdiction / Plan Area**

These provisions are applicable in the area designated as the Traditional Historic Community of Tesuque and the Traditional Community of Tesuque as shown on the map in appendix 9.1 of this Plan. The boundary is as follows: On the west, the right-of-way of Highway 84/285; on the south the City limits of the City of Santa Fe as of May 26, 1998; On the east, the boundary follows the existing Traditional Community District boundary and then the USFS boundary of the Juan de Gabaldon Grant incorporating the entirety of privately held parcels within Section 30 (SW 1/4, W 1/2 of SE 1/4, S 1/2 of NW 1/4, and SW 1/4 of NE 1/4) as depicted on the parcel map and thence along the existing Traditional Community District boundary; On the north and northwest, the boundary follows the existing Traditional Community District (parcel boundaries of private land holdings within the Pueblo of Tesuque) and then the boundary of the Pueblo back to the Highway 84/285 right-of-way.

#### **Section 1.5 Severability**

The Provisions of this Plan are severable. If any sentence, clause, section or part of the Plan is held illegal, invalid, unconstitutional or inapplicable to any person or circumstance, such illegality, invalidity, unconstitutionality or inapplicability shall not affect or impair any remaining provisions, sentences, clauses, sections or parts of this Plan or its application to persons or circumstances.

#### **Section 1.6 Interpretation**

The provisions of this Plan are held to reflect the desires of the Traditional Historic Community of Tesuque. Whenever any sentence, clause, section or part of this Plan conflicts with any other Regional, County, City or State Plan the provisions of this Plan shall govern. This Plan shall be construed broadly to promote the purpose and intent for which it was adopted.

**ARTICLE 2. COMMUNITY DESCRIPTION, HISTORICAL OVERVIEW &  
PLANNING PROCESS**

1850972

**Section 2.1 Description**

The Rio Tesuque community in Northern New Mexico consists of approximately 1,800 persons situated adjacent to the Pueblo of Tesuque, a Native American community of roughly 450 residents. The Tesuque Community is set in a clearly defined five square mile area along the Rio Tesuque. This river valley, at the base of the foothills of the Sangre de Cristo Mountains, gives Tesuque its unique bioregional characteristics. It lies between the City of Santa Fe to the south, the Santa Fe National Forest to the east, the Pueblo of Tesuque to the north and US Highway 285 to the west.

*(See Traditional Historic Village Boundary Map)*

**Section 2.2 History**

The name "Tesuque" is a Spanish version of the Tewa Indian "tat' unge' onwi" which means, "cotton wood place."

The Pueblo of Tesuque lies immediately to the Northwest of the community of Tesuque and its occupation extends back to at least 900 AD. Noted for the artistry of its pottery and equally for its adherence to Pueblo tradition, the tribe has had a relatively low historical profile. A noted exception to this is the fact that they launched the initial offensive against the Spanish Colonists in 1689, which temporarily expelled the conquerors from the region.

Tesuque Village was originally a portion of the land utilized by the Indians of Tesuque Pueblo. The first evidence of Hispanic settlement in the Rio Tesuque area occurred in 1732 after the de Vargas 'Reconquest' of 1692. In 1732, Antonia Montoya sold Juan de Benavides a piece of land containing much of what is now Tesuque. El Rancho Benavides extended from what is now the southern boundary of Tesuque Pueblo to the junction of the Big and Little Tesuque rivers between the mountain ridges on the East and West of the river. El Rancho Benavides became known as San Isidro (the patron saint of farmers and the name still used for the local church) and later Tesuque Village. In 1752, Juan de Gabaldon obtained much of the Rio Tesuque region in a land grant from the Spanish Territorial Governor. Much of this land grant is still intact today. In 1776, Fray Francisco Dominguez visited Rio de Tesuque village and documented that it contained 17 families with 94 people.

Much of the community is defined by its relationship to the traditional acequias, or irrigation ditches, that date back to the 18th century. The acequias were, and are, much more than merely a means of fairly distributing crop irrigation water. In fact, the acequias are similar to an arterial system linking the whole community. In addition to providing irrigation water, acequias also supplied the community's drinking water, served as routes connecting individual habitations and through the "mayordomos" control of water

rights, provided an effective political system that structured the entire village society. Land transaction and acequia records through the Spanish and Mexican periods show continued use of the valley and its water for agricultural purposes. Those same acequias irrigate the valley today, with over 150 registered water users belonging to the four acequia associations of the valley. The patterns and configurations of land division and land use in Tesuque today reflect this historic acequia network and the associated agricultural uses of the past.

1850973

Traversed by the Rio Tesuque, the watershed has long been utilized by both the Native American and Spanish settlers as a route into the nearby Sangre de Cristo Mountains, for purposes of moving herds of sheep, hunting and the gathering of firewood, plumes and other food sources and raw materials. Portions of the historic trail system remain intact today, and are used by both residents and nonresidents, primarily for recreational uses.

Though numerous houses and buildings used for business purposes undoubtedly date back much further, Archdiocese records date the current San Isidro de Tesuque sanctuary at 1886. The Tesuque Elementary School began serving this community and neighboring Traditional Communities in 1930, and is one of the oldest school buildings in the Santa Fe Public School system. Bishop's Lodge, a hotel-resort lying within the community, was purchased and developed as a personal retreat by Archbishop Lamy in the mid 1800s.

The lives of the current area residents, whether Indian, Spanish or the more recent Northern Europeans are still intermeshed through many of these environmental, economic, cultural and historical commonalities.

## Section 2.3 Planning Process

Like many rural communities throughout the American West, Tesuque is experiencing the impact of recent and pronounced growth; in our case, primarily from Santa Fe. Because Tesuque is a ten-minute drive from Santa Fe, that community's outlying area development, particularly to the north, is beginning to encroach on our community. We are seriously concerned about the maintenance and preservation of Tesuque's intrinsic rural character. That character derives its uniqueness from the larger geographic context of the high desert, its historical and cultural diversity and its community spirit.

Residents formed strong community alliances to address concerns regarding the impact of continued uncontrolled development and to express their strong desire to maintain Tesuque's rural and cultural heritage. These alliances include Las Tres Villas (a neighborhood association established in 1974, which included Tesuque, Chupadero and Rio en Medio), the Tesuque Land Trust, the Rio Tesuque Land Alliance and several ad hoc grassroots organizations. While organized to address the concerns of the greater community, these organizations have remained severely limited by the lack of a community-based land use plan.

Up to now, Tesuque has struggled to maintain its distinctive landscape and rural quality, even though Santa Fe, a city of over 60,000 within a metropolitan area of 120,000, continues to grow around it. Because Tesuque is a small community separated from the City of Santa Fe by hills and ridges, and because its population density and demographic characteristics are so distinctive, Tesuque does not desire to be annexed by Santa Fe or otherwise lose its identity. As a means of avoiding annexation, Tesuque sought and achieved Traditional Historic Community designation. The designation, a legal status under state law, was granted through a petition process and hearing before the Santa Fe County Commission. The Traditional Historic Community designation provides that community members must vote to approve annexation by Santa Fe. Given the overwhelming community opposition to annexation, the designation effectively prevents Tesuque's absorption by Santa Fe.

There are, however, virtually no land use plans in place for Tesuque that respond to local concerns. In 1981, the Santa Fe Board of County Commissioners adopted a countywide land use plan and land development code. Neither that plan nor the development code addressed many of the land use and planning issues now facing Tesuque. In 1978, Las Tres Villas developed a local land use plan for the Tesuque area. The Four Corners Commission funded the Plan, which was based on public input from community meetings. The 1978 Plan addressed specific local concerns regarding land use and infrastructure issues the community had determined to be crucial to the community's continued well being. The community presented the Las Tres Villas plan to the Board of County Commissioners. While that planning effort did not succeed, due to a variety of obstacles, it provided the foundation upon which the Rio Tesuque Land Alliance drafted and now presents this plan. Remarkably this Plan is consistent with the concerns and intentions of the 1978 Las Tres Villas plan.

Tesuque is located in an area of overlapping, and often conflicting, planning, zoning and subdivision jurisdictions. Numerous planning activities in the greater Santa Fe area have been ongoing: the County and City have both adopted new general plans, road planning has been progressing and City-County planning for the extraterritorial area has been initiated. Tesuque, however, lacks land use/environmental/recreational planning to help protect the community's special qualities and resources from being engulfed and destroyed by uncontrolled growth. In response, the Rio Tesuque Land Alliance developed this community-based plan founded on sound planning analysis, intimate use of citizen direction and standards tailored to the scale and nuances of the local landscape and human needs and aspirations.

The problems described above are hardly unique to Tesuque. In fact, our community represents a microcosm of many of the endemic problems found throughout the rural American West. It is, therefore, the intent of the Rio Tesuque Land Alliance to document its visions, goals, methodology and results toward the creation of an environmentally and culturally sustainable land use planning model for use and adaptation in other area communities as well as throughout the American West. Our intention is to integrate watershed management principles into our land use planning model to further enhance the model's value throughout the West.

**ARTICLE 3. PLANNING ISSUES FOR CREATING A SUSTAINABLE  
COMMUNITY/COMMUNITY SURVEY SUMMARY**

1850975

**Section 3.1 Introduction**

Respondent profile: Two hundred thirty nine (239) individuals owning property (identified through Santa Fe County Property Tax lists) within the boundaries of the Traditional Community of Tesuque were mailed surveys. One hundred fifty nine (159) returned them. This represents an approximately 65% survey return rate. Seventy-two percent (72%) of the respondents were Anglo and 19% were Hispanic. One each American Indian and Asian responded. Eleven respondents chose not to identify their ethnicity. Fifty-one percent (51%) had lived in Tesuque 10 or more years. Eighty-five percent (85%) of the respondents were 41 + years old. Fifty percent (50%) were 51 + years old. Twenty-one percent (21%) indicated that their families had lived in Tesuque for more than 75 years.

**Section 3.2 Community Concerns**

Several factors, both internal and external, conspire to damage or destroy the sustainability of Tesuque's historic, cultural and environmental characteristics. Most of these factors are endemic to rural northern New Mexico communities and throughout the American West. Through careful design and farsighted planning we can address these problems before they destroy the rural character of the village.

The following are the major community-expressed concerns that identify problems addressed in this Plan:

1. The impact of extensive growth in non-residential uses within the traditional community.
2. The impact of potential growth in large-scale non-residential land uses in the US 285 highway corridor.
3. The need for management and control of residential development.
4. The environmental and visual impact of river edge, ridge top and side slope development in the Rio Tesuque Valley.
5. The need for community water and liquid waste disposal systems to prevent further ground water contamination.
6. Establishment of a comprehensive trail network including preserving historic trails, some of which are over 1000 years old.
7. Protection of riparian areas, flood plains, wildlife habitats, open space, and arable and irrigated farmlands.
8. Protection of historically and archeologically significant areas including the ancient acequia irrigation system.
9. Protection of the roadscapes and scenic corridors of Bishop's Lodge Road, County Road 73, other village thoroughfares and US 84/285.

While these community design and land use planning problems are isolated here for manageability, most are overlapping. Actions taken in one context will impact the remaining concerns. Due to the interlocking nature of the problems facing the community an integrated comprehensive design and planning approach is most effective in creating a sustainable community.

### **Section 3.3 Non-Residential Land Uses in the Traditional Community**

1850976

#### **Current Condition:**

There are very few non-residential or commercial uses in Tesuque. The attached existing land use map shows the location of the major commercial uses which include the Post Office, Tesuque Village Market, Shidoní Foundry, El Nido, Bishop's Lodge and Santa Fe Mountain Center. The mobile home park at the northern entrance to County Road 73 is on Tesuque Pueblo property. There is really only one clustered commercial area in the community, the area at and around the intersection of County Road 73 and Bishop's Lodge Road (County Road 73A.) That "commercial node" contains only a small mobile home park, the Tesuque Village Market and El Nido. The US Post Office is just north of that node on County Road 73.

#### **Community Survey Results:**

The survey contains 13 questions relating to commercial development in the Tesuque area. It is obvious from the survey results that those who responded clearly do not want additional commercial development in the community.

In the survey respondents indicated that:

1. Tesuque should NOT encourage more business development in the village. (88.5%)
2. They did not want businesses that attract tourists. (94.25%)
3. Río Tesuque has enough businesses. (78.5%)
4. A summer time farmer's market for locally grown items would be welcome. (81%)
5. Tesuque artists should be able to make and sell their arts and crafts out of their homes. (81%)
6. Tesuque is primarily residential and agricultural and that retail businesses should not be allowed. (75.6%)
7. Home-based businesses should be allowed. (39% agreed with this statement, Almost 52% disagreed.)
8. The area around the triangle (the intersection of County Road 73 and Bishop's Lodge Road) should be developed into a town center with lots of different retail stores. (91% disagreed)

### **Section 3.4 Large-Scale Non-Residential Uses on the Highway Corridor**

1850977

Of the 13 survey questions dealing with commercial development mentioned in Section 4.2 above, 3 specifically address the North and South US 84/285 entrances as well as the highway corridor itself. Survey respondents overwhelmingly agree that commercial development should be strictly regulated at the two highway entrances and along the corridor. It is interesting to note that the responses to the following three questions indicated that Tesuque residents consider even large-scale residential or mixed use developments as contrary to the community's rural character.

#### **Specific Survey Responses Are:**

1. A shopping center should NOT be built at either of the Tesuque entrances on US 84/284. (85% agreed)
2. Tesuque residents object to any development along the US 84/285 corridor that would interfere with the rural character of the community. (89% agreed)
3. Tesuque residents support changing zoning codes to prevent large-scale mixed use developments at either highway entrance into the community. (85% agreed)

### **Section 3.5 Environmental & Visual Impact of Ridge-Top and Side-Slope Development**

The questions in this section relate to the visual impact of increasingly dense development in Tesuque. The more dense development becomes, the less rural the community will be. Here we will discuss the results of the rural character and open space questions as well as those directed specifically at ridge-top and side slope development or what can be seen. We do not in any way suggest that as long as dense development cannot be seen that it is acceptable. Any development density increase carries negative impacts on quality of life, natural resources, natural environmental quality, traffic and wildlife.

#### **Specific Survey Responses Are:**

##### **General-**

1. Almost 99% of respondents want to maintain Tesuque's rural character.
2. 97.5% felt preserving open space was necessary to maintaining the rural character. According to an informal survey, residents back up this attitude with action. It seems that often when property is put up for sale neighbors buy it to keep it undeveloped.
3. 76.5% feel that maintaining views from roads is an important component of Tesuque's rural character.
4. Around 50% of respondents think that fence types and heights should be regulated to preserve views of the rural countryside. (22.5% had no opinion on fence types and 12% had no opinion on regulating fences).

**Land Use and Development:-**

6. Almost 86% disagreed that people should be able to do anything they want on their own land. (Furthermore, almost the same percentage does NOT think a property owner should be able to profit from his/her land however they want.)
6. 92% want Tesuque to control its own growth and development.
7. Almost 96% would NOT welcome a housing development near their land.
8. 92% think subdivision restrictions are important.
9. Almost 90% want a local community-based land use authority to review subdivisions to insure compliance with community environmental and land use standards.
10. Over 86% want future development to provide its own adequate public services including; community water and waste water and traffic management.
11. 94% feel that new construction should NOT cause any increased erosion.
12. Over 60% want any subdivision regulations to encourage family land transfers.
13. Just fewer than 88% know that strict zoning ordinances are important in controlling future growth.
14. 87% agree that regulating a person's use of her/his own lands is necessary.
15. 87+% do NOT think landowners should be able to subdivide whenever they want. (State law supports this attitude.)
16. Respondents were almost equally divided on making family land transfers 'easy.' Almost 20% of respondents had no opinion.
17. Over 71% opposed new residential development near their land.
18. And, over 84% want strict steep slope restrictions written, adopted and enforced.

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### **Section 3.6 Community Water & Waste Water Systems**

The range of Survey responses to water issues is interesting. It is one of the few survey areas (along with wastewater management) where rather large percentages of respondents expressed 'no opinion.' This probably indicates that residents need more information before they can either agree or disagree with survey statements.

**On specific water related statements the Survey results are:**

1. Over 62% responded that water is in short supply in Tesuque. Just over 30% had no opinion and most likely do not have enough information to make a statement.
2. Regarding the Aamodt water adjudication, 63% of respondents knew something of the case while almost 30% had no opinion.
3. 77% felt the water from their wells was good enough for drinking and cooking.
4. Over 86% agreed that continued subdivisions were a threat to water quality.
5. 57% don't think septic tanks protect ground water. Here again, almost 30% had no opinion.
6. Almost 48% of respondents don't know if Tesuque needs a new safe drinking water source. However, 35% think they do.
7. 52% agree that Tesuque needs a wastewater management system, but as we've seen before, almost 38% don't know.

8. Almost 50% of respondents think septic systems are a potential ground water contaminator, but the other 50% don't know.
9. However, over 86% agree that regulations are necessary to protect ground water in the future.

It is clear from the survey results that residents require much more information in order to make informed decisions about water and waste water policies for the community.

1850979

### **Section 3.7 Comprehensive Trail Plan**

Trails are an important component of the community fabric. Historically, the acequias were trails between farms providing a socially structured geographically based communication system in rural areas. Today, trails can provide recreation as well as alternative transportation methods for residents to travel through the community. While this section of the survey did not directly address the historic nature of trails in Tesuque, it did delve into contemporary ideas for the development, use and maintenance of a trail system.

#### **Survey results on trails:**

1. Over 94% agreed that outdoor activities, many of which include trail use, add to the Tesuque's overall quality of life with 78% stating that hiking and/or horseback riding are important recreational activities for family and friends.
2. Almost 52% do NOT want mountain biking allowed on local trails.
3. 84% agree that public access to all historic trails should be protected by some sort of ordinance. Fully 87% of respondents want "public access" to mean only Tesuque residents.
4. Almost 60% do NOT think individual landowners have the right to block access to historic trails. This is a problem throughout the Western United States. Private property owners are trying to block public access to public lands where the access crosses private land holdings.
5. Just over 67% of respondents agree that public access to National Forest trails should be protected even if that access crosses private land.
6. 67% want private landowners to grant easements allowing community access to National Forest trails.

### **Section 3.8 Protection of Watershed, Flood Plains, Wildlife Habitats, and Arable Farmland**

#### **Watershed**

As you can see from the watershed map below, a large portion of the watershed is situated on Federal and Indian lands. Any effort to develop succinct water and waste water policies must involve the US Forest Service and Tesuque Pueblo in a discussion that includes, but is not limited to, vegetation management (logging), wildlife management, grazing and other special use permits, recreation policies, etc. All have significant impacts on the downstream watershed.

The survey results outlined in section 3.6 above relate to this discussion of the Tesuque watershed.

Specific responses are:

1. 55% think the Rio Tesuque's is not adequately protected by current policies but over 42% have no opinion.

Watersheds are interconnected geo-hydrolic structures that include streams, drainages and ground water flows that share a common drainage area. In a watershed, surface and ground water flow generally in the same directions unless significant sub-surface geologic structures (such as earthquake faults) interrupt that flow.

(See Watershed Map)

1850980

Acequias

One of the most important considerations in water shed management is the acequia system. This ancient socio-political-agricultural system is the cornerstone of virtually every Northern New Mexico community. Active acequias are the single most significant indicator of the cultural health of the rural community. Tesuque's community survey demonstrates that almost all respondents have at least some understanding of the importance of the acequia system.

Survey Responses:

1. 95% of respondents agree that acequias are an important part of Tesuque's history.
2. Almost 93% understand that the acequias are an important source of irrigation water for gardens and orchards.
3. Over 75% think the acequias will continue to be important in the future.
4. 84% do NOT support the sale of acequia water rights to developers; and,
5. 96% agree that acequia water rights should be preserved even if the water is used only to keep the valley green.

Flood plains and arable farmlands are both integral considerations with the watershed/acequia discussion. Northern New Mexico's rural communities are carefully woven socio-political fabrics of water, flooding and farming.

(See Acequia Map)

Flood plains

There are two main flood plains along the Little Tesuque Creek and Tesuque Creek which flow through Tesuque from south to north. There are also several arroyos that provide temporary flood plains. Notable arroyos include the arroyo along Griego Hill Road, Arroyo Pequeno and Arroyo Griego. There is also a large arroyo draining the west side of the community that starts west of highway 84/285 and intersects Tesuque Creek approximately directly opposite the Griego Hill Road arroyo. These areas are controlled for development under current Santa Fe County Flood plain Management regulations. However, there are a large number of buildings already in the flood plains. Additionally, there are most likely, on-site wastewater disposal systems (septic systems) in the flood plains. Septic systems in flood plains pose significant dangers to polluting the ground water particularly during flooding. Typically the

soils in these areas are extremely permeable to water, further exacerbating the problem. Every effort must be made to eliminate on-site wastewater disposal systems from the flood plains.

(See FIRM Flood Plain Map)

#### Arable Farmlands

In the community survey, only one question was directed toward protecting arable irrigable farmlands. Almost 87% of respondents want to protect farmlands. In addition, most of the remaining questions in the survey are predicated on an assumed desire to maintain a rural character in Tesuque. The survey also queries respondents about land use and development density, open space and rural character, acequias, trails and recreation and water quality. In all these subject areas the questions frame rural character as the base line for the discussion.

1850981

#### Wildlife Habitats

In this section, as in the arable farmland section, there is only one specific survey question regarding wildlife habitat. However, due to its 'rural-character' philosophical basis, the survey addresses wildlife indirectly in other questions. One need only understand that one of the most important characteristics of a rural environment is the frequent occurrence of wildlife in that rural environment. The one direct survey question asks if residents are concerned about protecting wildlife habitat. Just fewer than 90% responded that they are in fact concerned about wildlife habitat protection.

### **Section 3.9      Protection of significant Historical and Archeological Areas**

Santa Fe County has a map of archeological sites in the Tesuque area. Due to the possibility of vandalism and/or theft, Santa Fe County will not publish this information. However, the Tesuque Community Survey indicated that over 91% of respondents desire to protect historical and archeological areas and sites. (Note: Acequias are the most recent postcolonial historic system in the community..)

We must develop a mechanism for protecting our cultural heritage.

### **Section 3.10      Bishops Lodge Road and US 84/285 Corridor Roadscape/Scenic Corridor**

The community survey contains several references to Bishops Lodge Road, the US 84/285 corridor and entrances from the highway onto County Road 73 in the Business Development and Traffic Sections.

#### In the Traffic section responses were:

1. Over 90% favored increased enforcement of speed governing traffic laws.
2. Almost 66% did NOT agree that the speed limit should be raised to 35 mph.

3. 86% did not favor large truck and tourist bus traffic on Bishop's Lodge Road.
4. Over 94% did NOT want traffic solutions for US 84/285 to increase local traffic on Bishop's Lodge Road.
5. Respondents were almost evenly divided over the idea of speed bumps as a traffic control device. The speed bump advocates hold a slight advantage over opponents.

1850982

It is clear from observation and the survey results that County Road 73 and Bishop's Lodge Road, both of which provide access to and from Santa Fe, contribute to the community's rural character. However, part of CR 73 from south of the Village Market to US 285 has been widened and has a different less rural feel from the remainder of the intimate tree-canopied CR 73 and Bishop's Lodge Road.

## **ARTICLE 4. CURRENT & PLANNED LAND USE DESCRIPTION**

### **Section 4.1 Rural Character / Open Space**

#### **Current:**

Rural character can be defined as open space, of or relating to the country, country life or agriculture. Typically land is either used for farming or left unused or "open." If there are residential land uses, the lots are described in terms of the number of acres per dwelling unit rather than the number of dwelling units per acre. In other words, land uses housed in built structures are far less dense than those in suburban or urban areas.

One of Tesuque's greatest open space dividends is the large area of federally controlled or National Forest Service lands directly to the east of the community. Another open space source in ready supply is agricultural land including pastures, croplands and orchards. Hillside slopes that are too steep for building also provide open space within the Tesuque Valley setting. To a lesser degree, roads and residential yards also provide open space, but not of the same open vista-filled quality as forest and farmlands.

*(See Current Land Use Map)*

#### **Planned:**

Communities grow at variable rates and in different ways as society evolves. Tesuque should be allowed to flourish and evolve functionally, socially, culturally and aesthetically as the community sees fit. Planned land uses must be responsive to the variable rate and result of the community's evolution while maintaining the community's unique rural character. The Plan should, therefore, not fix or predetermine the exact physical results of continued development. Instead, it should provide a conceptual fabric of performance guidelines that address the functional, social, cultural and aesthetic properties of Tesuque.

In 1989 Kevin Lynch wrote in The Image of the City about the elements that contribute to the image of place of a city. Today those elements are indeed applicable to Tesuque as a village - a place where people enjoy their lives and hold fast to their individual and social identities. Lynch's elements are:

Identity: The individuality, uniqueness or oneness of a place.

Structure: The area's spatial or pattern relationship to observers or other objects.

Meaning: Based on practical or emotional perception of and response to an area.

1850983

The challenge is how to develop implementation strategies that maintain the identity, structure and meaning of Tesuque while allowing for individual creativity and socio-cultural evolution. Those strategies should be:

Identity: A green river valley oasis in the high desert.

Structure: Intimate, organically developed rural village.

Meaning: Northern New Mexico Traditional Historic, Tri-Cultural, Agricultural Community.

We believe that Tesuque should remain rural in character with about the same building density that it now has. Tesuque's building density varies from within the older village area where uses and buildings are closely clustered to the outer areas where land uses and buildings are much more widely scattered. There should be about the same amount of open space, even more if possible, the same amount of agriculture and the same number of businesses. Tesuque residents are certain that a significant amount of development of any kind will change the rural identity, structure and meaning of their community.

We also know that the community will grow. The challenge is to develop a managed method of growth that maintains Tesuque's identity, structure and meaning. Any proposed growth management method must include community involvement in the development proposal review process.

## **Section 4.2 Natural Resources**

### **Water Quantity:**

Tesuque residents view water as a limited resource that can be used as a justification for developing growth management restrictions. However, there are several regional hydro/geology studies in which scientists have not supported the idea of using water quantity as the sole growth management criteria. According to those studies there is enough water to sustain relatively strong development growth far into the future. Tesuque residents, in turn, have direct personal experience with wells and irrigation flows that water is not a constant, abundant and unchanging resource in the village.

In 1984, the New Mexico Office of the State Engineer completed the "Upper Rio Grande Hydrographic Survey" for the Pojoaque, Nambé, and Tesuque watershed. That hydrographic survey delineates each irrigated parcel in the village by parcel identification, location and size. It is unclear whether the indicated acreages are land area or surface water right. It is important to note that hydrographic, or hydrologic, surveys record surface water rights only. They do not indicate how much water is actually

available. Tesuque residents know that 'owning' a certain quantity of surface water rights does not guarantee that quantity of water will be available in a given year.

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Geohydrological studies investigate geologic structures that affect ground water availability (and quality) in a given area. It is important that once the geohydrologic study is complete that its information be regularly correlated with climatological data to ultimately determine annual water availability in the area and what most likely affects that availability. Then, Tesuque will know the true extent to which they can use water quantity as a growth limiting resource. Since water availability is the primary "quality of life" component, it must be directly linked to other "quality of life" issues when developing managed growth initiatives.

In 1980 the County designated zoning based on an analysis of land area in relation to the amount of ground water in storage to support population for 100 years and calculated threshold sizes for villages after which "development of surface supplies, or the importation of water, or the conversion of existing found water supplies would be required." Therefore current Santa Fe County Zoning for Tesuque (3/4 acre lots) presumes that development of community water systems will be needed to serve the growing village. Twenty years later the use of better conservation technologies such as recycling, reuse, recharge and water harvesting could be added to the list of methods to provide long term supply. If the community decides to not develop community water systems, lot sizes could be correlated with the Hydrologic Zone that requires lots larger than 2.5 acres.

**Water Quality:**

Water quality is the major natural resource consideration. In Tesuque, much of the existing development is along streams and arroyos. Streams are the surface manifestations of flowing hydrologic systems that include subsurface water-carrying geologic structures. This hydrologic system both delivers and receives water to and from the surrounding soils along its entire length. They contain soils that are quite pervious to water. Sometimes these hydrologic systems are much more extensive than the stream itself. On-site liquid waste disposal systems (septic systems), animal waste, fertilizers and other agricultural chemicals present real environmental hazards to these hydrologic systems. The combination of liquid waste, animal waste, fertilizers and chemicals, seasonal high water tables and porous soils speed ground and surface water pollution along hydraulic structures. The cumulative downstream flow compounds the impact to water users below.

**Soil:**

According to records at the US Natural Resource Conservation Service office in Santa Fe, the Tesuque Valley and surrounding foothills contain more than 24 soil types that are subject to development; most particularly individual on-site sewage disposal systems. The soils range in type from highly porous, those that allow water to pass quickly through, to occluded, those soils that block or severely slow the passage of water. The more porous soils are those that can act as aquifer recharging areas. Granular porous soils also erode more easily although some of the silt and clay soils also produce large amounts of fine

particles easily transported by flood waters or blown by wind. Both of the two general soil types are scattered throughout the valley, so it is difficult to characterize general areas as either porous or occluded. General mapping is available at the USNRCS office. More specific soil type parcel mapping would be most useful in evaluating development proposals.

#### Air:

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Air quality is of primary concern to the health of any community. Witness today's alarming increase in the incidence of asthma in children. Most scientists attribute this increase to increased atmospheric pollution. Particulate pollution has increased steadily since the beginning of the industrial revolution.

There are several sources of particulate pollution in Tesuque:

1. Vehicular traffic within and around the community, especially on dirt roads.
2. Heating appliances in homes - particularly those fueled with wood.
3. Shidoni Foundry.
4. The Tesuque Glass Works.

Current New Mexico Environment Department Air Quality Regulations allow a polluting industry to more easily locate in an area with clean air than into an area with already polluted air. For example, if a gravel crushing operator wanted to locate in the state that company would find the State application and approval process much easier in a more pristine environment than in Albuquerque. The village of Tesuque wants to work with the New Mexico Environment Department Air Quality Division to enforce existing regulations of existing businesses. The community also wants to help the NMEDAQD develop more community specific regulations and to be kept apprised of pending and completed enforcement actions within the village.

#### Night Skies:

Light pollution is an increasing problem even in rural areas, such as Tesuque, due to its proximity to large urban areas and the influx of new homes with suburban-style outdoor decorative and security lighting. Much of the light pollution problem can be attributed to ignorance of the effects of outdoor lighting on our view of the night skies.

#### Native Plants ( See appendix B.2)

General: Tesuque lies between 6850 and 7530 feet above sea level in the foothills of the Sangre de Cristo Mountains. The high desert area is generally known as a pinon/juniper belt that moves toward a pinon/juniper ponderosa pine forest.

In addition to native plant species, immigrants introduced many new plant types over the years. The most prevalent non-native plants are Siberian Elms, Russian Olive and the many varieties of fruit trees that are common to the valley.

Planned Plant Resources:

Rural areas are often identifiable by the proliferation of native plants in a natural uncontrolled setting. Manicured lawns are not representative of rural areas. Any unnatural, non-native landscaping is obvious and usually requires intensive water consumption to maintain. Every effort must be made to minimize the impact of introduced non-native landscaping plants and materials. Lawn size, area and types should be carefully managed. Residents should make every effort to replace all non-native species of trees, in particular Siberian Elms, with the native Mountain Cottonwood and Fremont Cottonwood for which the Valley was named.

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#### Animals:

Wild animals common to the Tesuque Valley include deer, raccoon, bobcat, porcupine, black bear, fox, coyote, cottontail and jackrabbit, skunk, weasel, squirrel and chipmunk. Many types of birds are common. Some of the not so common native birds include wild turkeys, quail and grouse. Many species of reptiles such as lizards and snakes are common inhabitants of the Tesuque area. The river, though seasonally intermittent, hosts at least one variety of trout and several other species of fish, as well. In addition to the wild animal population, the village is home to many types of farm animals such as pigs, cows, horses, sheep, goats, chickens, ducks and geese. Household pets abound as well.

#### Planned Animal Resources:

One of the most attractive aspects of rural life is seeing wild animals. Some animals eventually adapt in some ways to the presence of people. However, as more people move to rural areas the resultant increased development eliminates the natural habitats for many of these animals and birds. The Plan must implement measures to protect or even rebuild natural wildlife habitat areas. It must also protect wildlife from domestic animals, especially dogs that are allowed to run free. However, it is not the intention of the plan to encourage wildlife to come into or inhabit developed areas of the valley where interaction with, or dependence on, people would be detrimental to wildlife.

### **Section 4.3 Cultural Resources**

A major component of comprehending the meaning of the Traditional Historic Community is to know and understand its history. History is learned, passed on and interpreted by written information, verbal information and by studying the remains of the earlier parts of our culture. Virtually every piece of property in Tesuque has a history that could be uncovered, studied and understood in the context of the region, the community and the specific site itself. One of the most interesting aspects of the cultural resources of a traditional historic community is that some of the resources that give Tesuque its rich culture and cultural history are still in use today. Those resources include, but are not limited to, the acequia system and the roads and trails in and through the village.

Cultural resources include historic resources such as:

1. archeological sites and areas from prehistoric times;
2. archeological sites and areas from native American-Pre-Spanish Colonial times;

3. significant archeological and historic sites from Spanish Colonial times;
  4. significant archeological and historic sites from American Colonial times; and, 1850987
- Cultural resources including historic resources that are still in use today such as:
5. Native American, Spanish Colonial and American Colonial trails, acequias and meeting places.

The State Office of Cultural Affairs has documented archeological and historic sites in Tesuque that would fall into items 1-4 listed above. Santa Fe County has those sites plotted on its Geographic Information System maps. However, due to a fear of damage to those sites, neither the State nor County will publish the locations of archeological sites.

The most significant cultural resource may be the tri-cultural population in the village. Each culture has its own history, customs, beliefs, dreams and aspirations. The more accepting, tolerant and understanding we are of each other's cultural foundations, the stronger and more vital our community will become.

#### Section 4.4 Traffic

Cars are the most significant transportation mode within, to and from Tesuque. A 1998 traffic study by Wilson Company summarized the traffic conditions as follows:

"The existing traffic conditions operate at an acceptable level of performance for the existing condition. The segment also has an accident rate below the statewide average with no unusual accident characteristics. The OD Study reveals that there are less commuter users than local users. Recommendations for the village of Tesuque will be made as part of a separate study for the Rio Tesuque Land Alliance."

Although the engineer's study indicates, from a traffic-engineering standpoint, that the traffic system is adequate for current traffic volumes, the survey results show that respondents perceive a traffic congestion and noise problem. This is significant because it may mean that residents are reacting to a noticeable change in the amount and speed of traffic in their community. The traffic study used an average annual growth rate of 2.5% which would double Tesuque's population by 2008. The traffic study claims that even if the 2.5% annual growth rate were extended to 2019, the current infrastructure could easily handle the resulting traffic volumes. However, this assessment of the roads' ability to handle traffic load does not address their ability to simultaneously accommodate use by equestrians, bicyclists and pedestrians safely.

The traffic study did not consider the rural character of the community from a human perception viewpoint. Increased traffic volume is another indicator of the sometimes not-so-gradual loss of a community's self image or regional fit.

While the traffic on US 84/285 is beyond Tesuque's jurisdiction, village access from the North and South is of great concern. The ability to enter the highway from either entry is a problem that needs to be addressed.

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Speed remains a significant problem on County Roads 73 and 73A and NM State Road 591, three arterial roads in the Village. A recent Wilson & Company study indicates that on some stretches of paved roads in the village 96% of drivers exceed the posted speed limits. The percentage of drivers exceeding the posted speed limit ranges from a low of 7% on one section of Bishop's Lodge Road to over 96% southbound on County Road 73 by the Post Office. Speed presents two obvious problems: safety and noise. There are many small dirt roads and driveways, often with poor visibility, entering and exiting directly into traffic. Accident rates are higher than for the greater region. Many of the accident types revealed in the study involve rollovers, which are another indication of excessive speed.

Noise (unwanted sound) is a serious problem with higher speed traffic. A moving vehicle is a linear sound source. Noise diminution over distance from linear noise sources is minor. Noise diminishes only 1.5-3 decibels (dB) for each distance doubling from the source. If one measures a vehicle noise at 60 dB 25 feet from the roadway, the noise level at 50 feet will be 57 dB and at 100 feet still 54 dB. A noise must drop by at least 10 dB in order to sound half as loud. To get the vehicle noise down to 50 dB, the listener would have to move over 200 feet away from the roadway. Along many parts of Bishop's Lodge Road, CR 73 & 73A and NM State Road 591, many houses are within 50 feet of the roadway. Any sound that is louder than the background noise level in a home is going to be noticed. At night when TV's, radios and appliances are not generally in use a home's background noise level may be as low as 20 dB. A 50-60 dB noise will be quite intrusive.

## Section 4.5 Residential Development

Results from the community survey indicate that respondents do not want large-scale residential developments in Tesuque. They prefer a more organic growth in residential properties and also want to respect traditional property transfers within families. Subdivisions are infrequent and when adjacent lands come up for sale neighbors often buy them to keep them out of developers' hands. Therefore, a more organic growth and self-regulating system is currently in place. This is contrasted with the developments to the South and West of Santa Fe that are much more artificially stimulated housing developments. Artificial developments are those that try to create a market for their suburban-type development products. Typically, new subdivisions create small lots in an effort to maximize project profit without pricing the home sites out of reach for most people. In Santa Fe's expensive land market this translates into how many units per acre the development has rather than the number of acres per unit.

In Tesuque, there are several factors contributing to the more organic growth approach and the absence of large developments: family transfers, the rough terrain and narrow valley, the high cost of land and

market preference for large lots (2.5 to 10 acres) and village estates despite the fact that most of Tesuque is zoned for ¼ acre density. Vacant lands at the periphery of the Traditional Historic Village are zoned for 50 acre density which can be split down to 12.5 acre lots.

## Section 4.6 Commercial Development

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### Current Commercial Activity

#### **Within the Village:**

The community survey indicates an overwhelming desire for no further commercial development in the Village. However, a review of current major commercial activities reveals that there are five large businesses that collectively employ between 270 and 300 people. Those businesses are:

1. Shidon Foundry has 43 employees. A very high number of tourists (including bus tours) visit on a daily basis throughout the year.
2. El Nido Restaurant has approximately 50 employees. It has 175 tables and serves a yearlong (high and low season) average of 122 dinners per day.
3. Tesuque Village Market employs 35-45 people. There is no information available on numbers served in the restaurant-deli-market-liquor store complex.
4. Tesuque Glass Studio employs approximately a dozen people.
5. Bishop's Lodge currently employs 100-150 people depending on the season. After the current expansion plan is completed it will employ 125-175 people. Gross receipts are currently \$8 million and are expected to go to \$12 million after expansion. Occupancy rate is 72% annualized and is expected to remain at about that same level when the room count is increased to 144 rooms.

The businesses listed above are only the large employers. This data does not include small or home businesses that may also employ people, schoolteachers and staff or service people, such as maids and gardeners. The 5 major businesses provide 270-300 jobs in a village of approximately 1800 residents.

#### **US 84/285 Highway Corridor:**

The area of Tesuque that abuts US 84/285 is largely undeveloped. Factors limiting development on the Tesuque side of the highway corridor are:

1. **Terrain:** The topography of the land along most of the highway boundary is generally steep and hilly and does not readily lend itself to large-scale commercial development. Any large-scale development along those areas would require extensive site regrading to produce the required large, relatively flat usable areas. There is a relatively flat area adjacent to the northeast edge of the southern highway entrance into the Village. However, the flat area is a drainage area and would be unsuitable for development.
2. The area is held in a few large parcels and most recently highway access has become much more difficult.

The highway corridor along Tesuque's western boundary provides north and southbound travelers with wonderful views of the Sangre de Cristo Mountains to the East. Additionally, the visual and functional

conditions along the highway establish the aesthetic tone for the entry into Tesuque from both Santa Fe and communities to the North, telling travelers they are arriving in a rural foothill community. The importance of this visual perception of arrival for Tesuque residents and visitors cannot be over emphasized. The same can be said for this particular corridor's importance as the visual northern entry into Santa Fe. Tesuque is essentially guarding Santa Fe's northern entry from over development. The rural openness is a contrast to Santa Fe's northern development boundary and helps reinforce a sense of arrival in Santa Fe. Conversely, as travelers leave Santa Fe heading north, the corridor's rural open setting provides immediate reinforcement of their "leaving the city" and "entry" into the rural northern New Mexico environment.

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#### **The North and South US 84/285 Entries:**

Currently, land at both entries is largely undeveloped with the south entry the least developed. There is a trailer park at the northern entry on Tesuque Pueblo property to the northeast of what becomes County Road 73. South and west of that road is the flood plain for Tesuque Creek and beyond the Pueblo lands the private property is held in rather large acreages. The south boundary is virtually undeveloped with the exception of some ridge-top homes being built within view of the entry on the surrounding hills to the southeast. The open area to the north of the entry is the outflow of a large arroyo that drains an area of land west of Highway 84/285. While developing the flood plains of either Tesuque Creek or the arroyo at the south entry is technically possible, it would be environmentally and financially unwise. Large arroyos are not only drains; they are also typically large aquifer-recharging areas. Altering flow patterns and/or concentrating drainage flows can also have dramatic adverse impacts on downstream and adjacent properties. In addition, by allowing flood plain development, local governments can negatively affect other property owners' ability to get or afford flood insurance.

#### **Planned Commercial Uses:**

There are some "approved" master plans for commercial development and commercial residential developments. Bishop's Lodge has such an "approved" resort and residential development master plan. While it is important to acknowledge those types of plans, it is imperative that developers understand that a master plan does not necessarily vest development rights in the property. The New Mexico Court of Appeals and Supreme Court have upheld that development rights do not vest until after preliminary plat approval by the local governing body. Master plans will still have to comply with any "rural character" performance criteria in place at the time the development applies for preliminary plat approval.

## **Section 4.7 Neighboring Lands**

Most planning efforts attempt to identify how a community 'fits' into its context, how it relates to its neighbors and how it sees itself. The 'fit' of a village is important, but a village is more than just a collection of 'fit' descriptions that share physical proximity. A village is a complex set of functional, social, cultural and aesthetic relationships that define its individuality. The village must be related to its entire contextual region in those terms: how does Tesuque function in relation to other communities and

the region? what are its social and cultural positions in those relationships? and, how does Tesuque contribute to, or detract from, the region's aesthetic qualities? Tesuque residents cannot decide these issues in isolation. We must join with our regional neighbors to develop an understanding of the relationship each community, neighborhood or village has with other regional entities and with the region in general.

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#### **Section 4.8 Sustainability**

Sustainability is a current planning and development buzzword. Sustainable development is the dream of many planning coalitions designed to appeal to anti-growth advocates and developers alike. Simply put, a sustainable community is one that gives support, relief, sustenance and/or nourishment to its residents, the community itself and the region. In order for a community to become truly sustainable, it must be in balance with its political, social, cultural, geological and biological place.

The Tesuque/Tres Villas area must initiate a regional planning effort designed to address the issues outlined within this Plan. It is the intent of the Rio Tesuque Land Alliance to present this Plan as a model for community planning in the region and possibly the Western United States. It is our hope that this model will be adopted by the other communities in the Tres Villas area, and that a cooperative planning effort will commence. The Tres Villas communities should formalize their planning relationship through memoranda of agreements. Those agreements would form the foundation of a cooperative planning authority ultimately endorsed and empowered by Santa Fe County to draft, develop and help administer the Tres Villas plan and its resultant regulations and policies.

#### **ARTICLE 5. OVERVIEW**

Rural character is the single most important feature that defines Tesuque. The community sees itself as rural when compared to Santa Fe. They like their community the way it is and do not want to see the type of growth that would adversely change Tesuque's rural character or harm the local environment or that of the region. Tesuque residents are interested in organic community growth or growth that is a more natural result of the growth of families and the sale of individual parcels. They do not want artificial growth stimulators such as subdivisions or commercial development. Tesuque residents understand they are an integral part of a larger more complex regional community and understand their place and responsibilities to that community. They understand that Tesuque is the northern entrance to Santa Fe and to communities in north central New Mexico. This plan strives to establish strategies and tactics that will enhance Tesuque's rural character and strengthen its place in the regional community.

## ARTICLE 6. IMPLEMENTATION STRATEGIES

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### **Section 6.1 Rural Character/Open Space**

There are many indicators of a rural character: interconnected open spaces with undeveloped backdrops, indefinite, usually extended expanses, of land, agriculture, low density development, animals, wild natural plants, clean air, etc. There are also certain social and cultural qualities ranging from neighborliness to self sufficiency that add to the rural feeling or "fit" of a place. However, one environmental quality tops the list as singularly important to the rural character of an area - open space. Without quality open spaces that run together to form vast networks of vistas and distant undeveloped backdrops, an area quickly loses its rural charm. It is constitutionally impossible for Santa Fe County to 'zone' the remaining lands as "open space." That would constitute a government 'takings' of an individual's right to enjoy and profit from his/her property. In that case, Santa Fe County would have to buy the remaining open land at fair market value to avoid legal reprisals resulting from the 'takings.' Additionally, any lands purchased by Santa Fe County would become "public lands" available for public use, not Tesuque Village property. There are incentive programs that local governments can adopt that can have the same effect, but in the market place and not in the courtroom. The following incentive programs (linked with performance-based land use regulations) can keep a community rural and still allow landowners some creativity in how they use their lands for profit.

#### ***Specific Open Space Preservation Strategies:***

##### **Rural Character**

A thorough description of rural character can be codified into performance criteria for evaluating a development's community 'fit.' Rural Character performance criteria should include, but not be limited to:

- a. interconnected open spaces with undeveloped backdrops
- b. indefinite usually extended expanses of land
- c. agriculture
- d. low density development or cluster developments that fit into the natural terrain and environment to keep fields and slopes undeveloped and streams open and visible
- e. narrow roads that follow the natural terrain without creating large cut and fill areas
- f. wild animals
- g. wild natural plants
- h. clean air
- i. safe, clean water
- j. quiet
- k. neighborliness
- l. individual and family self-sufficiency
- m. percentage of lot covered by buildings and/or parking minimized so development does not overwhelm the natural setting

- n. standards for parking location and surface material
- o. limiting access roads onto main roads
- p. keeping the night sky unpolluted by artificial lighting
- q. retaining proximity of similar uses or public facilities/infrastructure
- r. preserving natural surfaces and soft natural edges to paths, roads, driveways and parking areas

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#### **Transferable Development Rights:**

A development right is a land use right bestowed usually by zoning on a piece of property. An example is per-dwelling lot size, lot coverage percentage and building height and/or bulk zoning. So, a zoning regulation might require a 3,000 square foot residence to be built on a 2.5-acre lot with no more than 15% of the lot covered by buildings and/or pavement. If a property owner wanted to build more house or cover a higher percentage of the lot, he or she would have to apply for a special use permit or a direct change to the zoning ordinance.

Another possibility for increasing an individual property development potential is to buy some other property's development right and add it to the original property. This concept involves selling development rights from a piece of property to keep it open and buying development rights to increase density on another property.

#### **Density Bonus Ratios:**

In this development incentive program, land is 'zoned' with fairly low density: between 5-10 acres per dwelling unit. Using regulatory incentives and requirements and understanding the economics of sprawl, land developers are allowed to increase the number of total units as they decrease the total amount of developed land. For example, if a developer chose to develop a 40-acre tract under standard 10-acre minimum lot size 'zoning', the ordinance would allow only 4 units on the 40 acres. Under a density bonus ratio incentive program, if the developer put 20 acres into a conservation easement she/he could build 8 houses on 20 acres. The program could even be designed to allow 12 or 15 dwelling units on 10 acres leaving the remaining 30 acres permanently undeveloped. The program could also be designed to reward developments that protect view sheds or provide their own on-site wastewater treatment facilities. Tesuque could also develop areas that are eligible for the density bonus ratio program based on the property's proximity to highway access or other services. The idea would be to not provide the program in areas where, for example, increased traffic volume would drive all the way into the heart of the community. A primary consideration is to reduce or eliminate infrastructure stress.

#### **Land Purchases:**

This is a rather simple, although expensive, open space development strategy. Here, a local government or non-profit actually buys open land to preserve it as open. If the government buys the property it usually requires a referendum or vote of the taxpayers to approve the purchase and ensuing

taxation. If a non-profit buys the land, they need a funding source. Pre-planning and targeting prime land choices facilitates this direct strategy.

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**Conservation Easements:**

There are several conservation or land trust programs available to private property owners. These programs are designed to provide landowners with tax relief for agreeing to never develop all or part of their land. Conservation easements generally allow lands to continue to be used for agricultural purposes.

**Scenic Highway Corridor Plan:**

Santa Fe County has worked in alliance with the City of Santa Fe to create the 'Santa Fe Metro Area Highway Corridor Plan'. Tesuque will become a working partner in this regional scenic highway corridor planning effort. The Highway Corridor Plan contains open space/rural character goals for the Scenic Corridor that are applicable to the Tesuque US 84/285 Highway Corridor. Tesuque's open space implementation strategies listed below include some of those goals in an effort to align this Plan with regional open space planning goals.

**Regulatory Strategies (Condemnation):**

The Santa Fe County Commission has taken a strong position opposing condemnation as a viable process for preserving open space. Condemnation is the most direct and expensive process of preserving open space. In this strategy the local government, Santa Fe County, may use its power of eminent domain to declare certain lands open for the purpose of protecting the general health, safety and welfare of the community. The State and Federal courts have recently upheld the notion that open space is necessary to a community's health, safety and welfare. Zoning certain lands as open or undevelopable requires that, since the Government has 'taken' virtually all the uses of the property from the owner, the landowner is entitled to just compensation.

***Specific Open Space Implementation/Preservation Strategies:***

1. The Plan proposes that Santa Fe County develop a zoning ordinance for Tesuque that employs a variety of the programs outlined above in an effort to reduce the impact development has on the community's open space and rural character.
2. Although the County could, on its own, implement a transferable development right program-enabling legislation would be very helpful. A concerted regional effort should be made in the state legislature to enact transferable development rights enabling legislation.
3. The plan proposes establishment of a Scenic Highway Corridor Ordinance for the US 84/285 Corridor that:
  - a. Recognizes the importance of Tesuque's western highway border as the 'entry' from Northern New Mexico into Santa Fe and from Santa Fe into Northern New Mexico;
  - b. Maintains a rural landscape with large vistas of interconnected open spaces with undeveloped backgrounds;

- c. Minimizes the visual impact of new development in the Scenic Corridor;
- d. Allows only small-scale developments in the Scenic Corridor that comply with the performance criteria for other Tesuque Land Use Regulations;

## **Section 6.2 Natural Resources**

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### ***Specific Water Implementation Strategies:***

#### **1. Well Testing Program:**

Develop a well testing schedule designed to test a constant and significant number of representative wells throughout the valley. Wells tested will be on a voluntary basis and selected based on monitoring criteria and location. The test information must include: well location, well depth, depth to water, water quality, number of users (each residence or business being considered one use), distance to inhabited structures, distance to on-site liquid waste disposal systems (septic), distance to streams or acequias. Variable data should be collected on a regular basis so it may be correlated with concurrent climatological data. This information should be compared with a similar 1973 study that was completed on wells in the community. Tesuque should also support the meter requirement for new private wells. It would be helpful to have existing private wells metered, but that would have to be done on a strictly volunteer basis.

#### **2. Community Water System:**

All new developments should be required to develop community water systems that can someday be connected into one community-wide system.

#### **3. Community Liquid Waste Management System:**

The community should proceed with the liquid waste management plan and pursue funding sources for design, right-of-way acquisition, system and infrastructure construction and operation. All new developments should be required to develop community liquid waste disposal systems that can someday be connected into one community-wide system.

#### **4. Acequia System:**

The associations governing acequias within the Valley of Tesuque and using water from the Rio Tesuque are recognized as having sole authority and responsibility in this role under New Mexico State law. The community will support the associations in their efforts to protect, preserve and maintain this system of acequias. Particular encouragement and support will be given to the associations' efforts to prevent transfer of water rights out of the valley.

#### **5. Water Shed Management:**

Tesuque must work with other watershed entities including, but not limited to, the US Forest Service, neighboring communities and the Pueblo to establish a watershed management

strategy designed to protect the quantity and quality of water for all users in the watershed. This plan highly recommends the formation of a local water/wastewater management board that would develop local watershed planning and management strategies and be Tesuque's unified voice in regional water planning and watershed management.

Tesuque will strive to work with the County, Pueblo and neighboring communities to create a sensible way to allow water conserving measures including, but not limited to, gray water reclamation systems, cistern collection systems and constructed wetlands.

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***Specific Soil Implementation Strategies:***

1. **Detailed Soil Survey:**  
Develop a detailed soil type mapping data base to assist landowners in planning development projects and to assist the County Development Review staff in evaluating development proposals.
  
2. **On-Site Individual Liquid Waste Disposal Guidelines:**  
Work with the New Mexico Environment Department and Santa Fe County to develop on-site liquid waste disposal system design criteria that more accurately addresses the soil type(s) on each development site.
  
3. **Identify Aquifer Recharging Areas:**  
Use the detailed soil survey information to identify soil areas that recharge the aquifer. Develop strategies to protect those areas from development that would impact the return of clean water to the aquifer.

***Specific Terrain Management Implementation Strategies:***

One of the most compelling problems in foothill and mountain communities like Tesuque is development on hillsides and ridge or mountain tops. Slope and ridge top development impacts the surrounding area both visually and physically. Visual impacts directly defy the rural character criteria of "undeveloped backgrounds." Physically, slope development creates terrain management problems that impact down-slope and downstream properties by increasing adverse erosion and run off.

River environments are also subject to negative development impacts. Building structures too close to waterways causes increased erosion, flood plain management problems and pollution from land uses and on-site liquid waste disposal systems.

The goal of this Plan is to protect, through the use of performance standards, Tesuque's unique natural landscaping while balancing landowners' rights. Any terrain management performance standards developed as a result of this Plan should allow creativity in design and siting to allow each development

proposal to take advantage of specific site conditions. Individual development proposals can then be evaluated on a site by site basis.

The intent of the terrain management section of this plan is twofold:

Environmental: to protect fragile landforms by encouraging new development to adapt to existing natural environments, topography, soils, vegetation, geology, and hydrology.

Aesthetic: to minimize visual impacts of development, so that all citizens may enjoy beautiful native landforms and vegetation.

The terrain management ordinance will:

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1. Limit slope development to slopes less than 30%.
2. Apply slope development mitigation procedures to slope developments above 15%.
3. Approve siting of structures only in strict compliance with siting ordinance unless a proposed deviation results in a decrease of the visual impact of that structure beyond that visual impact which would exist if the structure were to be sited strictly as required by this section. Such deviation will be allowed only if public interest and environmental concerns are protected.
4. Establish realistic river, stream and arroyo setback requirements that protect those bodies from erosion, flood plain damage and pollution.
5. Establish land use and liquid waste disposal requirements designed to minimize potential waterway pollution from those uses.

#### ***Specific Air Quality Protection Implementation Strategies:***

The current air quality is still good. However, increased development and automobile use will only increase air pollution in the future. In order to prevent a future diminution of air quality certain steps must be taken now. With Santa Fe County and the State of New Mexico, Tesuque must develop official policies that:

1. adopt and/or develop performance criteria for heating appliances (even for commercial activities such as the glass factory) so that all new construction must use appliances that meet or exceed EPA standards
2. develop performance standards for air quality that meet the current and future expectations of the Village
3. establish a legislative effort designed to revise State air quality standards that currently allow heavy air polluters to place their uses into clean air regions.

#### ***Specific Native Plant Resource Protection Implementation Strategies:***

One of the most common attributes of modern human migration is the transportation of non-native plant materials to new locations. Some of these habits have resulted in almost disastrous alterations of bioregional flora. A favorite flowering plant in one area may become a noxious weed in another. To protect the fragile bio-system, every effort must be made to promote the use of native plants for landscaping and revegetation projects.

Therefore Tesuque must:

1. develop, with Santa Fe County, a landscaping and revegetation regulation that promotes the use of native plant materials
2. develop educational materials for residents promoting and explaining the use of native plant materials. The US SWCD and Extension services may be most helpful in this endeavor.

***Specific Wildlife Protection Implementation Strategies:***

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Wildlife is one of the main indicators of a rural life environment. If wildlife habitat is altered too much, wild animals will either disappear or become a threat to themselves in its interface with humans.

Therefore Tesuque must:

1. develop a wildlife protection plan that provides for wildlife access to and from the national forest and to travel within the community
2. may have to develop more strict enforcement policies for existing pet leashing regulations to control incidents of pets hunting, chasing and killing of wildlife

### **Section 6.3 Cultural Resources**

Tesuque is rich in cultural and historic resources and must develop a cultural/historic properties protection policy and ordinance to preserve or at least record those significant resources. Although it seems difficult to protect something that a property owner may not even know exists, it is possible, even imperative, to do so.

***Specific Cultural Resource Protection Implementation Strategies:***

1. develop a review procedure that requires a cultural properties compliance certification for all development applications. The State Office of Cultural Affairs should be consulted to develop the best procedure possible.
2. develop a cultural property protection ordinance
3. develop a process for collecting, archiving, recording and disseminating Tesuque's history. Use family genealogical research, written histories, oral traditions, archeological studies and surveys and any other means to complete this work
4. develop, with the governing body or acequia commission, a review process for any construction or earth moving that will affect an acequia.

### **Section 6.4 Traffic**

**Roads:**

The traffic engineer's study found that the current traffic infrastructure within the community can adequately handle current traffic volumes. The studied road system is expected to be adequate up to 2019 when Tesuque's projected population could be over 2700. However, traffic management is a critical issue throughout the Village. It is a common perception that, in the immediate future, conditions

will worsen with the planned construction on Highway 84/285. Associated inconvenience and delays will dramatically increase both the amount and speed of traffic in Tesuque as motorists use the Village as a by-pass. The Village should work with Santa Fe County and the State Highway and Transportation Department to develop a plan to minimize the impact of the US 84/285 construction

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### **Traffic Speed:**

Traffic speed is a serious problem along Bishop's Lodge Road, County Roads 73 and 73A and NM State Road 591. Most drivers are exceeding the speed limit on virtually every stretch of paved road in the village. The excess speed produces noise and danger to pedestrians and other vehicles.

### ***Specific Traffic/Speed Management Implementation Strategies:***

1. develop traffic management strategies designed to reduce speed that will in turn reduce traffic noise and increase overall safety. Such strategies should include, but not be limited to:
  - a. speed humps
  - b. Increased enforcement including the "photo-cop" option
  - c. developing a fence/wall regulation that addresses both the noise and property safety issues along with ingress/egress visibility and "rural character."
2. Develop restrictions limiting large truck and bus traffic on Bishop's Lodge Road due to its narrowness and limited sight distances.

### **Mass Transit:**

Preparing for the future is always prudent. Tesuque should take a position that the future of travel within the region will be greatly eased with a regional comprehensive mass transit system based heavily on bus service. This could include a much more thorough bus system and maybe eventually a high-speed mass transit system that links northern communities with Santa Fe and Albuquerque along the US 84/285 corridor.

### ***Specific Mass Transit Implementation Strategies:***

1. Initiate and/or participate in a regional mass transit planning process.
2. Participate in and further develop the Park and Ride system already in Santa Fe County.

### **Trails:**

The community survey results indicate a community-wide desire for more hiking/recreation trails. Some of these foot and horse trails are traditional historic access ways to the national forest and to different areas within the community. A problem throughout the Western US is private property owners closing public access to public lands. Since Tesuque is bordered on the east by National Forest, there are bound to be places where traditional community access has already been blocked by private landowners. The US Forest Service has a program that currently welcomes community input into forest use on lands

bordering communities. Tesuque has a tremendous opportunity to develop a joint planning effort with the US Forest Service. They have extensive mapping resources that can be used to the Village's advantage.

***Specific Trail Implementation Strategies:***

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1. through community surveys, interviews and research, identify and map all existing and previous trails within the community as well as those that access the National Forest.
2. work with private property owners to develop limited permitted access to previous and existing trails as part of a possible contemporary trail system.
3. establish a working relationship with the US Forest Service under their community planning program to jointly develop a land use plan for adjoining USFS lands and access thereto.
4. establish solutions to parking problems arising from non-residents who park their cars at trail access points, particularly at the trailhead to the popular Windsor Trail on Big Tesuque Canyon Road.
5. it is not the intention of this plan to encourage the establishment of public access to trails across private property against the owner's wishes where clear and unquestionable public access rights have not been established.

**Section 6.5 Residential Development**

Tesuque has a self-image of being a rural community. That image is in danger of vanishing if development increases aggressively in the village. The question is how to maintain organic growth at a sustainable pace without infringing on an owner's constitutional right to use her/his property. The New Mexico State Subdivision Act currently exempts lot transfers to immediate family members from subdivision regulation. The same enabling legislation also provides for smaller subdivisions of up to 5 lots to be completed with a much less stringent review process than that imposed on larger developments. At the State level, these two mechanisms provide for a more organic growth rate and are designed for landowners with limited resources. Those legislative programs in conjunction with the high cost of land coupled with the relatively large lot zoning (2.5 to 10 acres) in place for most of the open or available lands may actually be the best instruments for slowing Tesuque's growth rate. There are other strategies for slowing growth that are more direct, but will require more careful development:

***Specific Residential Development Control Implementation Strategies:***

1. Water is probably the most obviously limited resource that can be used to develop growth management criteria. Although water is the basis for the current County Land Use Code and Zoning Ordinances, Tesuque must also develop other reasoning for managing growth. The "Rural Character" factor is a primary consideration for developing growth controls. Tesuque and Santa Fe County should develop a growth management policy based on the preservation of the "Rural Character" of the village. This policy should include a projected maximum development

density for the community that still allows the free market place to have a role in designing the exact 'look' of the village.

2. Work with Santa Fe County to develop a zoning/development ordinance for Tesuque that employs a variety of the programs outlined in Section 8.1 in an effort to get residential development to blend into the community and reduce residential development impact.
3. Although the County already has a density transfer option, state enabling legislation would be very helpful. A concerted effort should be made to the state legislature to enact transferable development rights enabling legislation.
4. Tesuque should develop and promote a voluntary program designed to encourage private property owners to permanently bank their lands as open space by using the conservation easements and/or land trust programs available throughout the region.
5. Tesuque endorses Santa Fe County's commitment to affordable housing. Work with the County to develop an Infrastructure Improvement plan for Tesuque that encourages affordable housing development while maintaining the community's Rural Village structure and Northern New Mexico Traditional Historic, Tri-Cultural, Agricultural Community.
6. Family transfers are an important mechanism for encouraging continuity of ownership of land in the Village within families. This Plan endorses the present Santa Fe County Ordinance regarding rights of family transfers.

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## **Section 6.6 Commercial Development**

The residents of Tesuque clearly do not want commercial development in their community. This desire can have ramifications on traffic congestion, air quality and noise pollution since the majority of workers must commute out of the area for employment. Nationally, planning philosophy is moving toward more self sufficient neighborhoods that provide all basic services within walking or short driving distances from people's homes. Santa Fe County's Growth Management Plan encourages each village to provide at least some basic services within their community to help ease traffic congestion. Tesuque is unique in that it was historically an agricultural village rather than a new neighborhood specifically designed for suburban living. Tesuque has some services and quite a few jobs already. The community developed this plan in such a way that other commercial establishments can start here as long as they conform to the "rural character" that is so important to the community's self image.

Even though Tesuque residents do not want any additional commercial development in their community, they must understand that some property owners will still want to develop commercial uses on their land. To avoid possible legal problems stemming from potential 'takings,' the community must address alternatives to commercial development as follows:

### ***Specific Commercial Development Control Strategies:***

1. draft specific "rural character" descriptions for land use regulations (See Section 8.1 above). If a property owner gets a special use permit or zoning change for a commercial use, the following

additional set of performance criteria shall apply to help preserve the "rural character." Note, some of the criteria listed here are also in Section 6.1. They are added here to emphasize the importance of their consideration:

- a. commercial lot size should be at least 3/4 acre but not more than 1-1/2 acres in size. This criteria is designed to both keep lots from being completely consumed by development and still restrict or eliminate large commercial developments
  - b. new commercial development will be strongly encouraged to restrict location siting to within the existing neighborhood center district at the intersection of CR 73 and 73A to enhance the village character concept of centralized rather than dispersed commercial activity and services
  - c. maximum percentage of lot coverage will be 20% for all commercial developments. Percentage of lot coverage criteria must include all structures, patios, porches, portales and parking areas.
  - d. parking must be located behind the structure and not visible from the road or adjacent residential properties
  - e. signage must be strictly limited in size particularly for home occupations (no internally lit signs)
  - f. exterior lighting, including landscape lighting, must be controlled to prevent the light source (bulb) or high glare from being visible off the commercial use property
  - g. develop native plants only landscaping regulations requiring landscape screening of commercial activities
  - h. coordinate liquid waste disposal requirements with NM ED and if necessary develop more strict requirements for commercial uses. This may include specific use restrictions due to potential hazardous waste generation
  - i. develop infrastructure development criteria that does not use improved infrastructure to allow more dense development
  - j. require traffic impact studies and mitigation measures to insure traffic safety for vehicles, bicycles, pedestrians and equestrians. Levels of use requiring acceleration and deceleration lanes for ingress and egress are to be strongly discouraged
  - k. develop ridge top, side slope and terrain management criteria to insure protection of sloped valley edges and ridge tops as undeveloped backdrops and prevent erosion
  - l. conform to Santa Fe County Growth Management Policies
  - m. legal non-conforming uses may not expand beyond the current facility unless such expansion complies with the rural open space and commercial development performance criteria herein
  - n. each application for commercial development must be presented to the community at a community meeting for community comment. Those comments shall become part of the application to Santa Fe County.
2. commuting - develop an improved local and regional bus system that would reduce the number of vehicles on the existing road system

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3. staying at home - develop meaningful home occupation performance standard-based regulations that are either in compliance with or more restrictive than the current Santa Fe County definition and that would allow very small incidental home-type businesses that generate local jobs yet have minimal or no impact on the community's natural environment or rural character
4. formalize an agreement between Santa Fe County and Tesuque Pueblo to develop, implement and enforce a Scenic Highway Corridor protection plan and regulations that include the lands along County Road 73
5. encourage the use of the County's existing development rights transfer programs for the South entry area. If necessary, develop other development incentive strategies such as *transferable development* rights that encourage "rural character."

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## **Section 6.7 Neighboring Lands**

The questions outlined in Section 4.7 must be answered on a regional level with all neighboring villages, communities and entities involved. We must join with our regional neighbors to develop an understanding of the relationship each community, neighborhood or village has with other regional entities and with the region in general.

### ***Specific Neighboring Lands Strategies:***

1. establish a formal Tres Villas area planning coalition that will:
  - a. determine intra-regional village relationships and the functional, social, cultural and aesthetic positions of communities in those relationships
  - b. determine each village and/or entity's contribution to the region's functional, social, cultural and aesthetic qualities
  - c. define a common voice for dealing with common issues before the City of Santa Fe, Santa Fe County, the State of New Mexico and the Federal Government.

## **Section 6.8 Sustainability**

A sustainable community is one that gives support, relief, sustenance and/or nourishment to its residents, the community itself and the region. In order for a community to become truly sustainable, it must be in balance with its political, social, cultural, geological and biological place. To this end, Tesuque must:

### ***Specific Sustainability Strategies:***

1. Instigate a formalized Tres Villas area planning authority that includes the three villages, the Pueblo and other entities in the area, ultimately endorsed and empowered by Santa Fe County, to draft, develop and help administer the area's plan(s) and its resultant regulations and policies.

## **ARTICLE 7. AMENDMENTS**

Communities change. Community plans must be flexible enough to adapt and change with the community. Pursuant to the Santa Fe County Growth Management Plan, the Board of County Commissioners will authorize a Community Planning Committee, representative of Tesuque, to conduct surveys, hold public meetings and propose amendments to the Rio Tesuque Community Land Use Plan that would then be adopted by the Board pursuant to Article XIII of the Santa Fe County Land Development Code.

## **ARTICLE 8. APPENDICES**

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### ***Appendix 8.1 Definitions***

- Acequia** Physical structures and political subdivisions of the State of New Mexico that have community characteristics. They are trenches or ditches excavated on the surface of the earth whose principal function is to allow distribution and allocation of water for primarily for agricultural purposes. Acequias are owned by more than two individuals as tenants in common who are required to have cooperative construction and maintenance responsibilities.
- Agriculture** All methods of production and management of livestock, crops, vegetation and soil including, but not limited to: raising, harvesting and marketing; feeding, housing and maintaining animals such as cattle, dairy cows, sheep, goats, hogs, horses and poultry and handling their by-products. It also includes bees and their hives and vegetable crops.
- Archeological Site** Non-portable cultural remains including, but not limited to storage pits, fire pits, burial sites, work sites, middens, architectural remains or undisturbed layers of deposited materials; a concentration of cultural remains considered to be a location of specific human activities of the past. This definition excludes sites of human being remains.
- Building** Any structure used or intended for supporting or sheltering any use or occupancy.

**Building Height** The height of a building measured from the lowest point of natural grade adjacent to the building to the highest portion of the building excluding chimneys and antennas.

**Bulk** The size of buildings and structures on a lot and the buildable area within which the building can be located, including lot coverage, setbacks, height, floor area ratio and yard requirements.

**Commercial** An activity or use which involves the manufacture or sale of property, goods or services. This does not include cottage industries/ home occupations as defined herein.

**Community Liquid Waste Treatment Facility** A system serving five or more parcels or five or more structures on one undivided parcel for the collection and treatment of liquid waste. A shared liquid waste disposal system serves two to four structures on the same system.

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**Community Water Supply System** a central water supply system that serves all lots within a development or organized area through facilities that are under central common ownership and management. This includes municipal water systems, public utilities and water systems.

**Construction** The act of breaking ground and erecting a building or structure.

**Cottage Industry** See "Home Occupation" below

**County Commission** The elected Board of County Commissioners for Santa Fe County, New Mexico.

**County Planning Commission** The Santa Fe County Planning Commission appointed by the Santa Fe County Commission.

**Development Review Board** The Tesuque Development Review Board appointed by the Santa Fe County Commission

**Dwelling Unit or  
Residence**

Any building or portion thereof which contains living facilities including provisions for sleeping, eating, cooking and sanitation.

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**Family**

Any number of individuals living together as a single housekeeping unit and doing their cooking on the premises; as distinguished from a group occupying a boarding or rooming house or hotel.

**Flood Plain**

A relatively flat area or low lands adjoining the channel of a watercourse a body of standing water, which has been or may be covered by flood water and the limits of which are shown on the Federal Emergency Management Act maps filed in the Santa Fe County Land Use office.

**Geohydrolic Report**

A report of subsurface (ground) water availability

**Historical  
Character**

Buildings, structures, appurtenances and places deemed of basic and vital importance because of their association with history; or because of unique architectural style and scale; including color, proportion, form and architectural detail; or because of their being a part of or related to a plaza, park or area in which the design or general arrangement should be preserved and/or developed only according to a fixed plan based on cultural, historical or architectural purposes.

**Home Occupation**

(From Santa Fe County Development Code)

Home occupations are allowed as a conditional use anywhere in the (County) provided the following standards are met:

- 1) Not more than two (2) persons, other than members of a family residing on the premises, shall be regularly engaged in work at the site of the home occupation.
- 2) The use of the residence for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than fifty percent (50%) of the floor area of the residence, including accessory buildings, shall be used for the home occupation.
- 3) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the home occupation, except for one (1) non-illuminated nameplate sign not more than one (1) square foot in area; construction of walls, fences, sheds, studios, or other accessory structures to provide for storage of materials and equipment are

allowed, as long as the floor area limitations of fifty percent (50%) of the residence, including the accessory building, are met.

- 4) The home occupation shall not involve operations or structures not in keeping with the residential character of the neighborhood. 1851009
- 5) The home occupation shall be located on the same lot as the permitted principal use or structure or on a contiguous lot in the same ownership.
- 6) Primary sale of goods in connection with the home occupation shall be that which is prepared or produced on the premises.
- 7) No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood. Parking for employees and for customers or clients of the home occupation shall be adequate; the inability to provide for off-street parking shall be grounds for denying a home occupation.
- 8) No equipment or process shall be used which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the premises. In case of electrical interference, no equipment or process shall be used which creates visible or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

**Hotel, Motel or  
Bed and Breakfast**

A building(s) in which a lodging or boarding and lodging are provided and offered to the public for compensation.

**Hydrologic Report**

A report on surface water availability

**Infrastructure**

Construction such as, but not limited to, streets, curbs, gutters, sidewalks, fire hydrants, storm drainage facilities, water, sewer and utility systems and public works and facilities.

**Landmark or  
Historic Site**

A site or structure which;

1. possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the locality, region, state or nation; or
2. is identified with historic personages; or
3. embodies the distinguishing characteristics of an architectural style; or
4. is the work of a designer whose work has significantly influenced an age; or
5. because of a unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood.

|                                      |  |
|--------------------------------------|--|
| <b>Land Use</b>                      | Any activity subject to the Tesuque Land Use which is conducted on, below and/or in the space above the surface of the earth to a height of 500 feet within the boundaries of the Traditional Historic Village of Tesuque boundaries.  |
| <b>Legal Description</b>             | The metes and bounds description of a parcel of land filed in accordance with the requirements of the State of New Mexico, County of Santa Fe.   |
| <b>Multiple Family Dwelling Unit</b> | A building designed for or occupied by two(2) or more families. 1851009  |
| <b>Neighborhood Association</b>      | An organization of property owners and residents which has incorporated as a non-profit organization under the laws of the State of New Mexico and has registered with the Clerk of Santa Fe County.   |
| <b>Owner</b>                         | Any person, association, partnership or corporation that has dominion over, control of or title to real property.  |
| <b>Party</b>                         | Any person who meets at least one of the following: <ol style="list-style-type: none"> <li>1. An applicant or applicant's agent;</li> <li>2. The owners as shown by the records of the County Assessor, of parcels comprising the application site and parcels within the area of notification for the proposed action;</li> <li>3. Any neighborhood association;</li> <li>4. The representatives of any department or agency of the County that may be affected by the application; or</li> <li>5. A person who the Planning Commission, Regional Development Review Board or Board of County Commissioners determines to have an interest in the subject matter of the hearing.</li> </ol> |
| <b>Parking Space Off-Street</b>      | An area not in a street or alley having and area of not less than 180 square feet, exclusive of driveways, permanently reserved for the temporary parking of one vehicle and connected to a street or alley by a driveway which affords ingress and egress for a vehicle.  |

|                                    |  |
|------------------------------------|--|
| <b>Person</b>                      | Any individual, estate trust receiver, cooperative, association, club, corporation, company, firm, partnership, joint venture, syndicate or other entity.  |
| <b>Planning Director</b>           | An employee of Santa Fe County who is responsible for administering this Plan.   |
| <b>Performance Standard</b>        | Standards including, but not limited to, noise, heat, fumes, odor, glare, radio interference and other types of emissions that can be detected beyond the property line where a particular activity takes place. Also, standards including, but not limited to, aesthetics, landscaping, design, traffic, utilities and acequias. <span style="float: right;">1851010</span> |
| <b>Public Road</b>                 | Any road that has been continuously open to public access in a manner consistent with New Mexico statutes addressing rights of public access.  |
| <b>Resort</b>                      | A facility functioning as a hotel or motel and specifically designed for vacationing and recreation in mountainous and country areas having scenic beauty and/or offering special conditions for sporting activities such as hiking, horseback riding, hunting, fishing, skiing, golfing, swimming, etc.   |
| <b>Single-Family Dwelling Unit</b> | Any housing unit designed for the use of one family that has a private ground-level entrance and a private outdoor space for the use of the residents of such a dwelling unit.   |
| <b>Steep Slope</b>                 | Any slope with an average inclination of 30% or more from the horizontal.  |
| <b>Structure</b>                   | All construction, including residences, commercial and industrial buildings, free-standing walls and fences over 6 feet in height, antennas, signs, towers, bridges or similar uses.   |
| <b>Watercourse</b>                 | Any stream, arroyo, acequia or drainage way having a channel that gives direction to the flow of water.  |
| <b>Wetlands</b>                    | An area that is inundated or saturated by fresh water, surface water or ground water at a frequency and duration sufficient to support, and under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands also attract various types of birds.   |

## **Appendix 8.2 Native Plants**

### Plants:

Native flora typical of high desert includes, but is not limited to the following:

### Trees:

Pinon

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Rocky Mountain Juniper

One-seed or Cherry Stone Juniper - Grows lower than and with pinon.

Fremont Cottonwood - Rapid growing, short lived, grows around streams and moist areas to a height of 50-100'.

Gambel or Rocky Mountain White Oak - Grows 6-50' high in thickets in pinon belt up to ponderosa pine belt.

Shrub Live Oak grows as chaparral in pinon belt to heights of 13 feet.

Box Elder or Ash-leafed Maple - provides bright red fall foliage.

### Bushes:

Squaw or Wild Crab Apple - grows up to 8000', is rare, but grows in the dry hills of the pinon/juniper belt.

Pointleaf Manzanita - grows in thickets up to 8000'.

Goldenrod Chamisa - Grows to 8,000 feet above sea level.

Rubber Rabbit Brush Chamisa -

Mountain Mahogany

### Grasses:

Buffalo Grass - A warm season grass. Needs very little water and thrives in hot sunny locations, grows low and spreads by surface runners and seed.

Blue Grama -

Crested Wheat -

Wild Buckwheat

Right Buckwheat

Pine Buckwheat

### Flowers:

Scarlet Bugler or Red Penstemon - grows up to 7000'.

Scarlet gilia

Indian Paintbrush - grows up to 7500'.

Yellow Sweet Clover -

Wild or Crane's Bill Geranium - grows between 5000 and 8000 feet.

Small-leaf Globemallow - Grows up to 7000'.

Red Columbine - Grows between 6000 and 10,000 feet.

Spring Beauty or Mayflower - Grows up to 7000'.

Wild Onion or Ullium - A member of the lily family that grows between 4,000 and 7,500 feet above sea level.

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Segollily or Mariposa -

Larkspur -

Lupine -

New Mexico Thistle -

Clematis -

Thistle Poppy -

Rock Spirea - grows between 5,000 and 8,000 feet above sea level.

Service Berry or Shad Bush - Grows between 2,000 and 7,000 feet.

Apache Plume - Grows between 3,700 and 8,000 feet.

Locoweed or Milk Vetch - Is common along road cuts and similar ground scars.

Creeping Primrose and Evening Primrose - both grow between 4,500 and 7,500 feet.

Tassel-flowered Brickella or sunflower - is common between 5,000 and 9,000 feet above sea level.

Heath-leaved Aster or Baby White Aster -

Spreading Daisy or Branching Fleabone grows between 1,000 and 9,000 feet.

Sprawling Daisy grows between 4,000 and 7,000 feet.

**Cacti & Succulents:**

White Spirai Claret Cup or Heart Twister - grows between the 4000 and 9000 foot levels and is common in the pinon/juniper belt.

Beehive Cactus - grows to 8000'.

Utah Agave - A member of the cactus family that grows up to 7,500 feet above sea level.

Red Flowered Prickly Pear - Grows up to 7,500 feet.

Green Flowered Torch Cactus - Also grows up to 7,500 feet in the pinon/juniper belt.

Cane Cactus or Cholla - Prevalent in the pinon/juniper belt up to 7,500 feet.

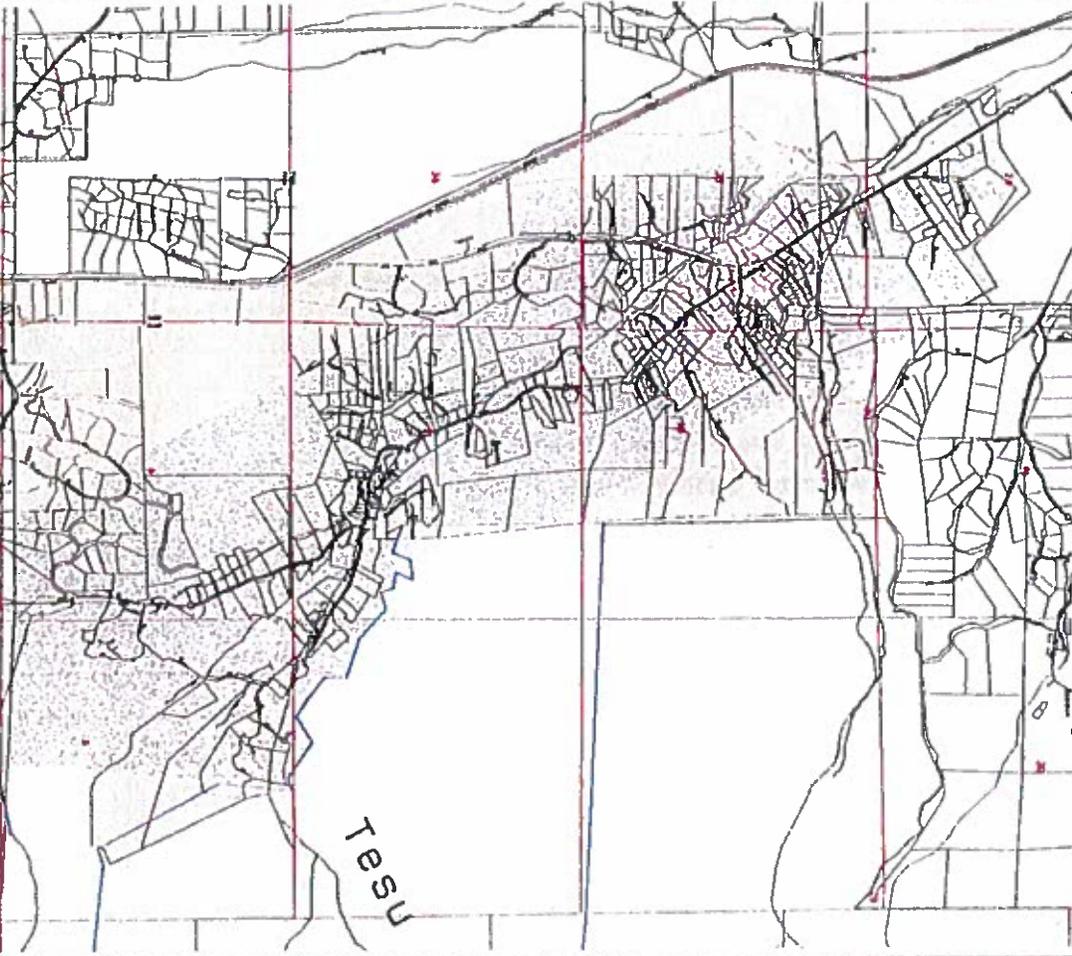
Yucca or Spanish Bayonet - Also known as the soap weed yucca.

**MAP LIST**

- RT 1 Tesuque Traditional and Traditional Historic Village Boundaries**
- RT 2 Tesuque Watershed Area**
- RT 3 Preliminary Tesuque Land Use Map**
- RT 4 Federal Flood Plain Map of the Tesuque Area**
- RT 5 Tesuque Scenic Highway Corridor Area**
- RT 6 Tesuque Area 10 Foot Contours with Slope Analysis**

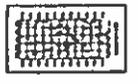
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# Tesuque Traditional and Traditional Historic Village Boundaries



## LEGEND

- Traditional Village (Secondary Zoning Designation)
- Traditional Historic Village (Secondary Zoning Designation)
- Commercial District Border
- City Limits
- Interzonal Boundary
- Major Arterial and Arterial
- Minor Arterial
- Local Street
- Interzonal Zoning
- Urban Zone
- Interzonal Boundary
- Historic District



**NOTES:**

1. The boundaries shown on this map are based on the current zoning map of the City of Tesu.

2. The boundaries shown on this map are based on the current zoning map of the City of Tesu.

3. The boundaries shown on this map are based on the current zoning map of the City of Tesu.



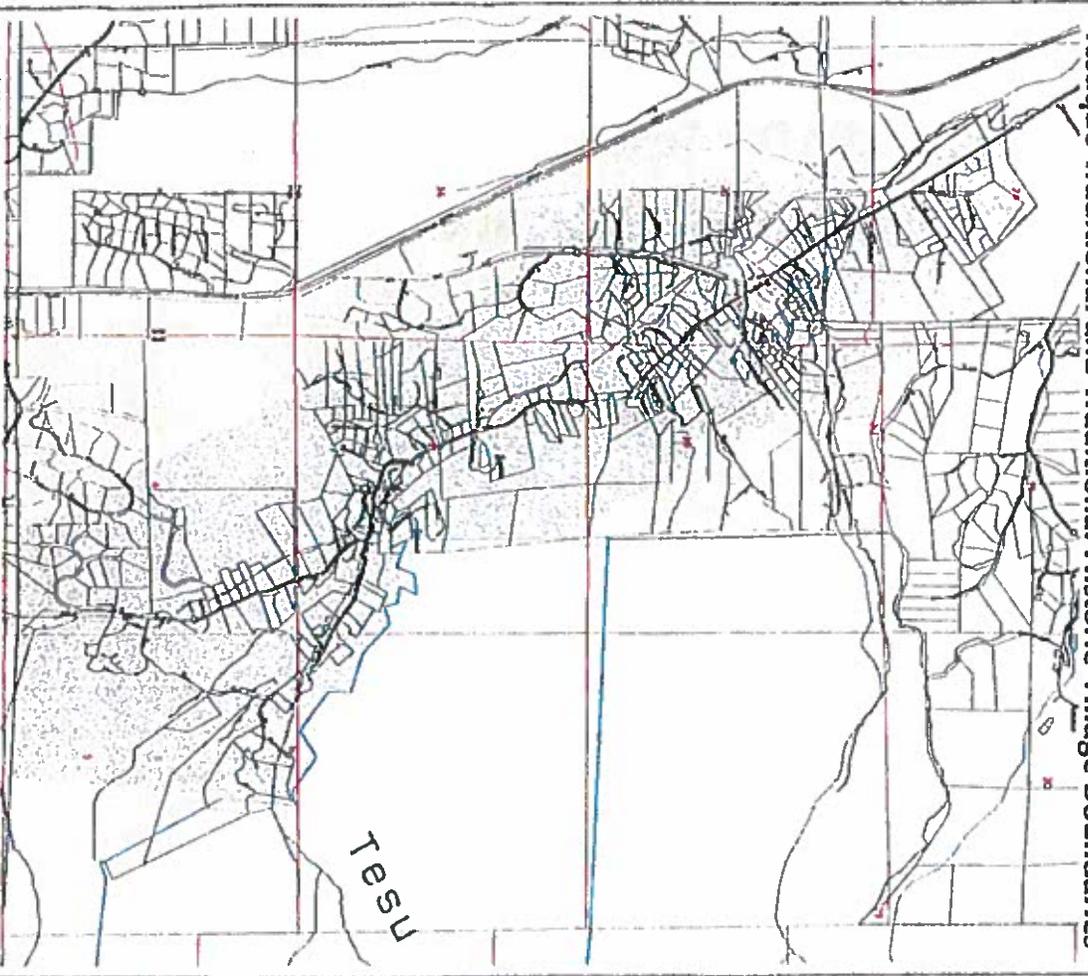






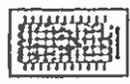


# Tesque Traditional and Traditional Historic Village Boundaries



## LEGEND

- Traditional Village (Country Zoning)
- Traditional Historic Village (Local Historic District)
- Commercial/Industrial/Residential
- CRP Schools
- International
- Major Arterial
- Major Street and Arterial
- Rural Residential
- Environmental Zoning (UZA)
- Urban Zone
- Industrial



**1:25,000 SCALE**

This map is a reproduction of the original map. It is not a legal document. It is intended for informational purposes only. It is not to be used for any other purpose without the express written consent of the City of Tesque.



Appendix D – Tesuque Community Plan 2013 –  
Protecting Our Water and Ourselves

## TESUQUE PLAN 2013 – PROTECTING OUR WATER AND OURSELVES

This section of the Plan is meant to be simply educational. Most of us do not realize that our household cleaning products, our yard fertilizers and weed killers, our building materials and many other things we encounter on a daily basis, contain toxic chemicals that affect our health and eventually our water. We've grown accustomed to the chlorine bleach advertisements and we all know that chlorine bleach does indeed whiten our clothing. But chlorine is one of the many chemicals that wreaks havoc with our septic systems, killing the "good" bacteria that work to break down waste. We are going to give you a list of chemicals that are toxic and have healthy alternatives. (For example, a tiny drop of chlorine bleach . It on a Q-tip can be used in those few times that oxygen bleach doesn't work.)

Chlorine also is found, according to the American Lung Association, in most conventional cleaning products. Inhalation can lead to respiratory irritation and prolonged exposure to lung disease and asthma. There is recent research suggesting that this and other chemicals on this list may be neurotoxins. Healthier choice: Oxygen bleach does the job of whitening clothes, plus brightening colors, 99% of the time and is non-toxic. A scrubbing powder can be made from baking soda and water; and white, distilled vinegar with a little lemon for scent makes an excellent window cleaner, especially when used with newspaper to scrub with!

Formaldehyde is in cleaning products, cosmetics, fake wood furniture, conventional plywood and causes eye, nose, throat and skin irritation at the very least; at its worst, it can cause asthma, infertility and lymphoma, according to the Illinois Department of Health.

Polyvinyl chloride is omnipresent and dangerous. Most plastics contain it (water bottles, nylon backpacks, PVC pipe that carries our water to our houses, insulation and most things that are waterproofed (baby changing mats, mattress covers, e.g.). It contains plasticizers called phthalates, which are released over time and can chemically combine with other organic materials to produce toxic dioxin byproducts. According to Greenpeace and the Natural Resources Defense Council (NRDC), PVC byproducts and vapors are endocrine disruptors that can mimic or block hormones in the body. Additionally, the EPA has linked PVC to serious respiratory problems, immune suppression and cancer. Healthier choice: look for PVC-free plastics. Choose waterproofed items with coatings made from polyurethane or polyester.

Phthalates, according to a 2007 report by the NRDC, are in 12 out of 14 common brands of household air fresheners and room sprays which are inhaled by users. In studies by the World Health Organization, consistent exposure to phthalates may increase the risk of endocrine, reproductive and developmental problems. The majority of synthetic air fresheners were found to also emit significant amounts of terpene, a volatile organic compound (VOC) that can react with naturally occurring ozone to create formaldehyde. Healthier choice: put boxes of baking soda in cabinets to absorb odors and scent interiors with all-natural oils and potpourri.

Volatile organic compounds (VOCs) are found in a wide array of products on the market (carpet and furniture, paint, lacquer, paint thinners/strippers, cleaning supplies, office copiers and printers, fabric sizing, correction fluid and carbonless copy paper, glues and adhesives used in many craft products, permanent markers) and off-gas when exposed to the air and are inhaled by humans. Healthier choices: look for VOC-free products and consider using organic clay paint which has the added benefit of absorbing toxic gases and making the environment quieter. Indoor air quality has been found to be up

to 10 times more toxic than outdoor and we know how poor that is. Open windows and allow fresh air in each day or night.

Why are we concerned about things we inhale and their effect on our aquifers? Because our bodies excrete the chemicals and they are found in our water supply. The Environmental Working Group did a study of tap water in cities around the country in 2009. Santa Fe's city water was found to exceed not only healthy limits but also the legal limit for the following chemicals: arsenic, haloacetic acid, dichloroacetic acid, thallium, copper, and trichloroacetic acid. Another 20 chemicals exceeded the health limit but were just under the legal limit.

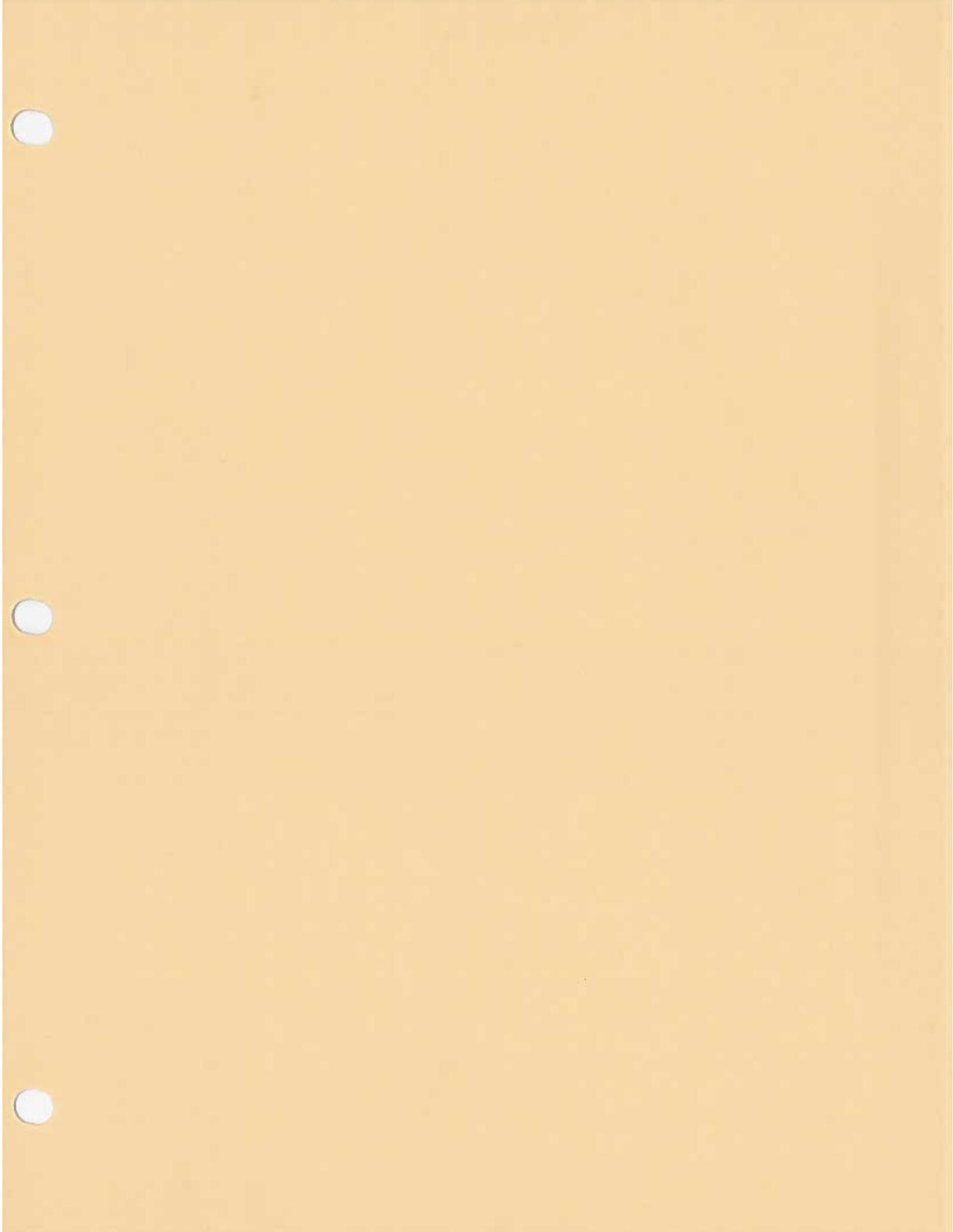
A ground-breaking study was released last year in the journal of Analytical and Bioanalytical Chemistry that found that glyphosate, the active ingredient in that infamous patented herbicide that a well-known chemical company has modified seeds to resist, is found to be flowing freely in groundwater in areas where it is used. The researchers found that 41% of groundwater had levels beyond the limits of quantification, indicating that glyphosate does not break down quickly in the environment as the manufacturer claims and is accumulating there in concerning quantities. Environmental exposure to humans via groundwater is inevitable. The EPA considers glyphosate to be a Class III toxic substance, fatal to an adult at 30 grams.

In addition, a study in the journal Environmental Toxicology and Chemistry published in March of 2011 found the chemical in 60-100% of air and rain sample tested, indicating that glyphosate pollution and exposure is now omnipresent in the U.S. In fact, glyphosate's broad-spectrum toxicity has been identified to be one potential cause for the disturbing loss of indispensable food-starter bacteria from soils and cultured foods within certain regions of the world, indicating that its use may be depleting the microbial biodiversity of the soil and ultimately its ability to remain fertile.

According to Organic Consumers Association in May 2013, glyphosate has been linked to over 20 adverse health effects in peer-reviewed biomedical literature. These include infertility, immune problems, allergies, faulty insulin regulation (diabetes), changes in major organs and the gastrointestinal system, neurotoxicity, liver toxicity and kidney toxicity.

And this is just one of the many chemicals we use on our yards and gardens. A recent report from the 31st National Beyond Pesticides Forum suggests a further list of chemicals that are being linked to autism and other 21st century diseases that are spiraling in numbers.

Lastly, we excrete the anti-depressants we take and they are being found not only in groundwater but in mothers' milk. Clearly we need more information about the chemicals that pervade our daily life and must learn to manage them in a way that is not dangerous to human beings.





**Daniel "Danny" Mayfield**  
*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*

## MEMORANDUM

**DATE:** November 18, 2013

**TO:** Board of County Commissioners

**FROM:** Julia Valdez, Constituent Services Liaison, Manager's Office

**VIA:** Katherine Miller, County Manager

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**ITEM AND ISSUE:** BCC Meeting November 26, 2013

Introduction of a Resolution Confirming that: Climate Change Is A Real And Growing Threat To The Well-Being Of Present And Future Inhabitants Of Santa Fe County; The Pollution Caused By Humans Burning Fossil Fuels Is A Primary Cause Of Climate Change; And In Order To Protect Our Citizens And Natural Assets Santa Fe County Supports A Federal Revenue-Neutral Fee On Carbon Production At Its Source, With The Fees Being Returned To Americans As A Dividend (First Hearing)  
(Commissioner Stefanics)

### BACKGROUND

By adopting this resolution, the Board of County Commissioners would call upon the U.S. Congress to take a significant step toward stemming the increase of greenhouse gas emissions that cause climate change.

The proposed carbon fee and dividend would tax carbon products at their source of production or importation. This would gradually increase the price of fossil fuel and make renewable resources use and conservation practices more attractive economically. It would drive electrical generators and industries, the largest carbon dioxide emitters, away from emitting heat-trapping carbon dioxide into the atmosphere.

The dividend part would redistribute the revenues from the carbon fee back to Americans pro rata. The value of the dividend to each family would increase as they reduce their fossil fuel use by incorporating alternatives into their lifestyles.

### ACTION REQUESTED

This item is for discussion purposes.



increases the frequency of severe weather events, reduces the time available and increases the cost of undertaking adequate responses, and increases risks to the global economy.

**NOW THEREFORE BE IT RESOLVED THAT** the Board of County Commissioners of Santa Fe County strongly urges the U.S. Congress to pass legislation that levies an annually increasing revenue neutral fee on the carbon in fossil fuels at the point of production and importation, sufficient to:

- a) Encourage individuals and corporations to produce and use less fossil fuels;
- b) Make the transition from fossil fuels less onerous to consumers and to the economy by returning to Americans on an equitable basis all of the revenues gained from the fee;
- c) Reduce US CO<sub>2</sub>-equivalent emissions to 10% of 1990 levels by 2050;
- d) Encourage similar actions by other nations trading with the United States, by suitable carbon-content-based fees for imports and rebates for exports to nations that have not taken such actions.

**ADOPTED** this 10<sup>th</sup> day of December, 2013.

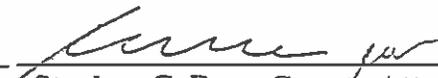
**BOARD OF COUNTY COMMISSIONERS**

\_\_\_\_\_  
Kathleen Holian, Chairperson

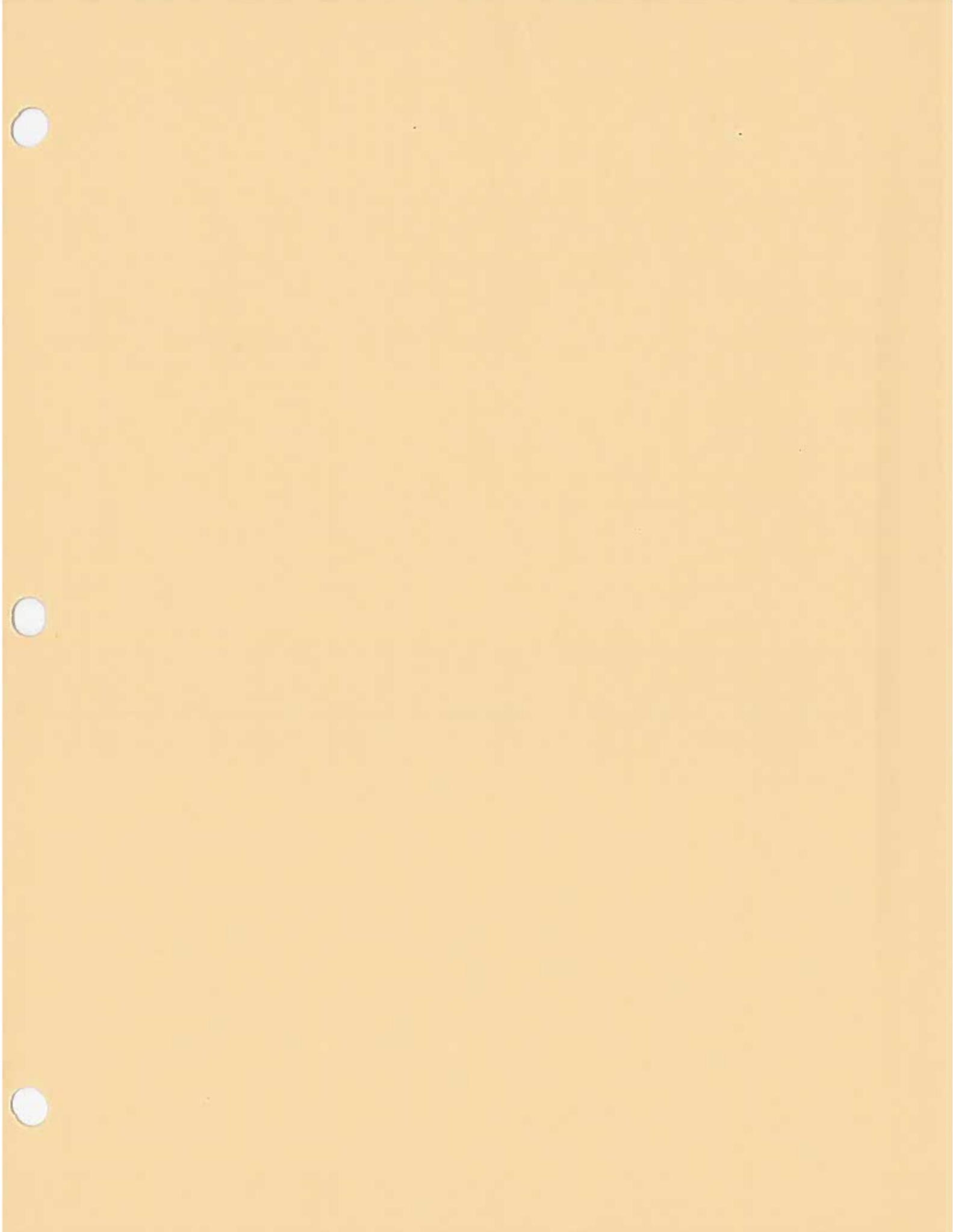
**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Geraldine Salazar, County Clerk

  
\_\_\_\_\_  
Stephen C. Ross, County Attorney







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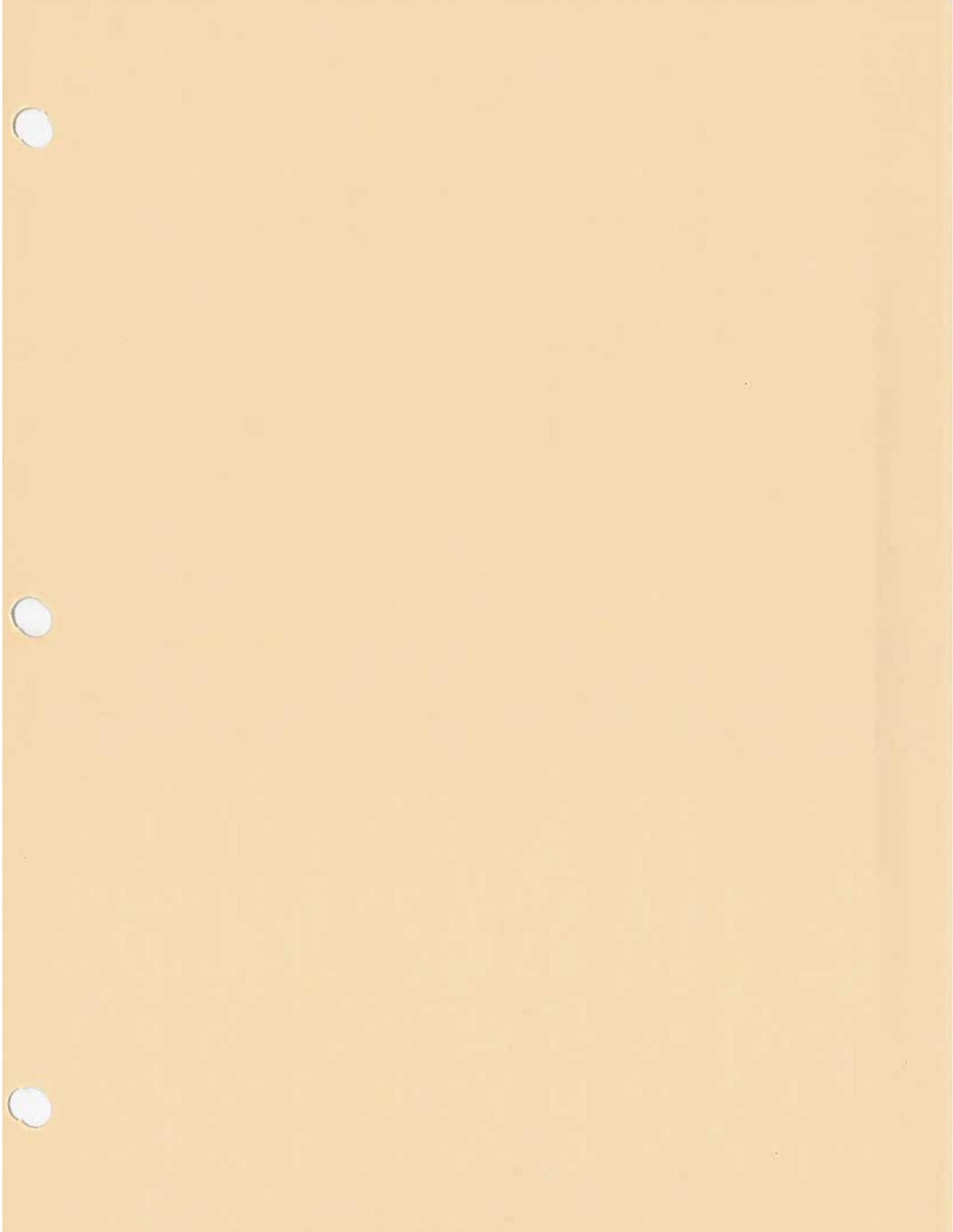






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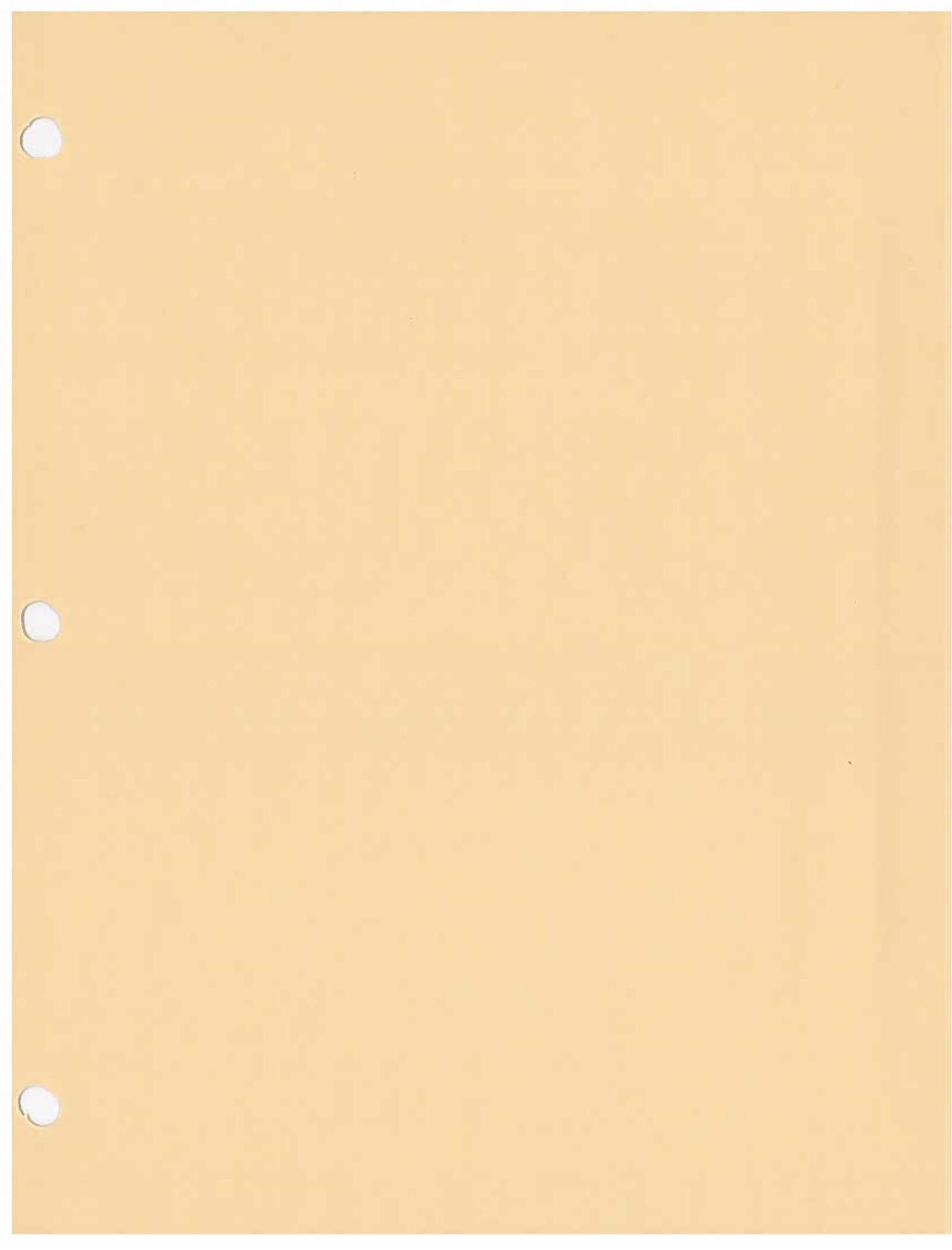






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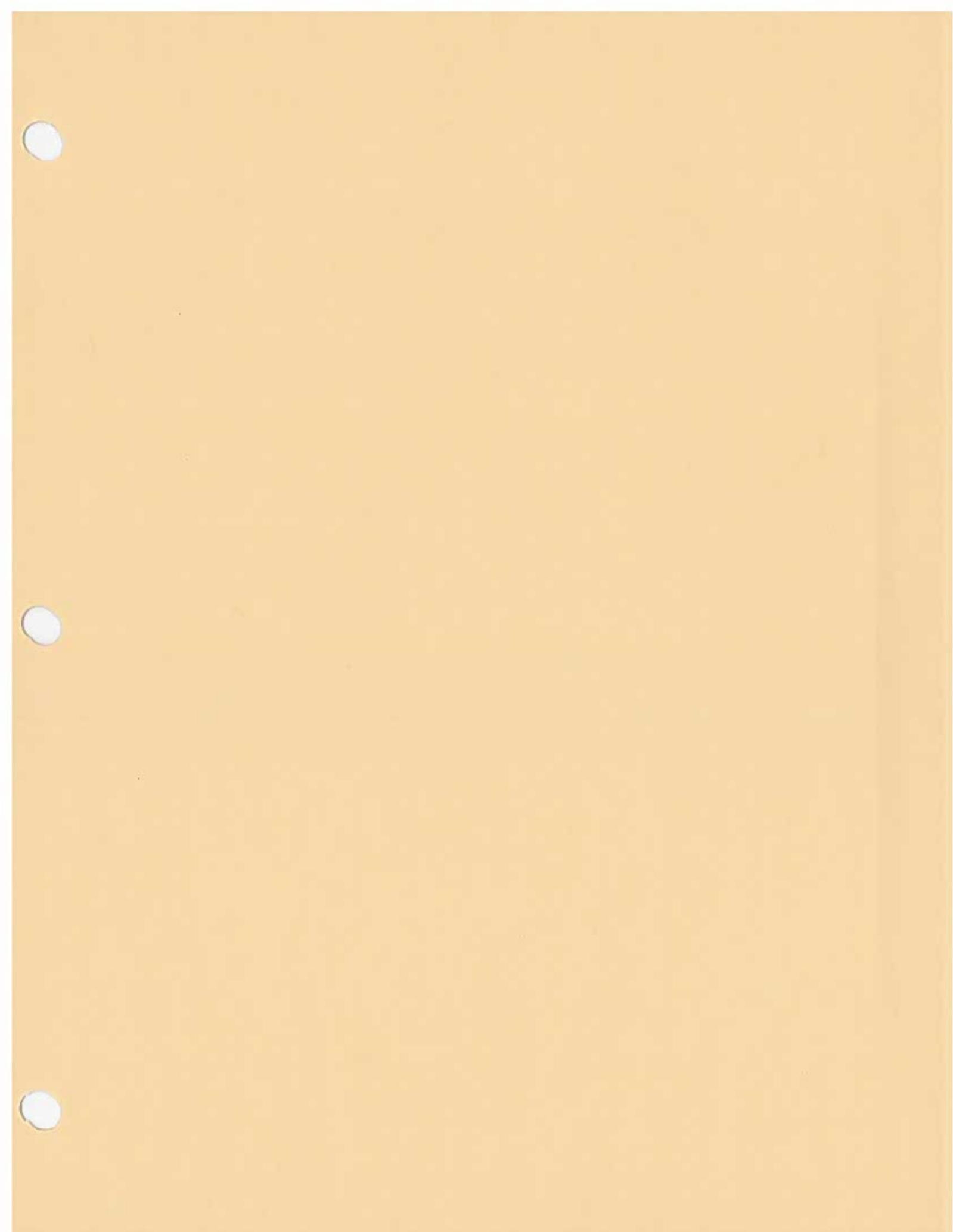






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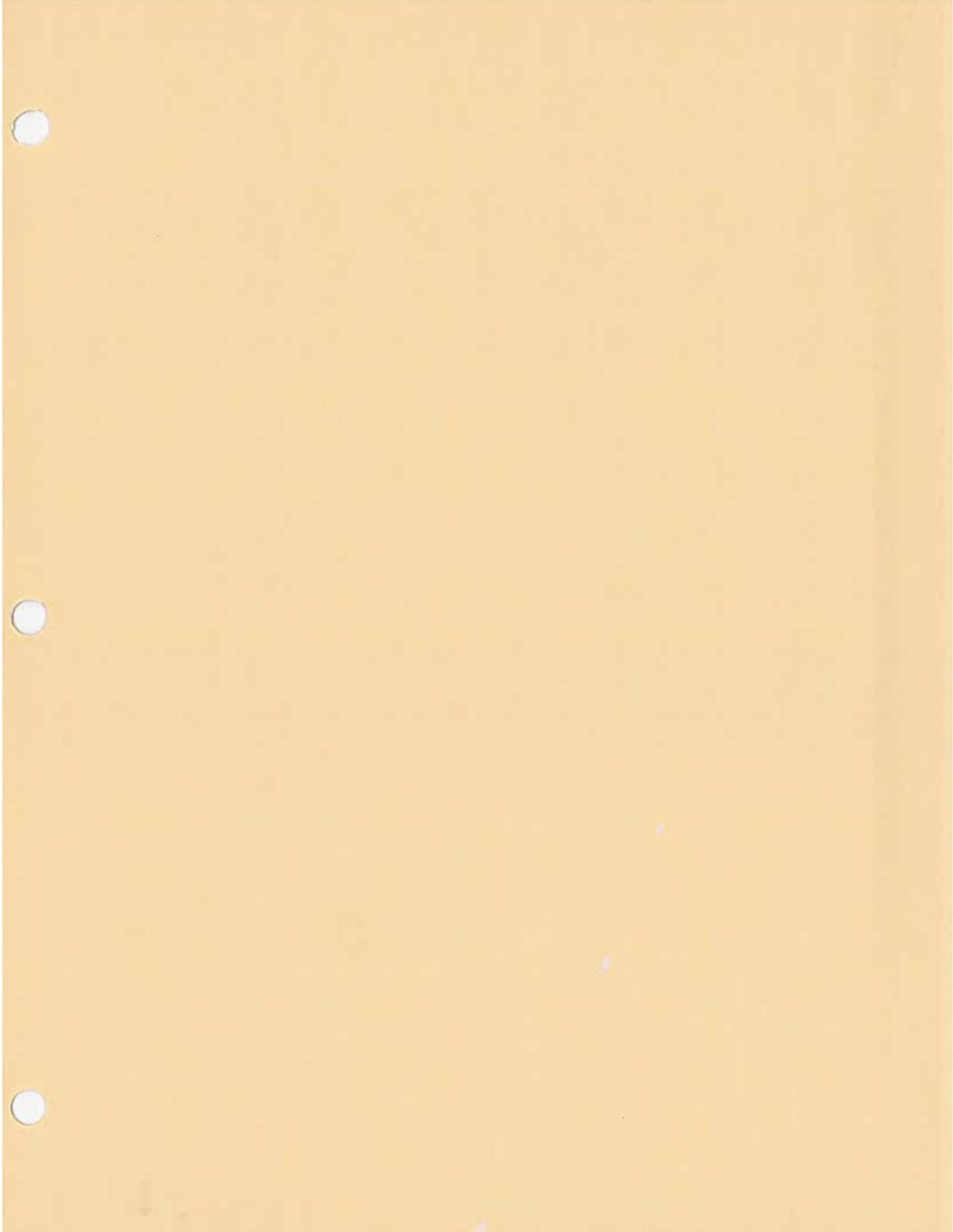






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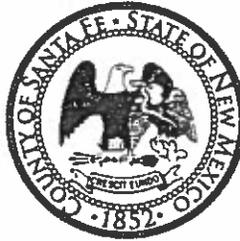




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**Katherine Miller**  
*County Manager*

## Memorandum

**To:** Santa Fe County Board of County Commissioners

**From:** Katherine Miller, County Manager, SFC  
Rachel O'Connor, Director, Community Services Department, SFC

**Date:** November 13, 2013

**Subject:** Community Services Monthly Report

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### Community Safety

The Santa Fe County DWI team has moved forward with a pilot project on the use of electronic Screening and Brief Intervention (SBIRT) for first time DWI offenders. We are working with the New Mexico Department of Health and Behavioral Therapy Associates (Reid Hester). The Centers for Disease Control (CDC) has indicated that this program is now evidence based with reductions in drinking and alcohol related problems dropping 45-55 percent in a 12 month period. Mr. Hester has presented this data to the HPPC and the pilot in Santa Fe County was featured on KSFR.

The Santa Fe County DWI program is providing funding to Magistrate Court to partner on conducting urine testing on first and second time DWI offenders. The Court wanted to partner with us because there was a gap in services for first and second time offenders. The goal of the project is to increase monitoring during the probationary period. We are testing about 300 offenders twice a month beginning in January 2014.

The Santa Fe County DWI program is working to kick off a Holiday Campaign. As part of the campaign the program will be doing a direct mail campaign regarding the new vehicle forfeiture ordinance.

Teen Court will be working on a project in with The Santa Fe Prevention Alliance to educate Oral Surgeons about the prescription drug use by adolescents. We will create a fact sheet for doctors to disperse to youth and parents after they have received any surgery requiring a prescription

### **Community Operations**

Last weekend our Volunteer Coordinator Carol Branch coordinated and executed a three day volunteer event at Arroyo Hondo Trail. Activities included dead tree removal, the building of a safety fence, fixed eroded trails and built dams. Twelve volunteers participated for a total of 44 hours, saving the County about \$1,000.

Our Volunteer Coordinator is working with Health Services to set up the Santa Fe County food drive. The food drive will be on November 18-22.

Community Center weekly rental ending 11/3/13: NRCC=4, Bennie J=2 (withheld one deposit at Senior Staff request, dirty kitchen), La Cienega=2, Nambe=1. Total for week=9.

### **Senior Services**

From July 1, 2013 to October 31, 2013 Senior Services has provided 2,736 units of transportation, 11,827 congregate meals and 11,324 home delivered meals. At this point we are at capacity on home delivered meals. We are on target for home delivered and congregate meals and are down slightly on transportation.

The Senior Services program received a \$40,000 bonus from AAA for exceeding transportation services last fiscal year.

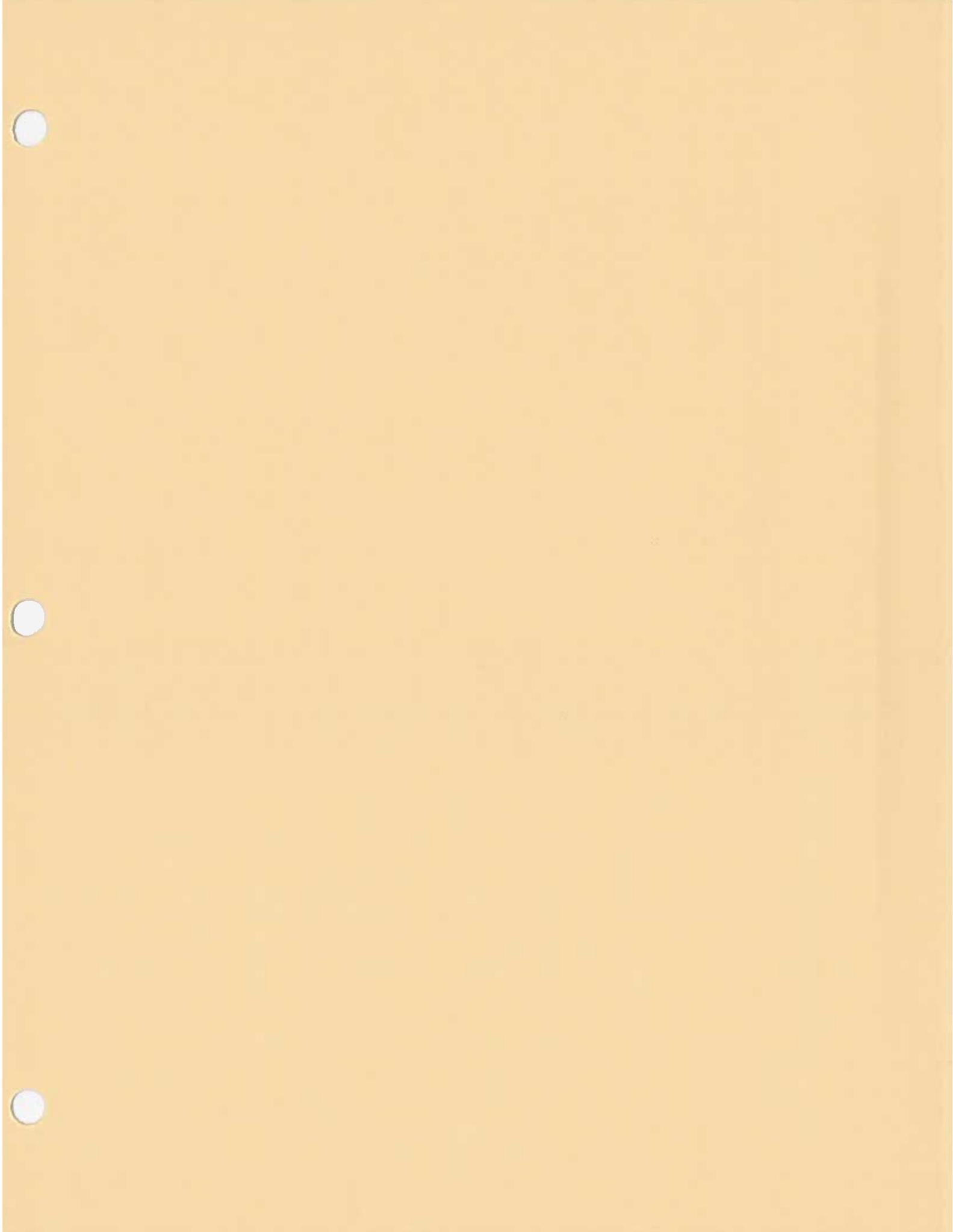
The City of Santa Fe has agreed to allow the County to use the bus for two trips per year. Director Casados is meeting with their Travel Planning Committee to work out the details of the agreement.

### **Health Services**

The Community Services Department has provided about 500 flu shots this year in Santa Fe County.

We held the pre-proposal conference for the \$65,000 RFP to hire someone to do rural outreach and enrollment in Santa Fe County. Three organizations attended.

We are arranging for four of our staff members to be trained in enrolling people in Medicaid; including three of our staff and one Satellite Office employee.

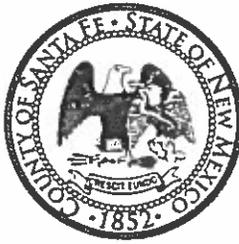




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**Katherine Miller**  
County Manager

**MEMORANDUM**

To: Board of County Commissioners

Via: Katherine Miller, County Manager  
Bernadette Salazar, Human Resources Director *BS*

Date: November 13, 2013

Re: HR Monthly Report for October 2013

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**Issue:**

The HR Division provides the Santa Fe County Board of County Commission a monthly report regarding HR information and events.

**Background:**

The purpose of this memo is to provide you with information relative to HR functions and statistics for the month of October 2013. Throughout the month of October, HR coordinated/conducted twenty-one training sessions. Over two-hundred and fifty employees attended these training sessions.

In regards to recruitment for the month of October, we recruited for the position of Detention Officer. We had thirty applicants for this position. Eleven of the applicants attended the testing process. The hiring process for selected applicants is pending. We also conducted Sheriff's Office Sergeant interviews, lateral officer testing, Fire Lieutenant testing, and Corrections Corporal testing. These processes allow current employees the opportunity to promote within the ranks of their respective departments/elected offices.

In October 2013, HR met with two bargaining units to discuss pending labor/management issues. This is a mechanism in which items can be discussed, ideas can be brought forward, concerns can be raised, and where bargaining units and the County can attempt to resolve issues in an efficient and respectful manner. These meetings have been beneficial in communicating information to employees and resolving issues.

At the end of September, the HR Division began receiving information from the State of New Mexico Risk Management Division regarding open switch enrollment for insurance benefits. The open/switch enrollment period began October 1, 2013 and documentation is due November 15, 2013. HR has gone to different County worksites beginning October 16, 2013 to provide employees with information and assistance. In addition, information was provided to all employees

about what is changing, times and dates of meetings conducted by the state, and information posted on the state's website regarding the changes. This open/switch enrollment is not mandatory which means if employees do not want to make any changes, they are not required to complete an enrollment form; however they will be required to complete a No Change Form by November 15, 2013. If changes are made, enrollment forms are due to the HR Division on or before November 15, 2013. The information provided by the state confirms no rate increases effective January 1, 2014 through June 2014; however effective July 1, 2014, there will be a 10% increase to medical premiums. Another change noted is that the deductibles will resume back to a full year.

Attached are the HR Statistics Report, the New Hire Report, and the Labor Statistics Report for October 2013. If you have any questions, I can be contacted at 992-9886. Thank you.

# HR STATISTICS FOR THE MONTH OF OCTOBER 2013

| Department                                | Division                   | Regular Employees | Part Time Employees | Full Time Employees | Elected/Officials | Temporary Employees | Vacancies | Total Positions | New Hires/Re-employmnts | Resignations | Retirements | End of term/temp status | Terminations | Total separations |
|---|----------------------------|-------------------|---------------------|---------------------|-------------------|---------------------|-----------|-----------------|-------------------------|--------------|-------------|-------------------------|--------------|-------------------|
| MANAGER'S OFFICE                          | 01-COUNTY MANAGER ADMINIS. | 6                 |                     | 6                   |                   |                     | 1         | 7               |                         |              |             |                         |              |                   |
|   | 02-COMMISSION              | 5                 |                     | 5                   | 5                 |                     |           | 5               |                         |              |             |                         |              |                   |
|   | 15-HUMAN RESOURCES         | 10                |                     | 10                  |                   |                     | 1         | 11              |                         |              |             |                         |              |                   |
|   | 21-FINANCE                 | 21                |                     | 21                  |                   |                     | 2         | 23              |                         |              |             |                         |              |                   |
| <b>CMO TOTAL</b>                          |                            | 42                | 0                   | 42                  | 5                 | 0                   | 4         | 46              | 0                       | 0            | 0           | 0                       | 0            | 0                 |
| <b>LEGAL TOTAL</b>                        | 01-LEGAL ADMINISTRATION    | 8                 |                     | 8                   |                   |                     |           | 8               |                         |              |             |                         |              |                   |
| <b>ADMINISTRATIVE SERVICES DEPARTMENT</b> |                            | 8                 | 0                   | 8                   | 0                 | 0                   | 0         | 8               | 0                       | 0            | 0           | 0                       | 0            | 0                 |
|   | 00-ADMINISTRATION          | 2                 |                     | 2                   |                   |                     |           | 2               |                         |              |             |                         |              |                   |
|   | 02-INFORMATION TECHNOLOGY  | 12                |                     | 12                  |                   |                     | 1         | 13              |                         |              |             |                         |              |                   |
|   | 12-PURCHASING              | 7                 |                     | 7                   |                   |                     |           | 7               |                         |              |             |                         |              |                   |
|   | 16-MAIL ROOM               | 1                 |                     | 1                   |                   |                     |           | 1               |                         |              |             |                         |              |                   |
|   | 17-RISK MANAGEMENT         | 3                 |                     | 3                   |                   |                     |           | 3               |                         |              |             |                         |              |                   |
| <b>ASD TOTAL</b>                          |                            | 25                | 0                   | 25                  | 0                 | 0                   | 1         | 26              | 0                       | 0            | 0           | 0                       | 0            | 0                 |
| <b>COMMUNITY SERVICES DEPARTMENT</b>      | 01-ADMINISTRATION          | 4                 |                     | 4                   |                   |                     |           | 4               |                         |              |             |                         |              |                   |
|   | 20-INDIGENT HOSPITAL FUND  | 3                 |                     | 3                   |                   |                     |           | 3               |                         |              |             |                         |              |                   |
|   | 21-EMS-HEALTH CARE         | 3                 |                     | 3                   |                   |                     |           | 3               |                         |              |             |                         |              |                   |
|   | 74-MOBILE HEALTH FAIR VAN  | 1                 | 1                   |                     |                   |                     | 4         | 5               |                         |              |             |                         |              |                   |
| <b>TOTAL</b>                              |                            | 111               | 1                   | 110                 | 0                 | 0                   | 4         | 115             | 0                       | 0            | 0           | 0                       | 0            | 0                 |
|   | 04-DWI LOCAL               | 8                 |                     | 8                   |                   |                     | 1         | 9               |                         |              |             |                         |              |                   |

# HR STATISTICS FOR THE MONTH OF OCTOBER 2013

| Department                   | Division                     | Regular Employees | Part Time Employees | Full Time Employees | Elected/Officials | Temporary Employees | Vacancies | Total Positions | New Hires/Re-employments | Resignations | Retirements | End of term/temp status | Terminations | Total separations |
|------------------------------|------------------------------|-------------------|---------------------|---------------------|-------------------|---------------------|-----------|-----------------|--------------------------|--------------|-------------|-------------------------|--------------|-------------------|
| TOTAL                        |                              | 8                 | 0                   | 8                   | 0                 | 0                   | 1         | 9               | 0                        | 0            | 0           | 0                       | 0            | 0                 |
|                              | 09-DWI TEEN COURT            | 2                 |                     | 2                   |                   |                     |           | 2               |                          |              |             |                         |              |                   |
| TOTAL                        |                              | 2                 | 0                   | 2                   | 0                 | 0                   | 0         | 2               | 0                        | 0            | 0           | 0                       | 0            | 0                 |
|                              | 89-SENIOR PROGRAMS - ADMIN.  | 10                |                     | 10                  |                   |                     | 1         | 11              | 1                        |              |             |                         |              |                   |
|                              | 90-SR SVCS-CONGREGATE MEALS  | 6                 | 1                   | 5                   |                   | 1                   | 3         | 9               |                          |              |             |                         |              |                   |
|                              | 92-SR SVCS - HOME DELIVERED  | 2                 | 1                   | 1                   |                   | 1                   | 2         | 4               |                          |              |             |                         |              |                   |
|                              | 93-SR SVCS - TRANSPORTATION  | 4                 |                     | 4                   |                   | 1                   |           | 4               |                          |              |             |                         |              |                   |
| TOTAL                        |                              | 22                | 2                   | 20                  | 0                 | 3                   | 6         | 28              | 1                        | 0            | 0           | 0                       | 0            | 0                 |
|                              | 01-POJOAQUE SATELLITE OFFICE |                   |                     |                     |                   | 1                   |           |                 |                          |              |             |                         |              |                   |
|                              | 02-EDGEWOOD SATELLITE OFFICE |                   |                     |                     |                   | 1                   |           |                 |                          |              |             |                         |              |                   |
| TOTAL                        |                              |                   |                     |                     |                   | 2                   |           |                 |                          |              |             |                         |              |                   |
| CSD TOTAL                    |                              | 43                | 3                   | 40                  | 0                 | 5                   | 11        | 54              | 1                        | 0            | 0           | 0                       | 0            | 0                 |
| HOUSING DEPARTMENT           |                              | 11                |                     | 11                  |                   |                     | 1         | 12              |                          |              |             |                         |              |                   |
|                              | 49-HOUSING SECTION 8 VOUCHER | 2                 |                     | 2                   |                   |                     |           | 2               |                          |              |             |                         |              |                   |
|                              | 82-HOUSING CFP - 2012        | 1                 |                     | 1                   |                   |                     |           | 1               |                          |              |             |                         |              |                   |
| HOUSING TOTAL                |                              | 14                | 0                   | 14                  | 0                 | 0                   | 1         | 15              | 0                        | 0            | 0           | 0                       | 0            | 0                 |
| GROWTH MANAGEMENT DEPARTMENT |                              | 4                 |                     | 4                   |                   |                     |           | 4               |                          |              |             |                         |              |                   |
|                              | 01-LAND USE ADMINISTRATION   | 7                 |                     | 7                   |                   |                     |           | 7               |                          |              |             |                         |              |                   |
|                              | 02-PLANNING                  | 7                 |                     | 7                   |                   |                     |           | 7               |                          |              |             |                         |              |                   |
|                              | 14-GIS                       | 8                 |                     | 8                   |                   |                     | 1         | 9               |                          |              |             |                         |              |                   |

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|--------------------------------|------------------------------|-------------------|---------------------|---------------------|-------------------|---------------------|-----------|-----------------|--------------------------|--------------|-------------|-------------------------|--------------|-------------------|
|                                | 15-AFFORDABLE HOUSING-COUNTY | 2                 |                     | 2                   |                   |                     |           | 2               |                          |              |             |                         |              |                   |
|                                | 16-BUILDING & DEVELOPMENT    | 14                |                     | 14                  |                   |                     | 1         | 15              | 1                        |              |             |                         |              |                   |
| <b>GMD TOTAL</b>               |                              | 35                | 0                   | 35                  | 0                 | 0                   | 2         | 37              | 2                        | 0            | 0           | 0                       | 0            | 0                 |
| <b>PUBLIC WORKS DEPARTMENT</b> |                              | 6                 |                     | 6                   |                   |                     |           | 6               |                          |              |             |                         |              |                   |
|                                | 00-OFFICE OF THE DIRECTORS   |                   |                     |                     |                   |                     |           |                 |                          |              |             |                         |              |                   |
|                                | 01-PUBLIC WORKS ADMIN.       | 11                |                     | 11                  |                   |                     | 1         | 12              |                          |              |             |                         |              |                   |
|                                | 02-FLEET SERVICE             | 9                 |                     | 9                   |                   |                     |           | 9               |                          |              |             |                         |              |                   |
|                                | 03-TRAFFIC ENGINEERING       | 6                 |                     | 6                   |                   |                     | 2         | 8               |                          |              |             |                         |              |                   |
|                                | 05-SOLID WASTE               | 21                | 1                   | 20                  |                   |                     |           | 21              | 1                        |              |             |                         |              |                   |
|                                | 11-ROAD MAINTENANCE          | 35                |                     | 35                  |                   | 1                   | 4         | 39              | 1                        |              |             |                         |              |                   |
| <b>TOTAL</b>                   |                              | 88                | 1                   | 87                  | 0                 | 1                   | 7         | 95              | 2                        | 0            | 0           | 0                       | 0            | 0                 |
|                                | 02-PROPERTY CONTROL          | 11                |                     | 11                  |                   |                     | 4         | 15              | 1                        | 1            |             |                         |              |                   |
|                                | 62-MAINTENANCE DIVISION      | 7                 |                     | 7                   |                   |                     |           | 7               |                          |              |             |                         |              |                   |
|                                | 03-BUILDING SERVICES         | 16                | 2                   | 14                  |                   |                     | 2         | 18              |                          |              |             |                         |              |                   |
|                                | 18-PROJECT DEVELOPMENT DIV   | 9                 |                     | 9                   |                   |                     |           | 9               | 1                        |              |             |                         |              |                   |
|                                | 26-OPEN SPACE                | 2                 |                     | 2                   |                   |                     | 3         | 5               |                          |              |             |                         |              |                   |
|                                | 08-SANTA FE RIVER GREENWAY   | 1                 |                     | 1                   |                   |                     |           | 1               |                          |              |             |                         |              |                   |
| <b>TOTAL</b>                   |                              | 46                | 2                   | 44                  | 0                 | 0                   | 9         | 55              | 2                        | 1            | 0           | 0                       | 0            | 0                 |
|                                | 10-WATER                     | 14                |                     | 14                  |                   |                     | 7         | 21              |                          |              |             |                         |              |                   |
|                                | 20-WASTEWATER                |                   |                     |                     |                   |                     | 1         | 1               |                          |              |             |                         |              |                   |

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|--------------------------|---------------------------|-------------------|---------------------|---------------------|-------------------|---------------------|-----------|-----------------|--------------------------|--------------|-------------|-------------------------|--------------|-------------------|
| TOTAL                    |                           | 14                | 0                   | 14                  | 0                 | 0                   | 8         | 22              | 0                        | 0            | 0           | 0                       | 0            | 0                 |
| PWD TOTAL                |                           | 148               | 3                   | 145                 | 0                 | 1                   | 24        | 172             | 4                        | 1            | 0           | 0                       | 0            | 1                 |
| PUBLIC SAFETY DEPARTMENT | 01-FIRE ADMINISTRATION    | 24                |                     | 24                  |                   |                     | 4         | 28              |                          |              |             |                         |              |                   |
|                          | 08-EMERGENCY PREPAREDNESS |                   |                     |                     |                   |                     | 1         | 1               |                          |              |             |                         |              |                   |
|                          | 09-FOREST RESTORATION     | 3                 |                     | 3                   |                   |                     |           | 3               |                          |              |             |                         |              |                   |
|                          | 11-FIRE REGIONS           | 68                |                     | 68                  |                   |                     | 5         | 73              |                          |              |             |                         |              |                   |
|                          | 14-FEMA GRANT             | 1                 |                     | 1                   |                   |                     |           | 1               |                          |              |             |                         |              |                   |
| TOTAL                    |                           | 96                | 0                   | 96                  | 0                 | 0                   | 10        | 106             | 0                        | 0            | 0           | 0                       | 0            | 0                 |
|                          | 01-ADMINISTRATION         | 10                | 1                   | 9                   |                   |                     | 2         | 12              |                          |              |             |                         |              |                   |
|                          | 60-ADULT FACILITY         | 131               |                     | 131                 |                   |                     | 25        | 156             | 1                        |              |             |                         |              |                   |
|                          | 63-MEDICAL SERVICES       | 23                |                     | 23                  |                   |                     | 6         | 29              | 1                        |              |             |                         |              |                   |
|                          | 65-ELECTRONIC MONITORING  | 8                 |                     | 8                   |                   |                     | 1         | 9               |                          |              |             |                         |              |                   |
|                          | 70-YOUTH DEVELOPMENT FAC. | 23                |                     | 23                  |                   |                     | 6         | 29              |                          |              |             |                         | 2            | 2                 |
| TOTAL                    |                           | 195               | 1                   | 194                 | 0                 | 0                   | 40        | 235             | 2                        | 0            | 0           | 0                       | 2            | 2                 |
|                          | 01-RECC ADMINISTRATION    | 39                |                     | 39                  |                   |                     | 9         | 48              | 2                        |              |             |                         |              |                   |
| TOTAL                    |                           | 39                | 0                   | 39                  | 0                 | 0                   | 9         | 48              | 2                        | 0            | 0           | 0                       | 0            | 0                 |
| PSD TOTAL                |                           | 330               | 1                   | 329                 | 0                 | 0                   | 59        | 389             | 4                        | 0            | 0           | 0                       | 2            | 2                 |
| COUNTY CLERK'S OFFICE    | 01-REPORTING & RECORDING  | 16                | 1                   | 15                  | 1                 |                     | 6         | 22              | 1                        |              |             |                         |              |                   |
|                          | 02-BUREAU OF ELECTIONS    | 11                | 1                   | 10                  |                   |                     | 1         | 12              |                          |              |             |                         |              |                   |

# HR STATISTICS FOR THE MONTH OF OCTOBER 2013

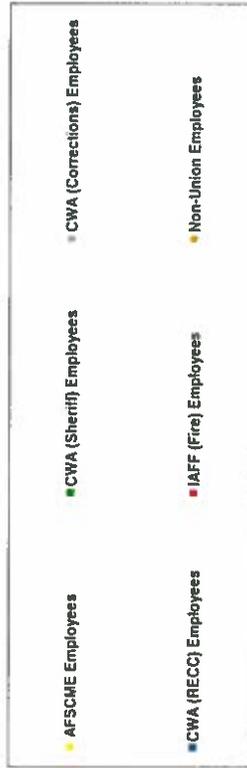
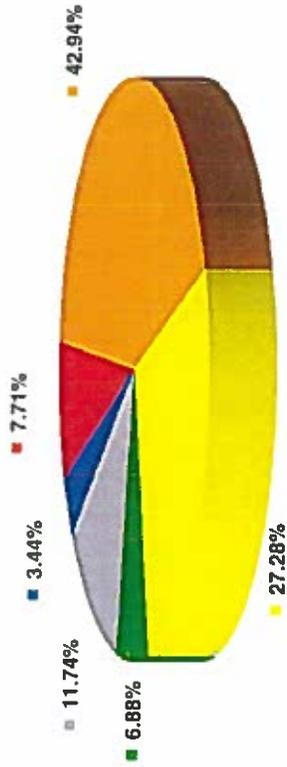
| Department                   | Division                     | Regular Employees | Part Time Employees | Full Time Employees | Elected/Officials | Temporary Employees | Vacancies | Total Positions | New Hires/Re-employments | Resignations | Retirements | End of term/temp status | Terminations | Total separations |
|------------------------------|------------------------------|-------------------|---------------------|---------------------|-------------------|---------------------|-----------|-----------------|--------------------------|--------------|-------------|-------------------------|--------------|-------------------|
| CLERK'S OFFICE TOTAL         |                              | 27                | 2                   | 25                  | 1                 | 0                   | 7         | 34              | 1                        | 0            | 0           | 0                       | 0            | 0                 |
| COUNTY TREASURER'S OFFICE    | 01-COUNTY TREASURER ADMIN.   | 11                |                     | 11                  | 1                 |                     | 1         | 12              |                          |              |             |                         |              |                   |
| COUNTY ASSESSOR'S OFFICE     | 01-COUNTY ASSESSOR ADMIN.    | 29                |                     | 29                  | 1                 |                     |           | 29              |                          |              |             |                         |              |                   |
|                              | 11-PROPERTY VALUATION        | 14                |                     | 14                  |                   |                     |           | 14              |                          |              |             |                         |              |                   |
| ASSESSOR'S OFFICE            |                              | 43                | 0                   | 43                  | 1                 | 0                   | 0         | 43              | 0                        | 0            | 0           | 0                       | 0            | 0                 |
| COUNTY SHERIFF'S OFFICE      | 01-ADMIN/ANIMAL CNTRL/ENFORC | 114               |                     | 114                 | 1                 |                     | 4         | 118             | 6                        |              |             |                         |              |                   |
|                              | 04-REG.III DRUG ENF GRANT-A  | 2                 |                     | 2                   |                   |                     |           | 2               |                          |              |             |                         |              |                   |
|                              | 06-REG III-HIDTA GRANT       | 1                 |                     | 1                   |                   |                     |           | 1               |                          |              |             |                         |              |                   |
| SHERIFF'S OFFICE             |                              | 117               | 0                   | 117                 | 1                 | 0                   | 4         | 121             | 6                        | 0            | 0           | 0                       | 0            | 0                 |
| 13-COUNTY PROBATE DEPARTMENT | 01-COUNTY PROBATE JUDGE      |                   |                     |                     | 1                 |                     |           |                 |                          |              |             |                         |              |                   |
| 17-COUNTY SURVEYOR           | 01-ADMINISTRATION            |                   |                     |                     |                   |                     | 0         |                 |                          |              |             |                         |              |                   |
| COUNTY WIDE TOTAL            |                              | 843               | 9                   | 834                 | 10                | 6                   | 114       | 957             | 18                       | 1            | 0           | 0                       | 2            | 3                 |



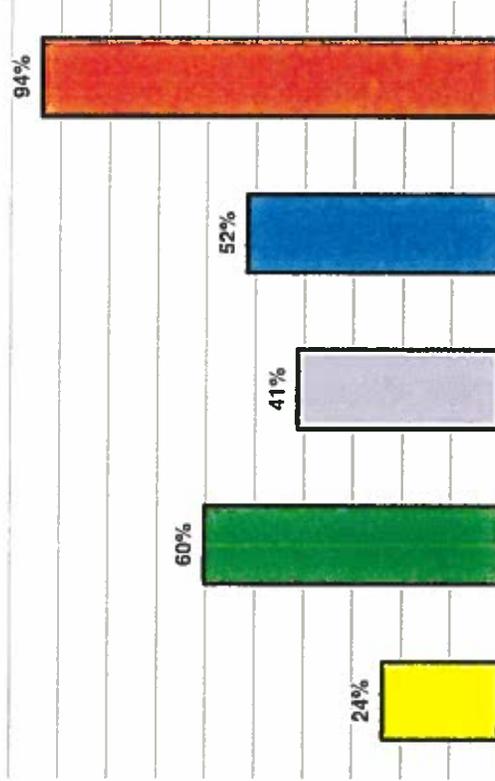
# LABOR STATISTICS FOR OCTOBER 2013

| Union Status                           |            | Percentage of Union Status                 |             | Number of Employees Paying Dues              |            | Percentage Of Employees Paying Union Dues |     |
|--|------------|--|-------------|--|------------|---|-----|
| AFSCME Employees                       | 230        | AFSCME Employees                           | 27.28%      | AFSCME Employees                             | 55         | AFSCME Employees                          | 24% |
| CWA (Sheriff) Employees                | 99         | CWA (Sheriff) Employees                    | 11.74%      | CWA (Sheriff) Employees                      | 35         | CWA (Sheriff) Employees                   | 5%  |
| CWA (Corrections) Employees            | 29         | CWA (Corrections) Employees                | 3.44%       | CWA (Corrections) Employees                  | 41         | CWA (Corrections) Employees               | 41% |
| CWA (RECC) Employees                   | 65         | CWA (RECC) Employees                       | 7.71%       | CWA (RECC) Employees                         | 15         | CWA (RECC) Employees                      | 52% |
| IAFF (Fire) Employees                  | 481        | IAFF (Fire) Employees                      | 57.06%      | IAFF (Fire) Employees                        | 61         | IAFF (Fire) Employees                     | 94% |
| <b>Total Number of Union Employees</b> | <b>843</b> | <b>Total Percentage of Union Employees</b> | <b>100%</b> | <b>Total Number of Employees Paying Dues</b> | <b>207</b> |   |     |
| Non-Union Employees                    | 362        | Non-Union Employees                        | 42.94%      |  |            |   |     |
| <b>Total Number of Employees</b>       | <b>843</b> |  |             |  |            |   |     |

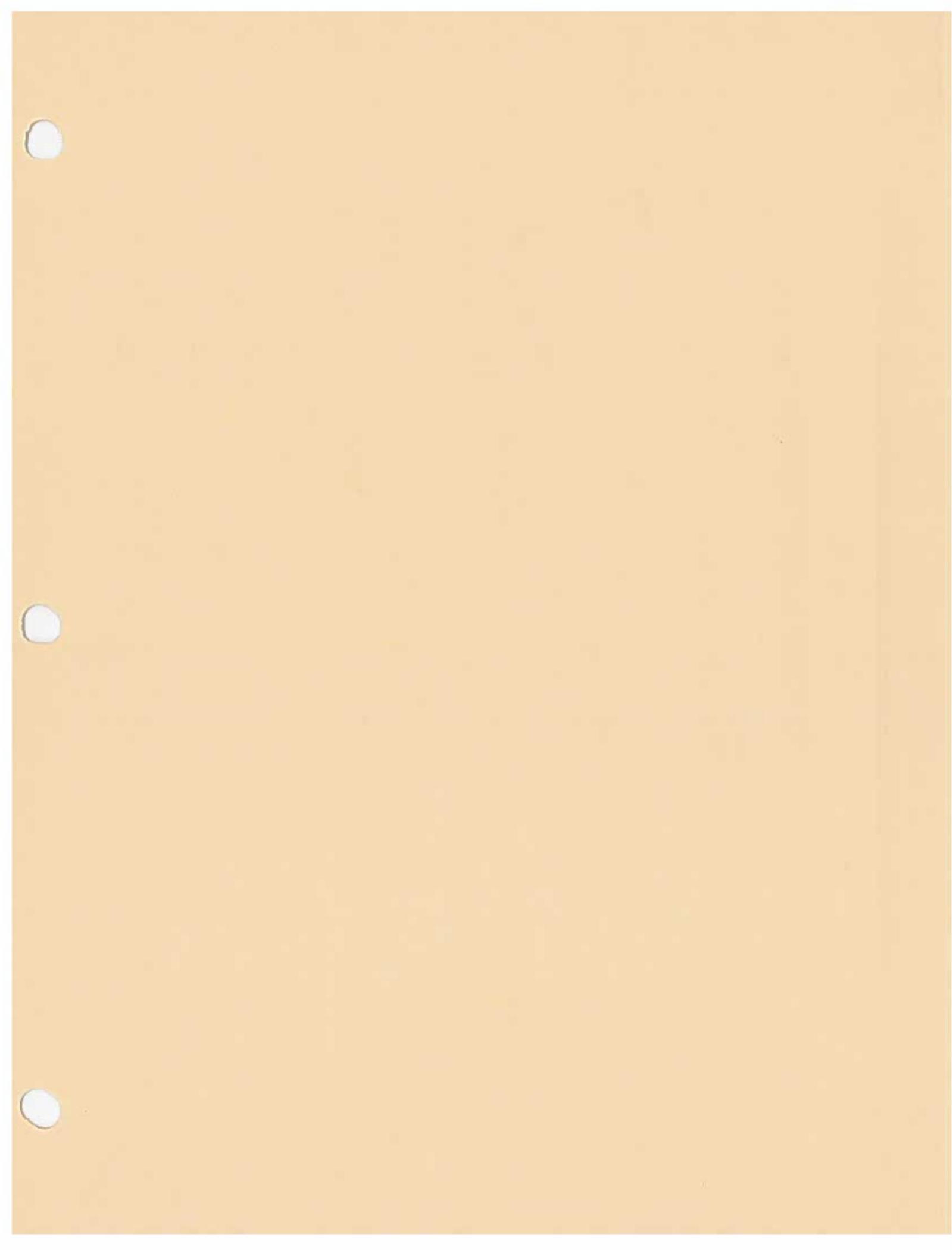
### Union Status



### Paying Members









# Memorandum

**To:** Santa Fe Board of County Commissioners

**From:** Teresa C. Martinez, Finance Director *TCM*

**Via:** Katherine Miller, County Manager

**Date:** November 13, 2013

**Re:** *Financial report for the month ending 10/31/2013*

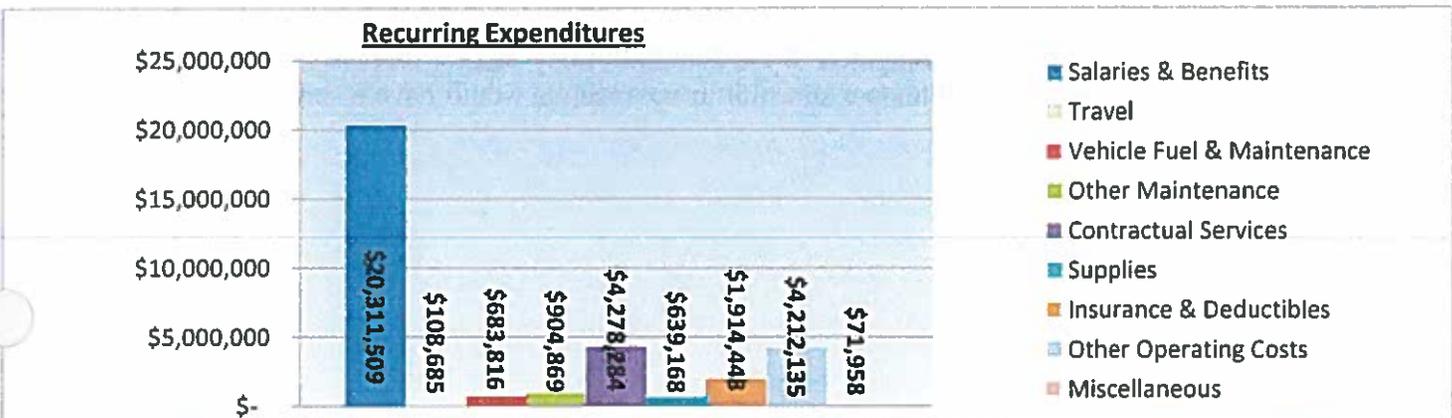
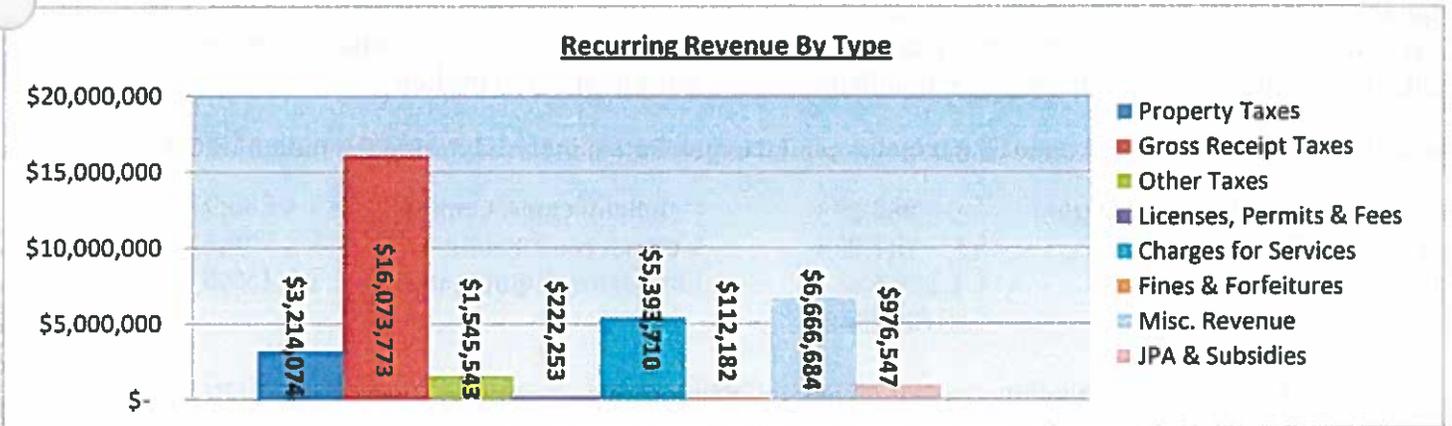
**ISSUE:**

Enclosed is a report summarizing the financial activities of the County through the month ending October 31, 2013.

**BACKGROUND:**

This is a comparison of revenues and expenditures on a recurring versus non-recurring basis. The monthly report will still highlight major revenue sources. Below are several charts that identify 1) the recurring revenue sources, 2) the recurring expenditures and 3) a comparison of the two side by side.

**RECURRING VERSUS NON-RECURRING**



## Recurring Revenues versus Recurring Expenditures



Through the month of October, as noted in the charts above, the revenues collected totaled \$34.2 million and exceeded the expenditures of \$33.1 million. The revenue collections exceed the prior year's collections for the same time period by \$8.6 million or 33%. The main reason for the large increase is related to the receipt of funds totaling \$5.4 million for the settlement agreement with the U.S. Bureau of Indian Affairs related to the acquisition of Top of the World water rights. The remainder of the revenue increase of \$3.2 million can be attributed to increased collections for property taxes, gross receipt taxes, other taxes and charges for services. The charges for services increase is related to increased customers for the Water Utility as well as increases in the care of prisoner revenue for the adult facility.

### NON-RECURRING EXPENDITURES

Capital expenditures are non-recurring expenditures funded by non-recurring sources. Such sources include bond proceeds, special appropriations, grants and cash balances from excess revenues of prior years. The capital expenditures incurred through the month of October 2013 total \$10.9 million.

The following is a listing of some of the major capital expenditures incurred during the month of October:

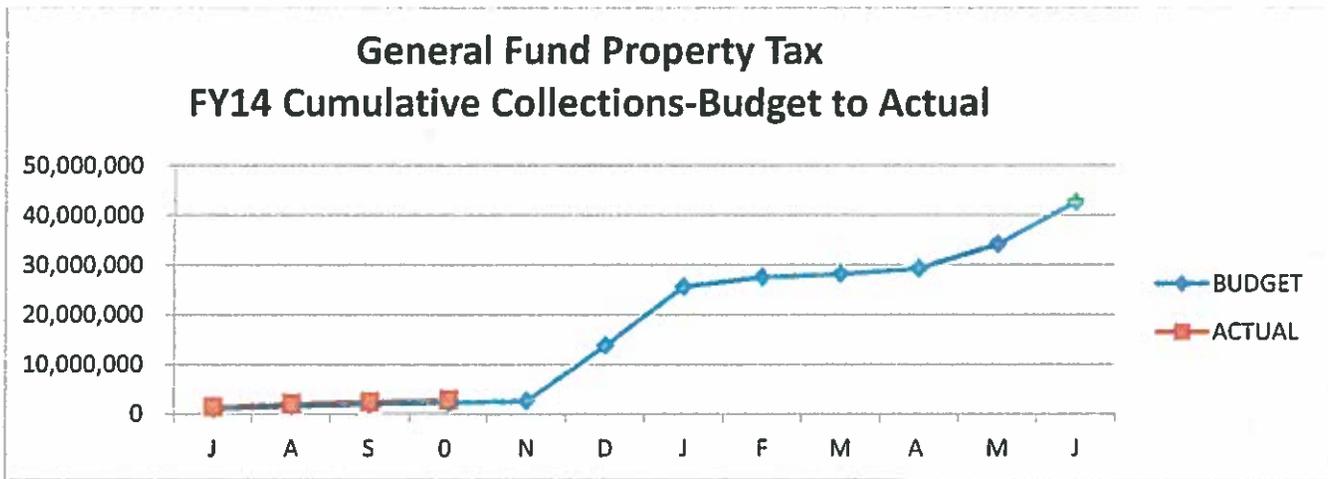
|                               |              |                        |              |
|-------------------------------|--------------|------------------------|--------------|
| Town of Edgewood Fire Station | \$ 866,223   | Judicial Court Complex | \$ 883,975   |
| Old District Court Bldg       | \$ 141,238   | Corrections Facilities | \$ 266,345   |
| Caja Del Rio Extension        | \$ 1,265,857 | Fire/Heavy Equipment   | \$ 1,159,540 |
| Vehicles County-wide          | \$ 151,540   |                        |              |

Also included for your information are the charts reflecting major revenue sources and collections through October.

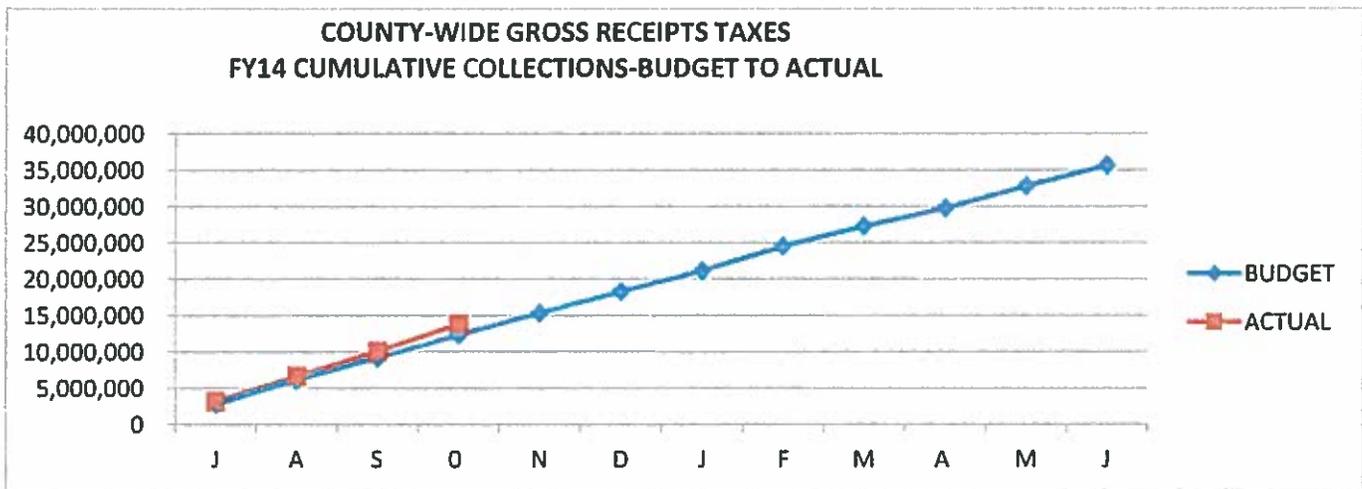
### REVENUE:

Property tax is recorded monthly and compared to the actual monthly budget forecasts. Property tax revenue budget estimates are conservative, as a budget shortfall in tax receipts would have a serious impact on various County operations.

Actual property tax collections of \$2.7 million through the end of October exceed the budget of \$2.3 million by \$471,357. The collections are \$318,516 or 13% above the prior year's collections for the same time period. The chart below includes collections through October.

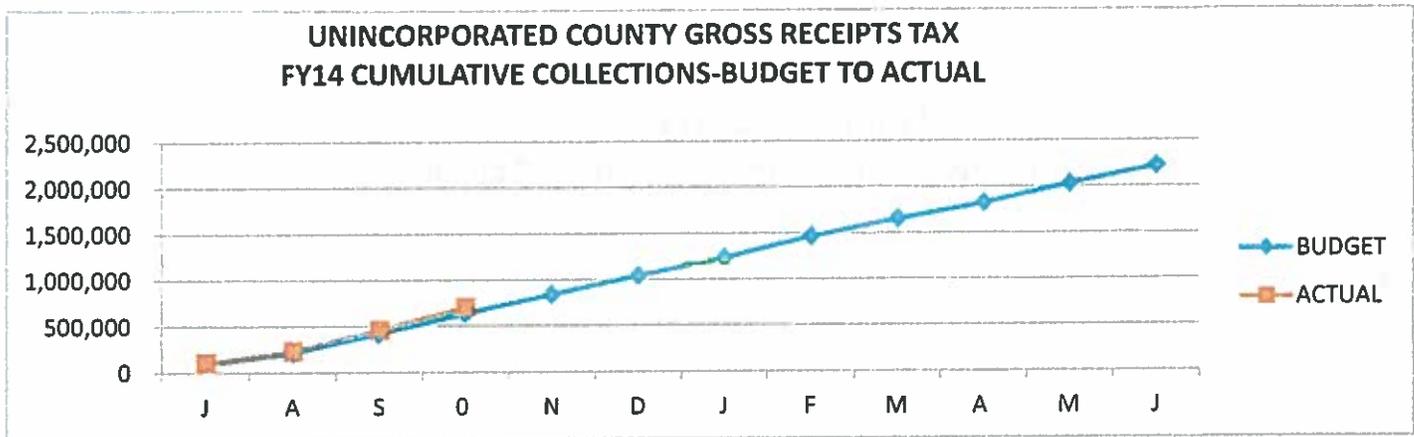


The gross receipts taxes are estimated from trend data and from economic analysis of the business activities in the areas of construction, wholesale, retail and service sectors. Combined, both the county-wide and the unincorporated gross receipt taxes collected through October total \$14.6 million and are \$1.5 million greater than or 12% above the budgeted amount of \$13.0 million. October collections were greater than the collections of the prior year by \$1.2 million or 9% for the same time period.



The actual unincorporated GRT collections for FY 2012 consistently fell below the forecasted budget level and began to rebound in FY 2013. In FY 2014 the total unincorporated GRTs for October are above budget by \$70,855. The unincorporated GRT collections total \$704,605 for the month of October and are \$263,152 above

the prior year collections. The increase is mainly attributable to the enacted Fire Excise Tax which began receiving monthly collections in September resulting in an average monthly amount of \$100,000 to \$115,000.



**SUMMARY:**

The staff of the finance division has just completed the fiscal year 2013 financial audit and annual report. We are currently working with the independent auditor to submit the report before the November 15<sup>th</sup> deadline. Upon approval by the State Auditor's Office, the report will be presented to the BCC, probably in January.

Lastly, the staff of the budget division anticipates the receipt of the draft report of the citizen's survey in the next week or so. The County witnessed a 31% response rate which is within the normal range of response for an entity of our size. The final report should be received before the end of the calendar year.

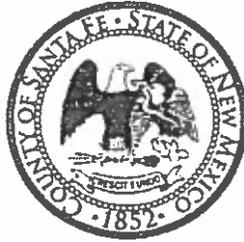




**Daniel "Danny" Mayfield**  
*Commissioner, District 1*

**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:** November 14, 2013  
**To:** Board of County Commissioners  
**From:** Penny Ellis-Green, Growth Management Director *PEG*  
**Via:** Katherine Miller, County Manager  
**Re:** Growth Management Monthly Report – October 2013

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This report is a summary of projects for Growth management with statistics for October 2013. Growth Management consists of 3 divisions; planning, GIS and Building and Development services.

#### **Planning Division**

##### **Affordable Housing**

Staff facilitated the sale of a privately owned home that was purchased through the inclusionary zoning program where the existing owner had a County-held affordability mortgage and note which is assumed by a new owner.

Another low income buyer was approved for \$10,000 in down payment assistance. The buyer is in the process of purchasing an existing home in the County.

Three affordable housing agreements are being drafted. One agreement is for the Tierra Bello and Spirit Wind subdivisions, where applicant Joe Miller is working with staff to create an Affordable Housing Plan which has some changes to an approved affordable housing agreement. A revised affordable housing agreement consistent with this new Plan will need to be brought before the BCC. In addition, amended and restated affordable housing agreements for Oshara and Apache Springs are being created for developer and legal review.

##### **Open Space**

The October COLTPAC Meeting included discussion of the COLTPAC mission, as well as presentations on the ethics ordinance and the Sustainable Growth Management Plan. A new member orientation for the two new appointments on COLTPAC was scheduled to take place prior to the November COLTPAC meeting. During the month of October, the new Open Space and Trails Planner oriented herself to the program, familiarized herself with existing open space and trails planning documents and properties, met with key County staff and outside partners, and prepared for the November COLTPAC meeting.

## **Community Planning**

The community planning program is working on two active community planning efforts:

**Tesuque Community Plan: 95% complete**

Public hearings have been scheduled for Nov 26<sup>th</sup> and Dec 10<sup>th</sup>. Staff has been updating the website, responding to inquiries, sending out notices and preparing presentation material.

**Chimayò Community Plan: 75% complete**

Current work is focused on developing strategies and identifying and mapping appropriate land uses to achieve goals and objectives. Meetings with key stakeholders, including Rio Arriba planning staff are on-going. Staff continued research on public safety, roads, history, demographics and economic development in the Chimayo area. Staff Facilitated 2 Community Meetings and held 4 key stakeholder meetings to discuss process and content.

## **Transportation**

Staff began coordination with the City of Santa Fe and Santa Fe County Employee Bicycle Committee members regarding the planning of events for the 2014 Bike to Work Week events.

Staff is working with consultants on recommendations and scoring criteria rating of preferred alignment alternatives for the NE and SE connector roads.

Staff coordinated a Sustainable Transportation Performance Measures workshop with the MPO that took place on November 8<sup>th</sup>.

Continued coordinating work with the National Park Service and their consultants to provide data and information as it relates to the proposed National Historic Trail: Camino Real Buckman Retracement project

## **North Central Regional Transit District**

At the November 8<sup>th</sup> Board meeting the NCRTD staff stated that they have continued communications with Sipapu Ski and Summer Resort, and is awaiting response from Sipapu corporate as to its ability to contribute financially to offset the cost of weekend service expansion. At the September 2013 meeting, the NCRTD Board directed Staff to begin discussions regarding the Ski Santa Fe service request and conduct a needs assessment to be completed over the next several months. City of Santa Fe has reached out to Ski Santa Fe owners and other stakeholders to set a meeting to discuss the service. In October, the Santa Fe City Council passed a resolution supporting the continuation of a "needs assessment" by the NCRTD for Ski Santa Fe.

## **Economic Development**

Participated in planning for presentation to NM House Transportation Infrastructure subcommittee on generating support for Amtrak's Southwest Chief route.

Revised and condensed the draft Economic Development Plan and submitted to internal staff for review.

Drafted Recruitment letters signed by SFC BCC Chair, Mayor of SF, President of SF Chamber of Commerce for 3 international bicycle manufacturing/distribution companies that might benefit strategically from locating close to BTI.

**SLDC**

The BCC held study sessions on the adoption Draft on October 15, 22 and November 5<sup>th</sup>. Growth Management Area meetings were held in Edgewood, Agua Fria, Galisteo and Chimayo. Public hearings are scheduled to take place on :

- November 19
- December 3
- December 10

**Building and Development Services Division**

**Permits and Development Review**

The following statistics are provided for permits and approvals issued in October, 2013:

|   |        |
|---|--------|
| New Residential Permits - Stick Built Homes     | 11     |
| New Residential Permits - Mobile Homes          | 4      |
| Commercial Building Permits                     | 1      |
| Number of Lots Created – Subdivision Exemptions | 0 lots |
| Summary Review Subdivisions                     | 4 lots |
| Subdivisions                                    | 0 lots |
| Commercial Business Licenses                    | 0      |
| Home Occupations Business licenses              | 4      |
| Film Permits                                    | 1      |

**Code Enforcement**

The new Code Enforcement Officer (added in the FY 14 budget) started in October so Growth Management now has 4 code enforcement officers.

|  |    |
|--|----|
| Number of Initial Notices of Violation Issued                | 21 |
| Number of Final Notices of Violation Issued                  | 7  |
| Number of Notices of Violation resolved without court action | 19 |

**GIS Division**

GIS staff worked closely with the Post Office to clear up a mail non-delivery issue when the Adult Detention Facility started to use their correct Camino Justicia address as mail was being returned as undeliverable.

The E911 Addressing staff replaced the remaining 15 house numbering plaques at Camino Jacobo and replaced 120 missing or faded red and white address numbers across the County.







# ***Public Works***

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*We Make It Happen*

# **Monthly Public Works Report**

## **Nov 2013**



**Adam Leigland**  
Director

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**Daniel "Danny" Mayfield**  
Commissioner, District 1

**Miguel Chavez**  
Commissioner, District 2

**Robert A. Anaya**  
Commissioner, District 3



**Kathy Hollan**  
Commissioner, District 4

**Liz Stefanics**  
Commissioner, District 5

**Katherine Miller**  
County Manager

## **MEMORANDUM**

**DATE:** Nov 12, 2013

**TO:** Board of County Commissioners

**VIA:** Katherine Miller, County Manager

**FROM:** Adam Leigland, Public Works Director *11/12/13*

**ITEM AND ISSUE:** PUBLIC WORKS MONTHLY REPORT FOR NOVEMBER 2013

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### **DISCUSSION**

#### **Capital Project Delivery**

We are currently managing 93 procurements. Some highlights below:

1. CR98 Road Widening Phase II construction is 100% complete.
2. NE/SE Connector Corridor and Alignment Study—Draft final report was submitted and various alignments were scored by NMDOT, SF MPO, and County staff on November 1<sup>st</sup>. Next step is environmental assessments.
3. Arroyo Alamo West Drainage Study is 100% complete. Consultant's estimate for necessary capital improvements is \$2.5M.
4. Nambe Community Center Phase II -- received 90% plans on November 1st. Presented to Technical Review Team on November 7th.
5. Northern Recreation Complex -- received Recreation Needs Assessment Draft Report November 7th.
6. Santa Fe Rail Trail Segments 2-3 -- First Amendment to Cooperative Agreement with NMDOT was approved by BCC on October 29th and delivered to NMDOT for final signature.
7. Thornton Ranch Open Space -- Proposals for the Master Plan received November 1st. The County received 3 proposals. The evaluation committee met November 12th to evaluate the proposals.
8. Rio Quemado Watershed Restoration -- The Preliminary Design Phase Documents received November 8th.
9. Human Resources Building Renovation --All floor channeling in concrete floor has been back-filled, compacted and re-poured. Awaiting inspection from CID.

Limited access to HR staff for use is being coordinated. The contractor has not provided a date certain for this limited use.

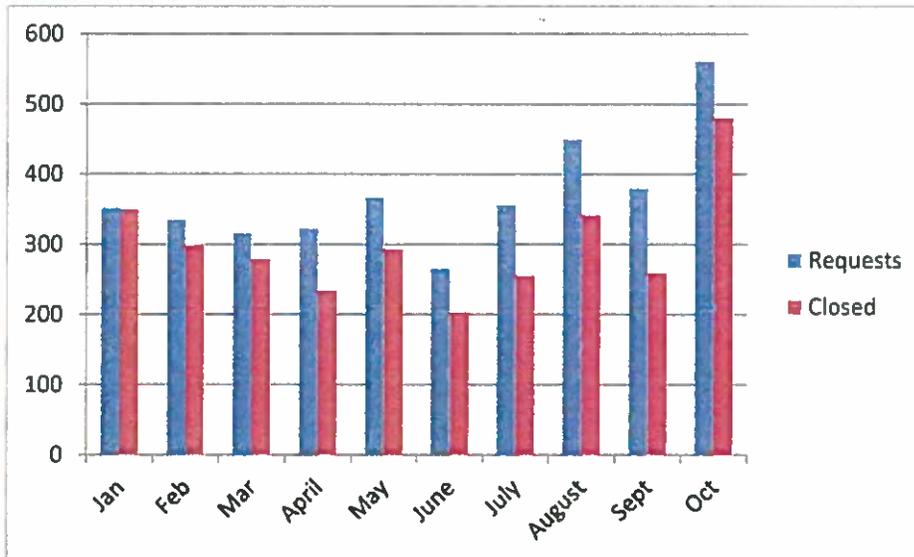
10. New First Judicial Courthouse – Staff is coordinating with the Court for grand opening ceremony scheduled for December 6.
11. Madrid Ball Park – The invitation for bids for construction has been issued.
12. Highway 14 Senior Center—Actively negotiating the purchase of two lots with Flying Fence Properties, the HOA of the subdivision. Appraisals of the lots are underway.
13. Old Public Works Complex—Started Phase I environmental assessment as part of affordable housing initiative.
14. General Goodwin Road—Contract to update 2007 design has been awarded and kick-off meeting held on-site on October 24, 2013. A public meeting is being organized for the last week of November to go over design options.

Information on all active projects can be found in the attached Table 1: Capital Project Status Update.

Staff is preparing the suggested FY15 capital package for presentation to the Capital Improvements Advisory Committee the second week in January. The goal is to have an approved program in time for the FY15 budget development cycle in March 2014.

**Operation and Maintenance**

Work order completion rates for the month of October are shown at Table 2 (attached), while the chart below shows the monthly work order activity levels. We handled a year-high 562 work orders in total, and our work order completion rate for the month was 85%, the second-best month of the year.



The solid waste assessment consultant’s draft final report is due on December 10<sup>th</sup>. Staff anticipates reconvening the Solid Waste Task Force the second week in January to review the consultant’s submittal.

The Road Advisory Committee (RAC) meeting scheduled for November 13, 2013, was cancelled for lack of quorum. This is the fourth time out of the last seven scheduled RAC meetings that it had to be cancelled for quorum reasons. The RAC currently has 13 members and is scheduled to meet every two months.

### Utilities

The inaugural Water Policy Advisory Committee (WPAC) met on October 24<sup>th</sup>, 2013. A chair, Charlie Nylander, and vice-chair, Shelley Winship, were elected, and the staggering of the terms as required by the chartering resolution was established. The WPAC will meet in early January 2014 to establish its 2014 work plan, which will then be brought to the Commission for approval at the second BCC in January.

The BDD Program Manager Selection Process working group (comprising representatives from County Public Works and Finance, City Utility and Finance, and BDD) met for the fourth time and is on track to bring its recommendation to the BDD board at its February 2014 meeting. The working group is working on the selection criteria and process by which the BDD board can select a project manager to succeed the City Utility in December 2015. The BDD board also re-selected Consuelo Bokum as the citizen at-large representative to the BDD Board. Ms Bokum is also on the County's WPAC as an ex officio member.

### **ACTION REQUESTED:**

None; for information only.

Table 1: "Quick Start" GRT Project Status

| Project  | Budget (\$000) | Status                                      |
|--|----------------|---|
| Highway 14 Senior Center Design and Land Acquisition | 350            | In negotiations for land purchase           |
| Vista Grande Library Addition Construction           | 1,500          | In construction                             |
| Ken and Patty Adams Senior Center Design             | 150            | In design                                   |
| Nambe Center Improvements                            | 20             | In design                                   |
| DA Complex Improvements                              | 850            | In design                                   |
| Corrections Upgrades                                 | 2,000          | A series of small projects; 50% complete    |
| Public Safety Complex Upgrade Design                 | 200            | Design in procurement                       |
| Old Judicial Courthouse Redevelopment Analysis       | 250            | Redevelopment analysis contract in progress |
| Admin Bldg Computer Room Upgrade                     | 325            | In design                                   |
| La Bajada Ranch Immediate Needs and Remediation      | 325            | Remediation and reroofing in progress       |
| Santa Fe Rail Trail Segments 2 and 3                 | 821            | In planning                                 |
| Los Potreros Opens Space Master Plan                 | 260            | In design                                   |
| Pojoaque Sports Fields Design                        | 50             | In negotiations for land purchase           |
| Northern SF County Rec Fields Planning and Design    | 180            | Planning contract in progress               |
| Romero Park Planning and Development                 | 100            | In design                                   |
| CR98 Phase II Construction                           | 1,500          | In construction                             |
| Ojo de la Vaca Road ROW purchase                     | 15             | Complete                                    |
| Edgewood Senior Center Garden                        | 45             | Complete                                    |
| Camino Real Monument Signs                           | 100            | In construction                             |
| Tesuque FS Solarization                              | 12             | Complete                                    |
| CR 84/84J Intersection Study                         | 14             | In procurement                              |
| Oshara Playground                                    | 20             | In procurement                              |
| Cundiyo/El Rancho Playground                         | 70             | In procurement                              |
| HR Building Renovation                               | 100            | In construction                             |
| Road Project Engineering                             | 500            | Series of projects; 25% complete            |
| LGFR Local Match                                     | 100            | Complete                                    |



# SANTA FE COUNTY

Capital Project Status Update (As of 11/13/2013 4:15:12 PM)

| PW ProjectNbr | Project Name   | Nature of Procurement | % Comp | District  | Project Budget | Over/Under | Current Contract Amount | Estimated Start Date | Estimated Completion Date | Project Manager |
|---------------|--|-----------------------|--------|-----------|----------------|------------|-------------------------|----------------------|---------------------------|-----------------|
| 1             | Construct Playground at Cundiyo Community Center             | Construction          | 0%     | 1         | \$25,000.00    | 0%         |                         |                      |                           |                 |
| 2             | Construct Playground Equipment at El Rancho Community Center | Construction          | 0%     | 1         | \$45,000.00    | 0%         |                         |                      |                           |                 |
| 3             | Tesuque Solar Project  | Construction          | 100    | 1         | \$18,910.29    | 0%         |                         |                      |                           |                 |
| 4             | Pojoaque Sports Fields                                       | Design                | 9      | 1         | \$50,000.00    | 0%         |                         |                      |                           | Colleen Baker   |
| 5             | Pojoaque Sports Fields                                       | Construction          | 0      | 1         | \$950,000.00   | 0%         |                         |                      |                           | Colleen Baker   |
| 6             | Rio Quemado Watershed Restoration                            | Design                | 30     | 1         | \$96,681.75    | 100%       | \$96,681.75             | 5/8/2013             | 4/4/2014                  | Colleen Baker   |
| 7             | Arroyo Alamo West Drainage Study - FY14                      | Design                | 90     | 1         | \$15,000.00    | 79%        | \$11,813.75             | 7/29/2013            | 11/29/2013                | Chuck Vigil     |
| 8             | CR98 Road Widening Phase II - PR, Inspection and QA Services | Construction          | 98     | 1         | \$156,987.27   | 100%       | \$156,598.27            | 9/16/2013            | 10/25/2013                | Chuck Vigil     |
| 9             | CR 98 Road Widening Phase II - Construction Services         | Construction          | 98     | 1         | \$2,362,631.73 | 59%        | \$1,386,728.56          | 9/16/2013            | 10/25/2013                | Chuck Vigil     |
| 10            | CR98 Road Widening Phase II - Eng During Construction Svcs   | Construction          | 98     | 1         | \$15,270.30    | 100%       | \$15,270.30             | 9/16/2013            | 10/25/2013                | Chuck Vigil     |
| 11            | Vista Rendonda Drainage and Road Paving Design               | Design                | 0      | 1         | \$120,000.00   | 0%         |                         | 12/16/2013           | 4/25/2014                 | Chuck Vigil     |
| 12            | Northern Santa Fe County Recreation Complex                  | Plan                  | 50     | 1         | \$180,000.00   | 94%        | \$168,846.57            | 7/11/2013            | 6/19/2014                 | Colleen Baker   |
| 13            | Nambe Community Center, Park and Headstart Site Improvements | Design                | 90     | 1         | \$50,000.00    | 93%        | \$46,615.39             | 6/14/2013            | 11/15/2013                | Colleen Baker   |
| 14            | Purchase and Install Quill Plant Utilities Office            |                       |        | 1 2 3 4 5 | \$75,000.00    | 0%         |                         |                      |                           | Dennis Romero   |
| 15            | Upgrade Human Resources Building                             | Construction          | 80     | 1 2 3 4 5 | \$100,000.00   | 53%        | \$52,957.78             | 7/15/2013            | 11/20/2013                | Joseph Martinez |
| 16            | Public Works Programming & Master Plan                       | Plan                  | 10     | 1 2 3 4 5 | \$25,000.00    | 0%         |                         | 12/18/2013           | 3/19/2014                 | Paul Olafson    |
| 17            | Public Safety Complex Upgrade Design                         | Design                | 10     | 1 2 3 4 5 | \$100,000.00   | 0%         |                         | 1/15/2014            | 7/31/2014                 | Paul Olafson    |
| 18            | Design Grinder Pump at PW Complex                            | Design                | 20     | 1 2 3 4 5 | \$5,000.00     | 82%        | \$4,111.13              | 5/15/2013            | 11/1/2013                 | Scott Rivers    |
| 19            | Upgrade ADF Security Cameras                                 | Construction          | 15     | 1 2 3 4 5 | \$170,000.00   | 0%         |                         | 10/7/2013            | 12/31/2013                | Joseph Martinez |
| 20            | Upgrade Adult Detention Facility Penmeter Lighting           | Construction          | 15     | 1 2 3 4 5 | \$930,000.00   | 0%         |                         | 10/16/2013           | 12/31/2013                | Joseph Martinez |



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| PW ProjectNbr | Project Name   | Nature of Procurement | % Comp | District  | Project Budget | Over/Under | Current Contract Amount | Estimated Start Date | Estimated Completion Date | Project Manager |
|---------------|--|-----------------------|--------|-----------|----------------|------------|-------------------------|----------------------|---------------------------|-----------------|
| 21            | Upgrade Adult Detention Light Fixtures   | Construction          | 15     | 1 2 3 4 5 | \$105,025.63   | 0%         |                         | 10/1/2013            | 12/31/2013                | Joseph Martinez |
| 22            | Upgrade Youth Development Program Control Panel                                | Construction          | 15     | 1 2 3 4 5 | \$310,000.00   | 0%         |                         | 9/23/2013            | 10/30/2013                | Joseph Martinez |
| 23            | Youth Development Center Shower Upgrade & Repair                               | Construction          | 100    | 1 2 3 4 5 | \$148,753.98   | 0%         |                         | 8/5/2013             | 9/30/2013                 | Joseph Martinez |
| 24            | Youth Development Center Perimeter Lighting                                    | Construction          | 10     | 1 2 3 4 5 | \$200,000.00   | 0%         |                         | 8/5/2013             | 9/30/2013                 | Joseph Martinez |
| 25            | Renovate Old Judicial Courthouse Redevelopment                                 | Design                | 0      | 1 2 3 4 5 | \$475,000.00   | 0%         |                         | 8/29/2014            | 6/30/2015                 | Paul Olafson    |
| 26            | Old Judicial Complex Redevelopment Study                                       | Plan                  | 90     | 1 2 3 4 5 | \$125,000.00   | 75%        | \$93,751.80             | 5/21/2013            | 12/31/2013                | Paul Olafson    |
| 27            | District Attorney Complex Energy & Accessibility Improvements                  | Design                | 50     | 1 2 3 4 5 | \$120,000.00   | 65%        | \$78,262.84             | 12/14/2012           | 8/30/2013                 | Paul Olafson    |
| 28            | District Attorney Complex Energy & Accessibility Improvements                  | Construction          | 0      | 1 2 3 4 5 | \$650,000.00   | 0%         |                         | 3/12/2014            | 9/30/2014                 | Paul Olafson    |
| 29            | Admin Building Computer & Communications Room                                  | Construction          | 0      | 1 2 3 4 5 | \$275,000.00   | 0%         |                         | 2/3/2014             | 7/31/2014                 | Paul Olafson    |
| 30            | Admin Building Computer & Communications Room                                  | Design                | 90     | 1 2 3 4 5 | \$35,000.00    | 67%        | \$23,540.00             | 4/30/2013            | 12/18/2013                | Paul Olafson    |
| 31            | Romero Park  | Design                | 15     | 2         | \$175,000.00   | 93%        | \$163,351.00            | 5/17/2013            | 1/10/2014                 | Colleen Baker   |
| 32            | Design CR62/Caja del Oro Waterline Extension                                   | Design                | 20     | 2         | \$212,636.00   | 11%        | \$23,563.20             | 7/16/2013            | 1/15/2014                 | Dennis Romero   |
| 33            | Upgrade La Tierra Road   | Construction          | 90     | 2         | \$640,000.00   | 0%         |                         | 7/8/2013             | 9/13/2013                 | David Padilla   |
| 34            | Santa Fe River Greenway Wayside Exhibit Planning, Design, Fabrication          | Other                 | 71     | 2         | \$84,841.50    | 71%        | \$60,131.50             | 7/1/2012             | 9/30/2015                 | Colleen Baker   |
| 35            | Santa Fe River Greenway Engineering Design Services                            | Design                | 76     | 2         | \$412,725.85   | 81%        | \$333,601.57            | 10/3/2012            | 6/6/2014                  | Scott Caseman   |
| 36            | Santa Fe River Greenway Frenchys Field to Siler Rd.                            | Design                | 100    | 2         | \$59,406.47    | 100%       | \$59,406.47             | 3/1/2009             | 12/31/2013                | Scott Caseman   |
| 37            | Santa Fe River Greenway Acquisition Construct South Meadows Open Space Phase 1 | Acquisition           | 15     | 2         | \$1,814,850.60 | 29%        | \$531,756.83            | 10/9/2012            | 11/1/2014                 | Scott Caseman   |
| 38            | 7716   | Construction          | 1%     | 2         | \$400,361.00   | 1%         | \$4,111.13              | 11/15/2013           | 5/12/2014                 | Scott Rivers    |
| 39            | 7732 Agua Fria Monument Signs  | Construction          | 3      | 2         | \$83,846.00    | 0%         |                         | 9/16/2013            | 6/30/2014                 | Colleen Baker   |
| 40            | Design La Cienega Water Line Improvements                                      | Design                | 15     | 3         | \$300,000.00   | 0%         |                         | 1/8/2014             | 4/30/2014                 | Dennis Romero   |



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| PW ProjectNbr | Project Name  | Nature of Procurement | % Comp | District | Project Budget | Over/Under | Current Contract Amount | Estimated Start Date | Estimated Completion Date | Project Manager  |
|---------------|---|-----------------------|--------|----------|----------------|------------|-------------------------|----------------------|---------------------------|------------------|
| 41            | Oscar Huber Grandstand Phase II   | Design                | 99     | 3        | \$22,000.00    | 103%       | \$22,719.38             | 8/20/2013            | 10/31/2014                | David Padilla    |
| 42            | Add to and Renovate La Cienega Fire Station No. 2                       | Design                | 100    | 3        | \$350,000.00   | 9%         | \$31,590.75             | 6/30/2013            | 9/22/2013                 | Ron Sandoval     |
| 43            | Design Valle Vista Force Main   | Design                | 15     | 3        | \$11,399.00    | 100%       | \$11,399.00             | 7/15/2013            | 12/18/2013                | Dennis Romero    |
| 44            | Replace Pumps at Quill Waste Water Treatment Plant                      | Construction          | 90     | 3        | \$85,000.00    | 65%        | \$54,900.20             | 7/30/2013            | 12/18/2013                | Dennis Romero    |
| 45            | Design Quill Plant Improvements 1                                       | Design                | 98     | 3        | \$200,000.00   | 10%        | \$20,300.00             | 8/24/2012            | 12/14/2012                | Dennis Romero    |
| 46            | Quill Plant South Field Effluent Distribution Valve Replacement Phase 2 | Construction          | 10     | 3        | \$50,000.00    | 0%         |                         | 8/15/2013            | 9/30/2013                 | Dennis Romero    |
| 47            | Upgrade West Lagoon Liner at Quill Treatment Plant                      | Construction          | 90     | 3        | \$222,995.44   | 100%       | \$222,995.44            | 5/20/2013            | 2/19/2014                 | Dennis Romero    |
| 48            | CR 54 Los Pinos Road All Weather Structure Design                       | Design                | 50     | 3        | \$95,000.00    | 84%        | \$79,411.76             | 8/12/2013            | 12/31/2013                | Chuck Vigil      |
| 49            | CR 55A General Good in Rd Design Upgrade                                | Design                | 15     | 3        | \$100,000.00   | 30%        | \$30,357.55             | 9/23/2013            | 12/27/2013                | Chuck Vigil      |
| 50            | Torcido Loop - Archaeological Survey                                    | Archaeology           | 90     | 3        | \$48,683.69    | 100%       | \$48,683.69             | 7/18/2013            | 10/31/2013                | Chuck Vigil      |
| 51            | Upgrade County Road 26 - Simmons Road                                   | Construction          | 0      | 3        | \$460,000.00   | 97%        | \$447,513.66            | 8/30/2013            | 9/16/2013                 | David Padilla    |
| 52            | Design La Bajada Ranch  | Design                | 0      | 3        | \$504,726.00   | 0%         |                         | 6/15/2015            | 6/15/2016                 | Mark Hogan       |
| 53            | La Bajada Ranch Planning & Programming                                  | Plan                  | 10     | 3        | \$120,000.00   | 0%         |                         | 9/28/2012            | 3/29/2015                 | Mark Hogan       |
| 54            | La Bajada Ranch Remediation and Reroofing                               | Construction          | 10     | 3        | \$70,000.00    | 0%         |                         | 8/15/2013            | 2/14/2014                 | David Padilla    |
| 55            | Design Stanley Community Wellness Center Phase 2                        | Design                | 2      | 3        | \$50,000.00    | 0%         |                         | 9/2/2013             | 12/31/2013                | Scott Rivers     |
| 56            | Stanley Wellness Center Phase 1   | Design                | 99     | 3        | \$35,000.00    | 93%        | \$32,468.15             | 1/16/2012            | 8/30/2013                 | Scott Rivers     |
| 57            | Stanley Wellness Center Phase 1   | Construction          | 40     | 3        | \$480,000.00   | 39%        | \$188,963.00            | 5/7/2013             | 2/14/2014                 | Scott Rivers     |
| 58            | Highway 14 Senior/Community Center                                      | Acquisition           | 10     | 3        | \$350,000.00   | 0%         |                         | 1/15/2012            | 10/31/2013                | Agnes Leyba-Cruz |
| 59            | Mt. Chatchinuit   | Acquisition           | 20     | 3        | \$988,499.00   | 5%         | \$52,859.35             | 8/1/2012             | 9/30/2014                 | Colleen Baker    |
| 60            | Thornton Ranch Open Space   | Design                | 6      | 3        | \$200,000.00   | 0%         |                         | 2/1/2014             | 1/30/2015                 | Colleen Baker    |



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|---------------|---|-----------------------|--------|----------|----------------|------------|-------------------------|----------------------|---------------------------|-----------------|
| 61            | 7122 Construct a Senior / Community Center on HWY 14                                      | Design                | 0      | 3, 5     | \$494,839.00   | 0%         |                         | 1/1/2014             | 7/1/2014                  | Ron Sandoval    |
| 62            | 0798 Design Old Santa Fe Trail Multimodal   | Design                | 98     | 4        | \$264,692.00   | 95%        | \$252,011.10            | 3/5/2013             | 9/27/2013                 | Chuck Vigil     |
| 63            | 0834 Design Hondo Fire Station Addition   | Design                | 5      | 4        | \$180,000.00   | 0%         |                         | 12/18/2013           | 6/30/2014                 | Ron Sandoval    |
| 64            | 0842 Construct Santa Fe County Glorieta Fire Station                                      | Design                | 0      | 4        | \$50,000.00    | 100%       | \$50,000.00             | 10/15/2013           | 4/15/2014                 | Ron Sandoval    |
| 65            | 1465 Construct Glorieta MDWCA Water System Improvements                                   | Construction          | 15     | 4        | \$424,759.00   | 0%         |                         | 1/16/2014            | 3/28/2014                 | Dennis Romero   |
| 66            | 1474 Old Santa Fe Trail Water Line  | Design                | 85     | 4        | \$190,000.00   | 88%        | \$167,154.00            | 2/15/2013            | 8/30/2013                 | Russell Rodke   |
| 67            | 1476 Construct a Waste Water Collection and Water Reclamation System for Greater Glorieta | Construction          | 5      | 4        | \$600,000.00   | 0%         |                         | 1/1/2014             | 12/31/2014                | Dennis Romero   |
| 68            | 9692 CR67F La Barbara Drainage and Road Paving Design                                     | Design                | 0      | 4        | \$100,000.00   | 0%         |                         | 12/16/2013           | 4/25/2014                 | Chuck Vigil     |
| 69            | 1449 Design Water Transmission Line TL6S  | Design                | 35     | 4, 5     | \$333,080.30   | 100%       | \$333,080.30            | 2/17/2012            | 12/27/2013                | Dennis Romero   |
| 70            | 1474 Design Lamy Junction Water Transmission Line   | Design                | 35     | 4, 5     | \$411,368.96   | 100%       | \$411,368.96            | 5/4/2012             | 6/5/2014                  | Dennis Romero   |
| 71            | 7707 Santa Fe Rail Trail Segments 2-3   | Construction          | 5      | 4, 5     | \$1,481,414.00 | 0%         |                         | 7/1/2013             | 1/31/2014                 | Scott Rivers    |
| 72            | Construct Playground Equipment in Oshara Village  | Construction          | 0      | 5        | \$20,000.00    | 0%         |                         |                      |                           |                 |
| 73            | 0739 Vista Grande Library Addition / Construction   | Construction          | 45     | 5        | \$1,470,000.00 | 56%        | \$828,665.59            | 4/30/2013            | 3/15/2014                 | Ron Sandoval    |
| 74            | 0753 Design Ben & Patty Adams Senior Center   | Design                | 100    | 5        | \$120,000.00   | 39%        | \$46,225.00             | 10/17/2012           | 9/16/2013                 | Ron Sandoval    |
| 75            | 0753 Construct Addition to Ben & Patty Adams Senior Center                                | Construction          | 0      | 5        | \$850,000.00   | 0%         |                         | 10/30/2013           | 7/30/2014                 | Ron Sandoval    |
| 76            | 0840 Remodel La Cienega Fire Station No. 1  | Construction          | 80     | 5        | \$650,000.00   | 83%        | \$541,230.88            | 6/30/2013            | 11/22/2013                | Ron Sandoval    |
| 77            | 1449 TL6S Rancho Viejo-Eldorado Connector Line  | Construction          | 0      | 5        | \$2,500,000.00 | 0%         |                         | 2/1/2014             | 8/1/2014                  | Dennis Romero   |
| 78            | 1473 Quili Water Reclamation Plant Treatment Improvements                                 | Construction          | 5      | 5        | \$500,000.00   | 0%         |                         | 1/1/2014             | 10/31/2014                | Dennis Romero   |
| 79            | 6181 NE-SE Connectors Location Study  | Plan                  | 45     | 5        | \$500,000.00   | 84%        | \$420,000.00            | 2/4/2013             | 7/18/2014                 | Chuck Vigil     |



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|---------------|--|-----------------------|--------|----------|----------------|------------|-------------------------|----------------------|---------------------------|-----------------|
| 80            | Herrada Road Improvements - Construction | Construction          | 0      | 5        | \$900,000.00   | 0%         |                         | 4/28/2014            | 9/30/2014                 | Chuck Vigil     |
| 81            | Herrada Road Paving Design               | Design                | 65     | 5        | \$100,000.00   | 86%        | \$86,474.16             | 8/12/2013            | 12/27/2013                | Chuck Vigil     |
| 82            | Arroyo Hondo Trail                       | Design                | 15     | 5        | \$470,572.00   | 94%        | \$442,524.00            | 12/13/2012           | 2/28/2014                 | Colleen Baker   |
| 83            | Santa Fe Rail Trail Segment 4            | Construction          | 2      | 5        | \$471,213.00   | 0%         |                         | 6/30/2014            | 12/31/2014                | Colleen Baker   |

Table 2: Work Order Completion Rates  
October 2013

| Property Control |          |        |        |         |     |
|------------------|----------|--------|--------|---------|-----|
| COMM. DIST.      | REQUESTS | ISSUED | CLOSED | ON TIME |     |
| 1                | 13       | 13     | 12     | 12      |     |
| 2                | 15       | 15     | 13     | 13      |     |
| 3                | 4        | 4      | 4      | 3       |     |
| 4                | 10       | 10     | 10     | 10      |     |
| 5                | 12       | 12     | 8      | 8       |     |
| All              | 56       | 56     | 51     | 48      |     |
| TOTAL            | 110      | 110    | 98     | 94      | 85% |
|                  |          | 100%   | 89%    |         |     |

| Building Services |          |        |        |         |     |
|-------------------|----------|--------|--------|---------|-----|
| COMM. DIST.       | REQUESTS | ISSUED | CLOSED | ON TIME |     |
| 1                 | 0        | 0      | 0      | 0       |     |
| 2                 | 0        | 0      | 0      | 0       |     |
| 3                 | 0        | 0      | 0      | 0       |     |
| 4                 | 1        | 1      | 1      | 1       |     |
| 5                 | 6        | 6      | 6      | 6       |     |
| All               | 8        | 7      | 7      | 7       |     |
| TOTAL             | 15       | 14     | 14     | 14      | 93% |
|                   |          | 93%    | 93%    |         |     |

| Roads       |          |        |        |                 |                         |
|-------------|----------|--------|--------|-----------------|-------------------------|
| COMM. DIST. | REQUESTS | ISSUED | CLOSED | PUBLIC REQUESTS | ON-TIME PUBLIC REQUESTS |
| 1           | 57       | 57     | 42     | 51              | 12                      |
| 2           | 4        | 4      | 2      | 4               | 0                       |
| 3           | 54       | 54     | 42     | 40              | 10                      |
| 4           | 86       | 86     | 86     | 5               | 5                       |
| 5           | 17       | 17     | 16     | 12              | 3                       |
| All         | 5        | 5      | 3      | 4               | 2                       |
| TOTAL       | 223      | 223    | 191    | 116             | 32                      |
|             |          | 100%   | 86%    |                 | 28%                     |

| Open Space  |          |        |        |         |     |
|-------------|----------|--------|--------|---------|-----|
| COMM. DIST. | REQUESTS | ISSUED | CLOSED | ON TIME |     |
| 1           | 33       | 32     | 32     | 32      |     |
| 2           | 9        | 8      | 8      | 8       |     |
| 3           | 11       | 10     | 10     | 10      |     |
| 4           | 6        | 6      | 4      | 4       |     |
| 5           | 3        | 3      | 3      | 3       |     |
| All         | 5        | 5      | 5      | 5       |     |
| TOTAL       | 67       | 64     | 62     | 62      | 93% |
|             |          | 96%    | 93%    |         |     |

| Traffic     |          |        |        |                 |                         |  |
|-------------|----------|--------|--------|-----------------|-------------------------|--|
| COMM. DIST. | REQUESTS | ISSUED | CLOSED | PUBLIC REQUESTS | ON-TIME PUBLIC REQUESTS |  |
| 1           | 31       | 31     | 31     | 0               | 0                       |  |
| 2           | 13       | 13     | 13     | 0               | 0                       |  |
| 3           | 22       | 22     | 22     | 1               | 1                       |  |
| 4           | 27       | 27     | 27     | 0               | 0                       |  |
| 5           | 12       | 12     | 11     | 1               | 1                       |  |
| All         | 12       | 12     | 12     | 2               | 1                       |  |
| TOTAL       | 117      | 117    | 116    | 4               | 3                       |  |
|             |          | 100%   | 99%    |                 | 75%                     |  |





**NO PACKET MATERIAL FOR THIS ITEM**

**6. EXECUTIVE SESSION**

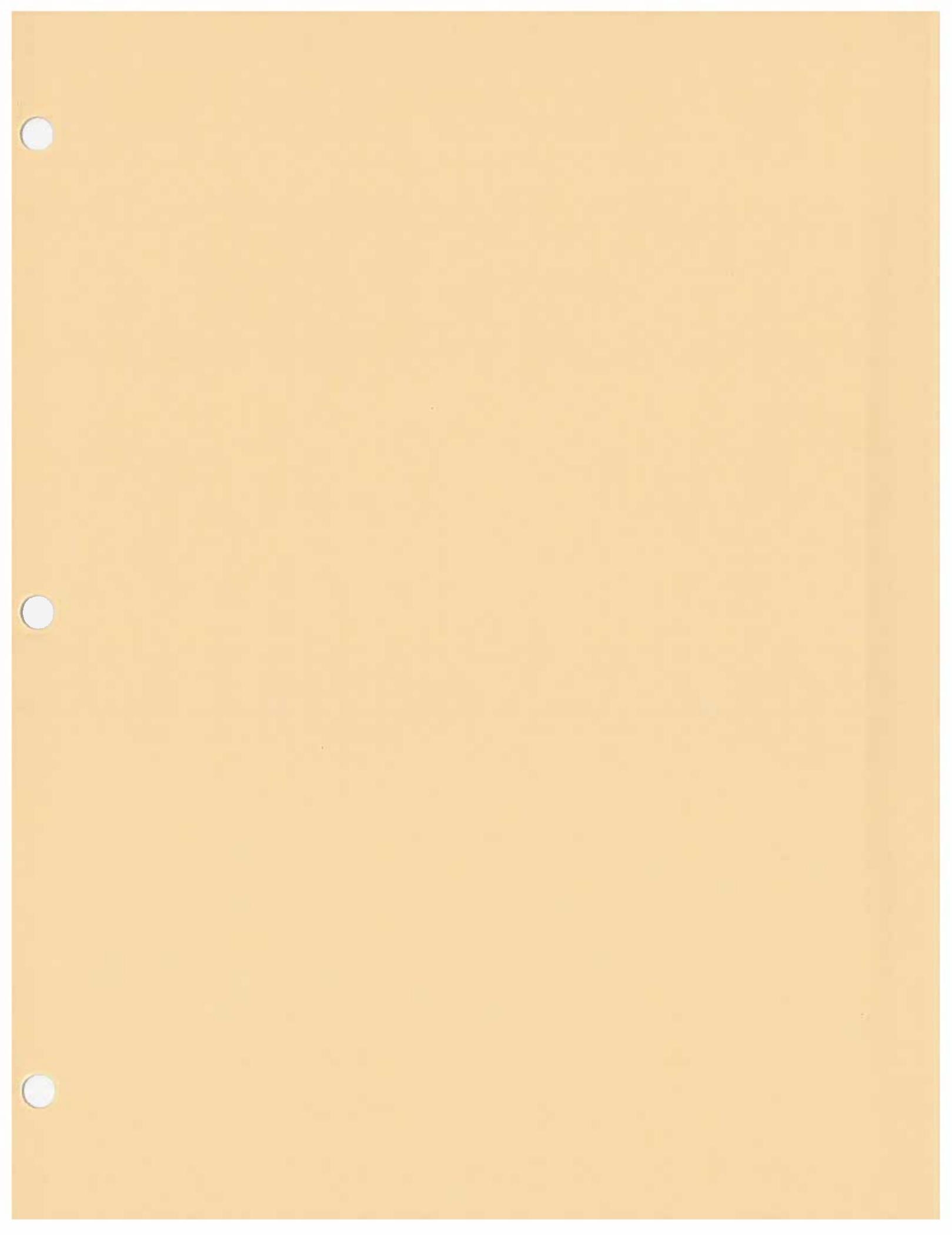






**NO PACKET MATERIAL FOR THIS ITEM**







**NO PACKET MATERIAL FOR THIS ITEM**

- 7. Concluding Business**
  - a. Announcements**
  - b. Adjournment**





