

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

**RESOLUTION 2012-36**

**A RESOLUTION AMENDING RESOLUTION 2010-210 (A RESOLUTION ADOPTING  
THE SANTA FE COUNTY SUSTAINABLE GROWTH MANAGEMENT PLAN AS THE  
COMPREHENSIVE PLAN OF SANTA FE COUNTY) TO INCORPORATE THE  
GALISTEO COMMUNITY PLAN**

**WHEREAS**, by Resolution 2006-22, on August 31, 2006, the Board of County Commissioners (BCC) established the Galisteo Community Planning Committee (the Planning Committee) and the Galisteo community planning boundaries and authorized a community planning process for the Village of Galisteo in conjunction with the Santa Fe County Planning Division;

**WHEREAS**, on November 9, 2010, the BCC adopted the Sustainable Growth Management Plan (the SGMP) re-establishing and continuing the community planning process to allow communities an opportunity to reconvene or initiate a planning process in accordance with the Community Planning Ordinance, as amended;

**WHEREAS**, the Planning Committee worked within a consensus process to develop the Galisteo Community Plan;

**WHEREAS**, over the course of six years the Planning Committee noticed and held public meetings and, after pausing the planning effort at the request of the County for two years, the Planning Committee noticed and held regular public meetings and two community open houses and sought community input through interviews, e-mails and newsletters;

**WHEREAS**, the Galisteo Community Plan complies with the SGMP recommendations for the plan elements to be included in a community plan;

**WHEREAS**, the Galisteo Community Plan is consistent with the principles and overall goals and policies identified in the SGMP while addressing the unique needs of the community; and

**WHEREAS**, the Galisteo Community Plan is to be used to guide the review and approval of zoning changes or zoning amendments, development applications, the development of facilities and services, infrastructure, County CIP and ICIP programming, and other community specific programs and projects.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissions of Santa Fe County that the Galisteo Community Plan, in the form attached hereto and incorporated herein as Exhibit A, is hereby adopted as an amendment to Resolution 2010-210.

PASSED, APPROVED AND ADOPTED this 28<sup>th</sup> day of February, 2012.

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

By: *Liz Stefanics*  
Liz Stefanics, Chair

ATTEST:  
*Valerie Espinoza*  
Valerie Espinoza, Santa Fe County Clerk



APPROVED AS TO FORM:  
*[Signature]*  
Stephen C. Ross, County Attorney

REC'D BY: [illegible] 02/28/2012



COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss

BCC RESOLUTIONS  
PAGES: 81

I Hereby Certify That This Instrument Was Filed for  
Record On The 1ST Day Of March, 2012 at 02:34:51 PM  
And Was Duly Recorded as Instrument # 1662036  
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office  
Valerie Espinoza  
Deputy *Marcella Salgado* County Clerk, Santa Fe, NM

# Galisteo Community Plan

*Adopted by the Board of County Commissioners  
Resolution 2012- 36 on February 28th, 2012*

*An Amendment to the Santa Fe County  
Sustainable Growth Management Plan*



SFC CLERK RECORDED 03/01/2012



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# ACKNOWLEDGEMENTS

Special thanks to the numerous community members who contributed valuable time, information and insight into the planning effort. This Plan is the product of everyone who participated.

## Planning Committee Members

The Galisteo Planning Committee and the Santa Fe County Growth Management Department & Planning Division is forwarding this Plan for approval. The Committee represents those individuals who were committed to completing the directive of Resolution 2006-22 to establish a community planning process and develop a community plan. The following individuals have worked consistently and tirelessly to finish the task.

Anna Cardenas  
Freddie Cardenas  
Wendy Chase  
Leslie Dilworth  
Frank Hirsch  
Lucy Lippard

Matthew McQueen  
Maria Ortiz y Pino  
Barbara and Philip Pfeiffer  
Dorothy Victor  
Roger Taylor  
Amy and Steve Tremper

In Memory of Richard Griscom

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Virginia Vigil, Commission District, District 2  
Robert A. Anaya, Commission District 3

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## Open Space & Trails

Beth Mills, Community Planner

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SECTION I: INTRODUCTION & PLAN SUMMARY

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*“As communities continue to change and grow, community planning plays an important role in ensuring that future growth is in harmony with existing settings”.* Santa Fe County Sustainable Growth Management Plan





## INTRODUCTION

The Galisteo Community Planning Area is located in the center of the Galisteo Growth Management Area of Santa Fe County and is home to approximately 267 residents. It covers 2,470 acres with the Village of Galisteo as its primary focus. The historic former farming village straddles the Rio Galisteo and is set in rolling rangeland with mountain views in every direction.

In 2006 the community of Galisteo and the Santa Fe County Planning Department began work on a community plan to provide a planning and regulatory framework for future growth in the area. This document is the resulting Galisteo Community Plan (The Plan). The Plan establishes planning tools to address key issues, most importantly the relationship between limited water and future development, compatible land uses and densities, protection of scenic and environmentally sensitive areas, traffic and road design, historic preservation and pedestrian connection and access to open space.

The planning committee identified and incorporated the following planning objectives pertaining to land use and development in the Galisteo Community Planning Area and the broader Galisteo Basin:

- Address the relationship between development and water resources and incorporate findings into future land use categories and development standards.
- Define the boundaries of the Community plan area.
- Identify tools to protect the Bosque and Rio Galisteo.
- Identify and map open space areas including the Bosque and corresponding trails network with connections and access points for community use and protection.
- Identify and map scenic features and environmentally sensitive areas for protection.
- Address affordable housing in future land use categories and development standards
- Address issues of growth and identify appropriate locations, uses and densities for residential, village scale mixed-use commercial, agricultural uses and ranching, and contemporary sub-divisions.
- Identify traditional uses and historic sites for preservation.
- Address traffic and road issues in the plan area and linkages with the proposed Master Planned Development on the Thornton Ranch (Galisteo Basin Preserve) and NM285 Corridor
- Identify regional issues that the neighboring communities of Lamy, Cerrillos, Madrid, and San Marcos share.
- Engage neighboring ranchers in discussions about growth.
- Identify traditional development patterns, and incorporate into future land use categories and development standards.
- Identify public spaces where people can gather and socialize and incorporate into future land use map and development standards.

## POLICY FRAMEWORK AND REGULATORY CONTEXT

The Galisteo Community Planning Area has a long history and slow transition over time. This plan provides guidance for another transition anchored in the recently approved Sustainable Growth Management Plan (SMGP) and the anticipated approval of a Sustainable Land Development Code (SLDC). Purposes for creating the SGMP included the need to focus on existing community needs and values and to allow for communities to conduct future planning for their areas to address specific issues. The SMGP emphasizes community planning as a process that focuses on a local area's assets, inspiration and collective aspirations. Both the Galisteo Community Planning

Process and resulting plan are consistent with the SGMP and when adopted will become an amendment to the SGMP.

This plan includes the Future Land Use Plan, and the Strategic Work Plan. Together, they provide both comprehensive and strategic approaches to address internal and external issues that impact the growth and development for the community.

The Future Land Use Plan is a set of planning tools including maps or techniques used to ensure that future development complies with the community vision and the sustainability principles established in the SGMP. It is intended to ensure compatibility among various land uses, provide flexibility and certainty, protect scenic features and environmentally sensitive areas, enhance rural development patterns, delineate historic community spaces and conserve water resources while accommodating the anticipated natural growth of the community.

The Future Land Use Plan is intended to guide the Galisteo Planned Community District which will be established through the County SLDC. The drafting process for planned community district will be a collaborative effort between community members and County staff and establish zoning and standards for the plan area.

The Strategic Work Plan lists goals, directives and strategies to initiate a collaborative relationship between residents and government entities to solve problems of interest and concern to all. The community planning program outlined in the SGMP establishes a process for the creation of Community Organizations (Cos). Once established, COs will be informed of proposed developments and provide input to the county as part of the approval process. The CO's will be supported and encouraged to work on a variety of other issues or solve specific problems within the community. The Strategic Work Plan will serve as a guide for the current community association which is expected to follow the SGMP process for establishing a CO and assume the role of CO for the plan area.

#### PLAN AREA

The boundary of the planning area is based on historical development patterns and existing land uses. It follows parcel lines along the north, east, west and the Galisteo Creek on the south. The planning area includes properties within the 1980 County designated Galisteo Traditional Community; the Galisteo State designated Historic District, the nearby subdivision of Ranchitos de Galisteo and approximately 30 larger properties in the outlying areas. Surrounding and adjacent to the community planning area are major ranch land holdings - Thornton Ranch, Saddleback, San Cristobal and Rancho Cerro Pelon.

Currently, land use is primarily single family residential with many home businesses and a few agricultural, institutional, commercial and public uses interspersed throughout the plan area.

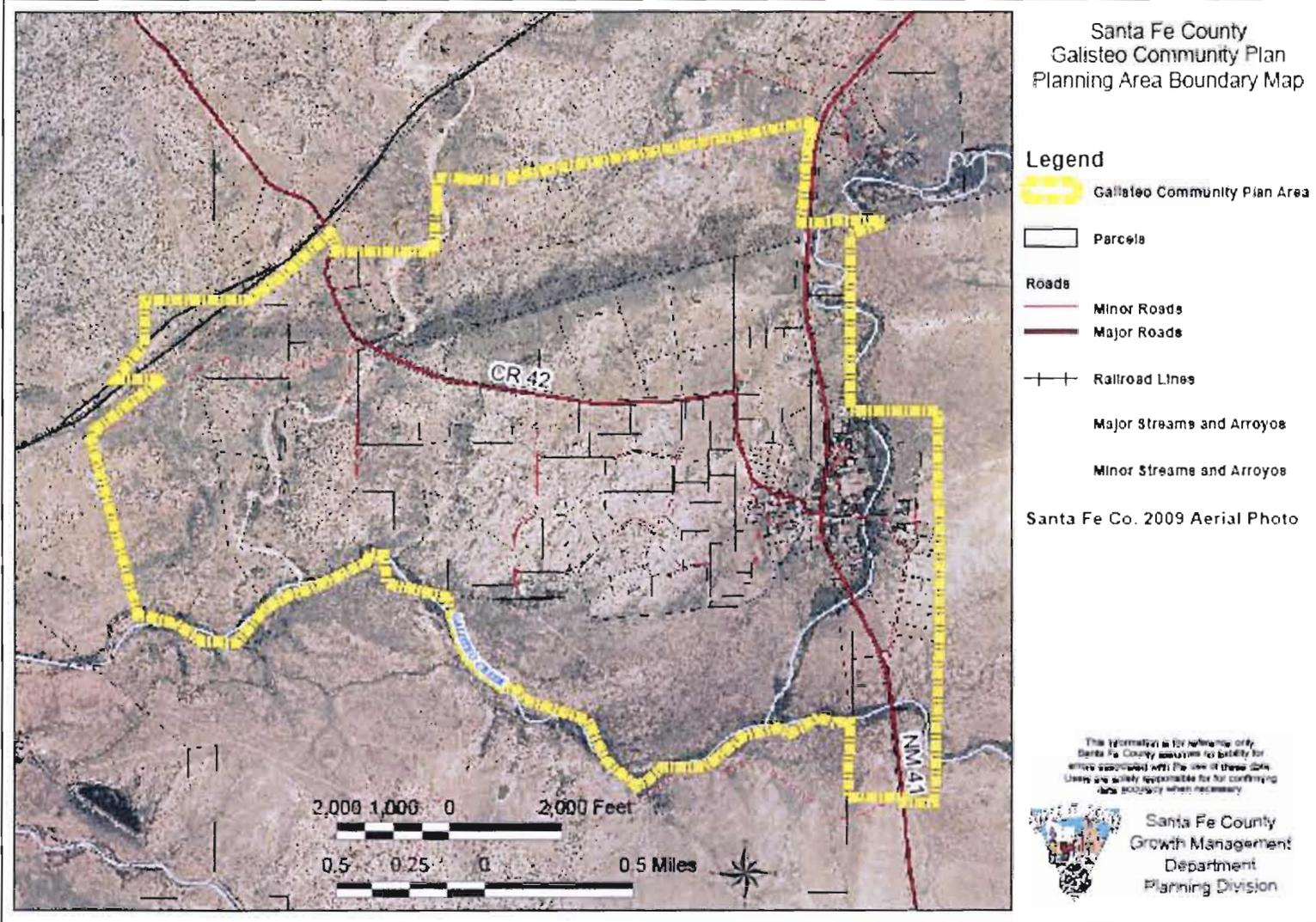
Much of Galisteo's charm is owed to the traditional pattern of small lots and the remarkable adobe & rock walls present throughout the historic village. From the village there is a gradual transition of development to the wide open spaces of the broader Galisteo Basin. The Sangre de Cristo Mountains to the north, the Ortiz Mountains and Los Cerrillos Hills to the west, Glorieta Mesa to the east, and the Estancia Valley to south, provide a remarkable backdrop to the plan area. The most notable topographical features within the vicinity of the plan area are Cerro Pelon, five miles to the southwest, and a series of volcanic dikes, known as hogbacks, running east and west just north and five miles south of the Village. The prominence of the northern hogback essentially demarcates the natural and visual entrance to the Village from the north, and the southern hogback, known as Comanche Gap, provides an important landmark for travelers heading to the village from the south.

The arroyos, creeks and wetlands of the basin provide ecological diversity and hydrological activity. The Galisteo Creek which flows perennially through the center of the Village is the lifeline of the plan area. In addition to its importance as the major drainage for the Galisteo watershed, it provides the community with a scenic bosque that includes mature cottonwood trees and opportunities for walking and bird watching. The other major drainage in the plan area is the Arroyo de los Angeles which crosses County Road 42 near the western boundary.



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FIGURE 1 PLANNING AREA BOUNDARY MAP



Oct. 25, 2011  
galisteo\_plan\_area\_boundary\_10\_25\_11\_letter.mxd

## INITIAL KEY ISSUES AND TRENDS

Many issues of primary concern dealt with future growth not only in and around the plan area but, perhaps even more significantly, growth and land use outside of the Galisteo Community Planning Area. In order to consider the range of growth pressures affecting the future of the plan area, the committee identified the following internal and external issues:

### Water & Wastewater Systems

Key Issues:

- There is a need for outreach and information about what water conservation mechanisms are in place and how they can be expanded.
- The local aquifer needs to be evaluated as to capacity and measures for protecting the quality and quantity of the water.
- There is a need to determine if water meters have decreased consumption and if current metering assists in evaluating future water availability from wells in the planning area.
- Currently there is no community wide sewer system for those who might need to connect.
- There is a need to assess the impact on availability and quality of water for Galisteo for the following:
  - planned development in the local area;
  - current traditional (and possibly sustainable) agriculture and ranching practices; and runoff of the rivers and arroyos in the area.

### Roads & Transportation

Key Issues:

- There are road erosion and degradation problems caused by surface water runoff. There are no design solutions to address drainage issues on roads.
- Heavy truck traffic and speeding occurs through the Village on NM 41. It is not only dangerous but also causes structural damage to the historic buildings.
- Traffic on the dirt roads throughout the Village creates fine dust which is hazardous health condition.
- No assessment has been made of the affects on the Village of increased traffic on the newly paved CR 42.

### Land Use & Zoning

Key Issues:

- The Traditional Community District Boundary as defined in the 1980 Land Use Code does not represent parcels that contribute to the historic development patterns and should be refined.
- The homestead hydrologic base zoning does not reflect current densities that have increased due to subdivisions and water conservation adjustments.
- Continued subdivision with increased densities cannot be supported by the limited water resources available.
- There are no design standards or restrictions for structures in the State designated Historic District.
- Historic development patterns are not reflected in the land development code making it difficult for new development to fit in.
- Community gathering places including the historic plaza area, are not well defined or documented.
- Efforts are underway for rehabilitating several historic community structures in the village.

## Community Character

### Key Issues:

- The area is still physically removed from Santa Fe but is less remote since Eldorado's commercial development.
- High real estate prices are driving the demographics of who is living in Galisteo.
- Second home sales in the Village and surrounding neighborhood are increasing.
  
- There are relatively few young children who live in the plan area.
- Family and relatives returning to the Village for church and special events is an important tie for many residents living in the Village.
- There has been an increase in attendance at the church which is drawing in related residents from outside the Village.
- Extended family members of residents may wish to return to stay.
  
- There is an indefinable "mystique" about Galisteo; it is a unique environment.
- The community association is a strong, binding force in the community. There are not as many community events as in the past but they are still important.
- The fire department plays an important role in the community and a cross-cultural meeting place.
- Community residents are protesting recent residential development near the village, given water, landscape and archeological issues.
- Residents value a sense of community.
  
- Developments like Haciendas Tranquilas and (potential) large lot development on the Saddleback and the King Cattle Company properties are changing the character of plan area.
- Road improvements mean increased and faster traffic.
- Residents are strongly opposed to oil and gas development throughout the Galisteo Basin and watershed.

## VISION

The committee focused on what should be protected to ensure that certain qualities and aspects of Village life remain as they are and what issues should be addressed in order to plan for the future of the Village.

The following vision for Galisteo is collectively expressed by those who participated in the community visioning process undertaken in 2006. The vision portrays what the community imagines the Village and the Galisteo Community Planning Area could be like by the year 2036, if strategic actions identified in this Plan are initiated in a collaborative process by community leaders, stakeholders and the County.

### ***Vision of the Future of Galisteo***

*In the future, Galisteo will be a place that continues to preserve its distinct character as a historically significant settlement in the Galisteo Basin while promoting a strong land, water and energy conservation ethic. The Village will continue to be a place where its history and shared values are honored and future generations can afford to stay and raise their families. The community will take steps to establish itself as a model of sustainability within the Galisteo Basin by implementing effective conservation measures of the land as well as the natural, cultural and historic resources and encourage community input and regional cooperation.*



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## COMMUNITY PLANNING PROCESS



Santa Fe County has built a strong tradition of community-based planning spanning from the late 90's to the present. As communities continue to change and grow, community planning plays an important role in ensuring that future growth is in harmony with the local community as well as being aligned with the County-wide Sustainable Growth Management Policies.



Community plans developed through this process were the product of communities collectively identifying a common set of concerns, creating goals to address these concerns, and creating policies to achieve the goals for future development in the community



Community plans and ordinances created through this process are a critical component of the growth management framework for the SGMP.



Since the early 1980's, residents of Galisteo have been active in a variety of planning efforts with a focus on the village and the broader Galisteo Basin. This Plan began with an article in El Puente, the local newsletter, in 1998 and several meetings in the early 2000's with the University of New Mexico's Department of Community and Regional Planning. A survey at the time showed community support for a plan. Collaboration with the County began in 2006 when members of the Village of Galisteo Community Planning Committee formally requested and received authorization from the Santa Fe Board of County Commissioners to begin a community planning process to develop a community plan and future land use map for formal adoption and implementation by the County.



The committee, in collaboration with county staff engaged the wider community through meetings, workshops and individual conversations throughout all phases of the planning process. This Plan reflects the efforts of community leaders and stakeholders who have worked tirelessly and have dedicated many volunteer hours to see the planning process to fruition.

## NEXT STEPS

### Implement the Galisteo Community Plan

The Galisteo Community Plan must now be implemented through the SLDC and the subsequently adopted SLDC Zoning Map and Planned Community District, as appropriate. This process will be a collaborative effort between community members and County staff and will establish zoning for the plan area.

This plan provides an outline for future steps. The Plan in conjunction with the SGMP and SLDC, will establish the regulatory framework necessary for implementing the Land Use Plan and many of the community plan goals and objectives. Unique provisions and standards for the plan area and each of the land use categories will be created

as part of the SLDC and the subsequently adopted SLDC zoning Map and Planned Community District, as appropriate. It will include references to the SLDC for general regulations and county wide application procedures.

**The Galisteo Strategic Work Plan & Forming a County Recognized Community Organization**

The Strategic Work Plan lists goals and strategies to solve problems of interest and concern to all. The intent is to initiate a collaborative relationship between residents, government entities, and organizations through a formalized Community Organization.

The Galisteo Community Association will initiate the process for recognition by the County as a formal Community Organization. Forming a Community Organization (CO's) is an option for communities who want to work on a variety of issues or solve specific problems within the community on an on-going basis. Communities choosing to form COs will organize themselves in accordance with the SGMP. Their primary function will be to comment on planning, regulation, the development review process and during the pre-application process, on proposed development projects. The CO will be responsible for implementing the Strategic Work Plan and monitoring the implementation of the adopted Galisteo Community Plan.

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## SECTION II: EXISTING CONDITIONS AND COMMUNITY PROFILE

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*“There is an indefinable “mystique” about Galisteo; it is a unique environment”. Galisteo Community Member*





## REGIONAL CONTEXT: GALISTEO BASIN AND WATERSHED

The Galisteo Community Plan Area lies in the central portion of the County in the vast Galisteo Basin and sub-basin associated with the Galisteo Creek Watershed that connects the traditional communities of Lamy, Galisteo, and Cerrillos. Many issues of primary concern dealt with future growth and fragile ecosystems outside of the Planning Area Boundary. Understanding the regional context and challenges is essential to supporting development patterns that respect the natural environments' limits and the need to accommodate future growth.

### NATURAL ENVIRONMENT OF THE GALISTEO BASIN

The Galisteo Basin has complex and fragile ecosystems. It lies at the intersection of four western ecoregions: the Southern Rocky Mountains, the Arizona/New Mexico Mountains, the Southwestern Tablelands, and the Arizona/New Mexico Plateau (including the Rio Grande corridor). Each of these regions has unique patterns of vegetation and wildlife, contributing to a rich biodiversity.



The Basin is bounded by Rowe Mesa on the northeast, and the Ortiz Mountains and Los Cerrillos Hills to the west. The oldest rocks of the area, called basement, are dominated by Precambrian (Proterozoic) granite and schist in the Sangre de Cristo Range. These rocks formed more than 1.4 billion years ago. The peaks of the Ortiz Mountains and Los Cerrillos Hills are composed of 25-35 million year old igneous stocks and laccoliths, emplaced into and through the sedimentary rocks which cover the basement. Similar rocks are present in dikes and sills like Cerro Pelon (or Bald Mountain), to the east of these igneous centers.

Mud, sand, and gravel that washed outward from these high areas, forms broad aprons (or *llanos*) of poorly consolidated conglomerate and sandstone. These young deposits are a part of the Santa Fe Group and were deposited in the Rio Grande rift. Such deposits thicken northward toward Santa Fe.

The longest drainage of the Galisteo Watershed is the Galisteo Creek, although the United States Geographic Survey identifies the San Cristobal Arroyo as the main stem of the upper watershed. The Galisteo Creek and its tributaries are mostly intermittent streams due to the complex underground geology and the erratic, arid climate of the area. In the spring, the creek depends on snowmelt run-off from the Sangre de Cristo Mountains, while summer and fall flows originate from rainstorms. Shallow volcanic rock formations north of the plan area most likely contribute to a perennial flow of the creek. A series of springs and arroyos originating on Rowe Mesa, as well as several other impermeable rock formations downstream, contribute to several other reaches with a permanent low-level flow between Galisteo and Cerrillos. The Arroyo de los Angeles drains the central and eastern parts of the Thornton Ranch traversing across County Road 42, just west of Galisteo. Arroyo La Jara flows from the western flanks of the White Bluffs on San Cristobal Ranch and Gaviso Arroyo flows from the eastern flanks of Cerro Pelon.

Fish and wildlife habitat conservation areas perform many important physical and biological functions that benefit the residents and the wildlife in the Galisteo Basin. These may include, maintaining species and genetic diversity, providing food, cover, nesting, breeding and movement for wildlife.

The Galisteo watershed is an internationally significant migration corridor. Animals such as cougar, black bear, mule deer, and elk and pronghorn travel between the Southern Rockies Wildlands Network and the area encompassed by the New Mexico Highlands Vision.

The Galisteo Basin is a landscape of piñon and juniper forest, as well as grasslands of blue grama, hairy grama, and galleta. Along the stream corridors (arroyos), willow, tamarisk, and cottonwood tree species can be found. The high-desert grasslands include chamisa, cholla, prickly pear cactus, yucca, saltbush, and rubber rabbit bush. Native plants and groundcover provide important natural habitats, prevent erosion and provide natural stormwater run-off filtration and management. Desert plants are very sensitive, taking years to establish once planted.

The Galisteo Basin is filled with a variety of visual resources, ranging from small, definable places to vast, almost limitless plains and vistas. Some of the County's most significant resources are the views from US285, NM 41, and CR 42, which offer expansive and unobstructed views of Basin. Because of its open landscapes, vast panoramas, and pronounced topography, the scenic quality of the Galisteo Basin is a State and national resource and important to protect. The view sheds are a highly valued resource with regard to aesthetic value, eco-tourism, and the movie industry.

#### PREHISTORIC AND HISTORIC ARCHEOLOGICAL RESOURCES

The Basin and surrounding areas are the location of many well preserved prehistoric and historic archaeological resources of Native American and Spanish colonial cultures. These resources include some of the largest ruins of Pueblo Indian settlements in the United States, spectacular examples of Native American rock art, and ruins of Spanish colonial settlements. The concentration of cultural resources is being threatened by natural causes, development, vandalism, and uncontrolled excavations. As additional sites are identified, appropriate consideration for protection and preservation would be imperative. To date, twenty-four sites in the Galisteo Basin have been listed as nationally significant archaeological resources for long-term preservation and protection.

#### PATTERNS OF LAND USE DIVISIONS IN THE GALISTEO BASIN



Although there have been land divisions for hundreds of years with land exchanging hands through different methods on the land grants, the history of the land is deemed important for preservation and community stewardship. Neighboring large parcel ranching lands adjacent to the plan area have undergone fragmentation into smaller pieces, especially in the high economy of the late 1970's, 1980's and early 1990's.

From 1969 to 1990, approximately 35,000 acres were sold in the Galisteo Basin region. The McKee Ranch is a key example of a large ranch in the area that went through a series of subdivisions, including in 1973, the Ranchitos de Galisteo subdivision consisting of 50 5-acre lots adjacent to the village. In 1983 the remains of the McKee Ranch, approximately 27,000-28,000 acres southwest of Ranchitos de Galisteo was sold, and then was later sold again in the late 1990's, becoming the Cerro Pelon Ranch. This trend continued as other parcels were divided and sold creating a piecemeal land use pattern from the original large ranch.

Another example in the central Galisteo Basin is the breakup of the Thornton Ranch, including a large lot parcel of approximately 13,200 acres northwest of the plan area, acquired in parts by the Commonweal Conservancy in the late 90's. Commonweal plans to build a central village of approximately 300 acres, with 965 homes situated among the ridgelines, hills and knolls in the clustered development pattern. The vast majority of the Commonweal

area—approximately 12,000 acres—is being permanently protected and restored as publicly accessible open space and trails. Although the combination of clustered housing, and land preservation and stewardship techniques are valuable in this unique landscape, there remain considerable concerns regarding water availability and its future impact on the Galisteo Village.

A final example of a pattern of large lot subdivision into smaller and smaller lots in the northern part of the Galisteo Watershed is the gradual subdivision of the formal Simpson Ranch including the large Eldorado Community. Although this area is not adjacent to the planning area as was the Thorton and McKee Ranches, it is close enough that it has a number of impacts on the quality of life. In particular, increase in water consumption, light pollution, and traffic.

Today, of the Eastern Basin's four major ranch land holdings - Thornton Ranch, Saddleback, San Cristobal and Rancho Cerro Pelon - the only one to still run cattle is San Cristobal. Although the major ranch holdings are not in the plan area, this plan supports continued agricultural uses including ranching.

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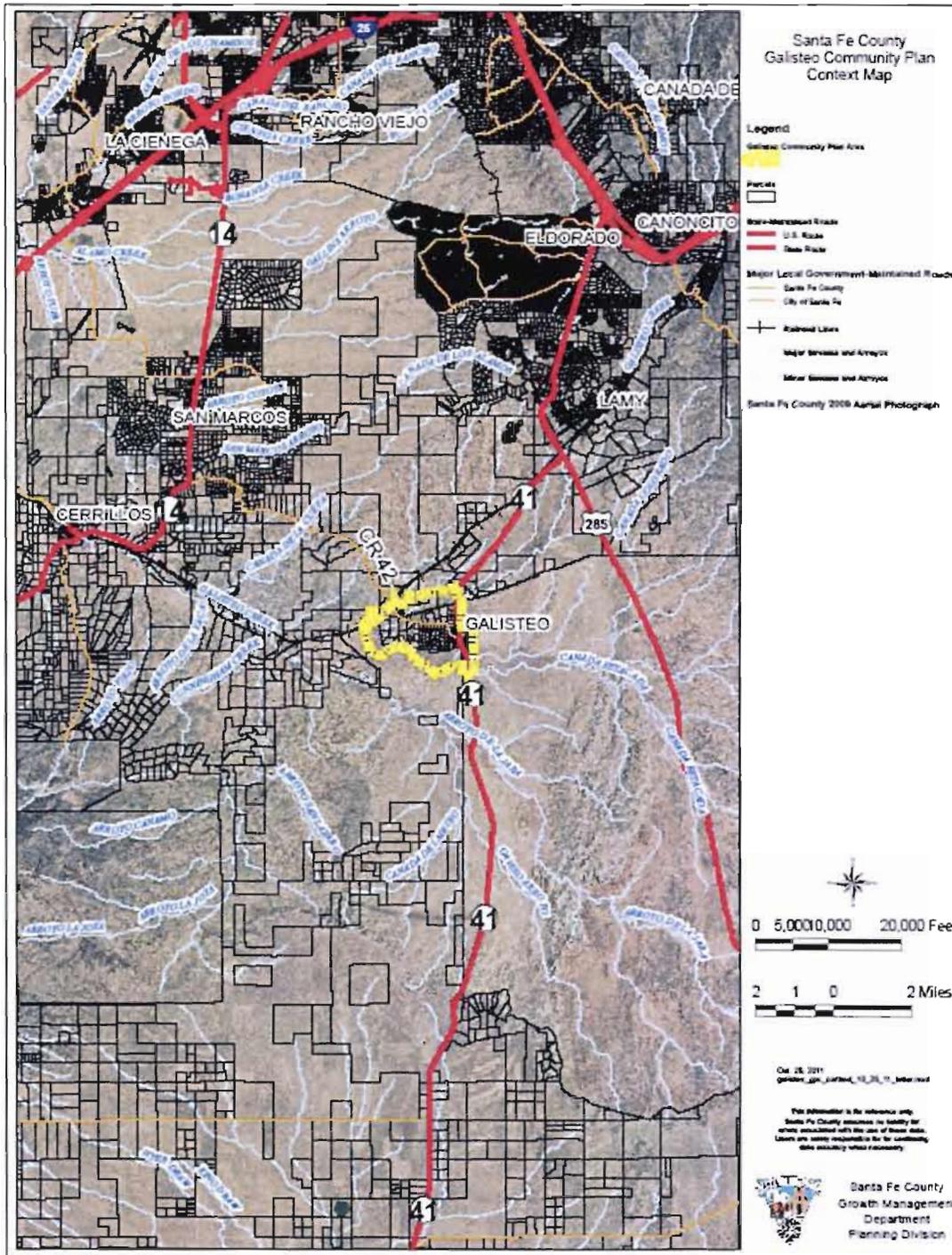


FIGURE 2 GCP REGIONAL CONTEXT MAP

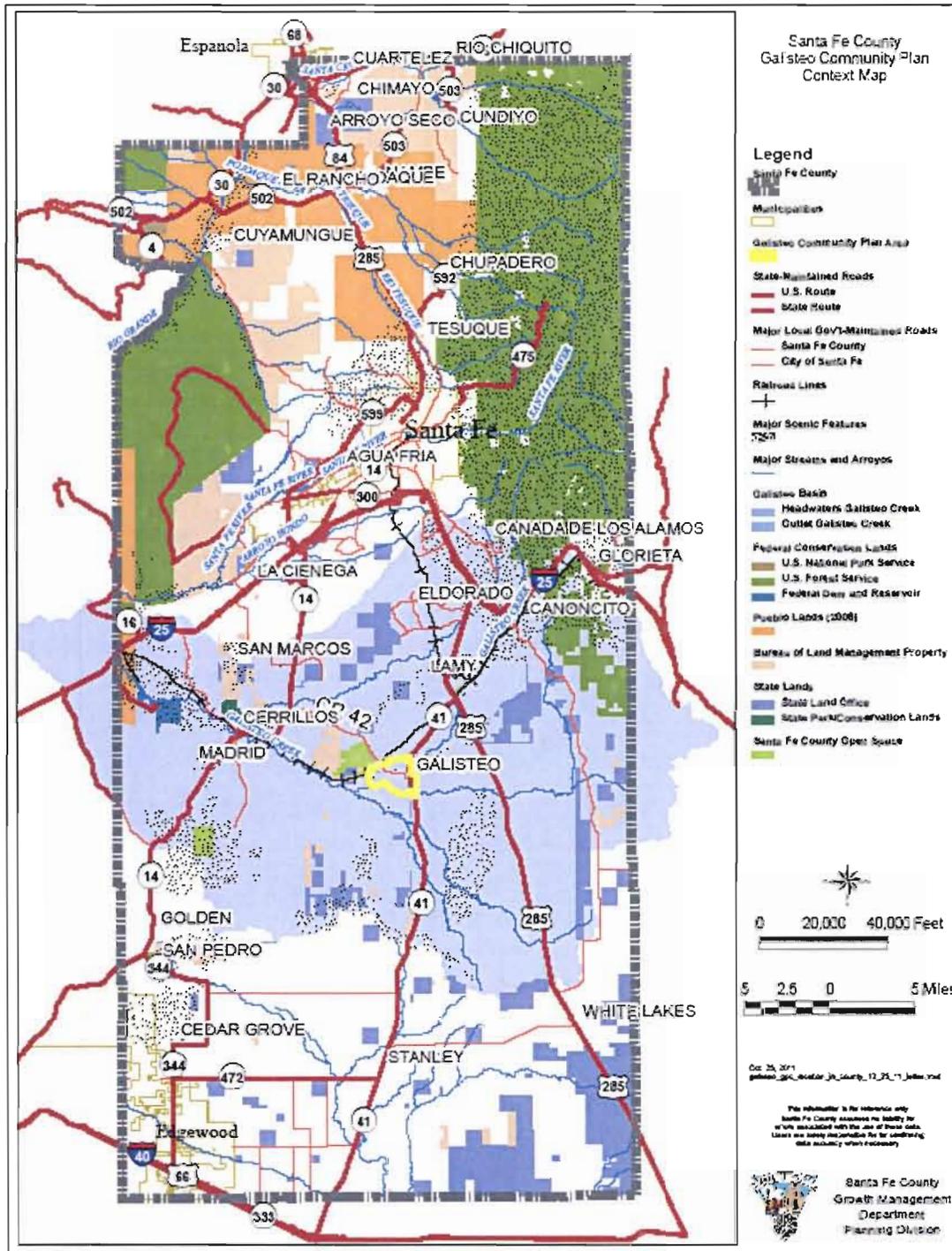


FIGURE 3 GCP COUNTY CONTEXT MAP

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## PLAN AREA PROFILE & EXISTING CONDITIONS

### HISTORY

The unique heritage of the area began thousands of years ago when people traveled through the area seeking resources, inspiration and eventually a place to call home. The numerous archeological sites and spectacular petroglyphs provide important and even sacred connections to the past.

Approximately 1 ½ miles north of the present Village, the large Tano (Southern Tewa) Pueblo of Tanu'ge ("Down Country Place") was founded in the late 13<sup>th</sup> or early 14<sup>th</sup> century,. It was one of eight large "Classic" pueblos in the Basin, and was named "Galisteo" by the Rodriguez/Chamuscado expedition in 1581.



When New Mexico was colonized and missionized by Juan de Oñate in 1598, the Galisteo Pueblo church was one of the first churches to be built (c. 1612-17). Through the 17<sup>th</sup> century, the pueblo was a significant Franciscan center and also undoubtedly attached to one or more *encomiendas* (farms of Spanish settlers who had rights to Indian labor and tribute).

In August 1680, at the onset of the Pueblo Revolt against Spanish oppression, priests from Pecos to the east and San Marcos to the west fled to Galisteo for protection but were killed near the pueblo, along with the Father Custos Juan Bernal and most of the local Spanish residents. The Tanos of Galisteo Pueblo left the Basin to transform Santa Fe's *casas reales* (royal houses) into a multistoried pueblo, where they lived until December 1693, when the Spanish returned. The Tano population was almost destroyed by Don Diego de Vargas's siege; survivors fled to Tewa pueblos in the north and to First Mesa at Hopi. In 1706 around fifty Tanos/Tewa were returned to the ruins of Galisteo Pueblo. There they remained under great duress, suffering famine, smallpox and Comanche attacks, until 1782 when they left the Galisteo Basin for good, fleeing down the Rio Galisteo, splintering into refugee bands to other pueblos, particularly to Santo Domingo Pueblo.

During the 18<sup>th</sup> century the Galisteo Basin was used by the Spanish for grazing, but remained primarily unsettled because of raiding Plains Indians. The 1786 Comanche treaty somewhat calmed the situation and in 1795 a garrison was established, perhaps on the site of present day Galisteo. In 1799 the Ojito de Galisteo Grant consisting of 9,000 acres, including the abandoned Galisteo Pueblo, was awarded to an old soldier, Juan Cruz Aragon, for grazing. Years later it was voided for lack of evidence of consistent use. The garrison remained until 1814 when a struggling Spanish settlement was founded on *La Loma* (now known as The Hill, site of the original church and the older cemetery). The settlement (houses on The Hill and *suertes*, or agricultural field strips on flat land to the south bordering the Galisteo Creek) was based on land ambiguously granted in 1814 and 1816, perhaps amended in some way in 1818. According to some accounts, the village was not founded until 1821-22, but according to Donaciano Vigil, in the 1870s, his father was among the first settlers in 1814, along with the Anaya, Chavez, and Sandoval families. Other early settlers included Montoya, Sena, Ortiz, Pino and Peña families, whose descendants remain in the Village. This grant was probably a pared-down version of the 1799 Galisteo Grant. Its legal history is complex. By 1898 it consisted of only 260.79 acres divided into long-lot fields irrigated by acequias, allotted in strips to 19 grantees, few of whom still owned the land. The patterns of some of the long-lot fields of the Grant are still apparent however, in long lines of stones and in aerial photographs, and are an important element in the Village's historic cultural landscape.



On the eastern side of the Galisteo Creek, the vast San Cristobal Grant (named for the pueblo ruins there) was petitioned for by Domingo Fernandez and “companions” beginning in 1821. In 1824 the Grant was confirmed but never documented. In 1827 Fernandez was finally awarded title to half the grant; the other half went to his “companions.” In 1829 he claimed they were not working their portion, and from then on the legal history of the grant becomes incredibly complicated. In 1851 Fernandez sold it to Ethan Eaton (and it became known as the Eaton Grant). His fellow grantees maintained their rights through the courts for over a century. From the 1870s on, parts were bought and sold

(Thomas Catron and Nicolas Pino were among the temporary owners), court cases accumulated, and disputes continue to this day. In the 1960s then owner Buddy Branum gave up a tiny portion of the Grant along the Galisteo Creek since it had long been occupied by the homes of Galisteños. In 1985 the Singleton family bought the San Cristobal Ranch, and it remains under their ownership today.

From 1840-1846 a large number of grantees were awarded lands adjacent to what is now the eastern part of the Village, known as the Cadial and Tacubaya, both of which overlapped the eastern section of the San Cristobal grant. The plots there were individually owned but also used as common land for farming and then grazing until the 1960s. Other land grants in the area around Galisteo Village were Mesita Blanca, Maragua, and Baca y Terrus. In 1848 the Treaty of Guadalupe Hidalgo had promised to protect the land rights of the Mexican citizens, but instead most lost their grants to new, incomprehensible, and expensive legalities.



By the 1840s Nicolas Pino was living in Galisteo on the east side of the Galisteo Creek. He was the son of Pedro Bautista Pino, who had been grazing stock in the western Galisteo Basin for decades. Also in the 1840s Juan Ortiz I (who lived in the mining town of Dolores) applied for Galisteo land twice and was rejected, but did acquire land in the Cadial. At his death in 1865 his widow, son and daughter moved to Galisteo and lived in “The Hacienda”, now on the corner of NM 41 and Via La Puente. Juan Ortiz II opened a successful mercantile in Galisteo, became a prominent citizen, and married two of Nicolas Pino’s daughters, beginning the “Ortiz y Pino” lineage. Juan’s son, Jose Ortiz y Pino

I, became a “sheep baron” and Galisteo’s *patron*, with his headquarters across from the Hacienda on Via La Puente. When he died in 1951, his vast estate was broken up and parts of the land were divided among family members, but much was eventually sold off. In 1929, his daughter, the famous Concha Ortiz y Pino de Kleven, organized a short-lived crafts project in Galisteo to support struggling Galisteños.

At around the same time, another major land owner, José Antonio Anaya began his ranching empire and by 1900 his descendent, Don Antonio Anaya had amassed a sheep herd of more than 40,000. Following World War I, livestock and wool prices fell and the area entered a period of prolonged drought forcing large sheep operations like Don Anaya’s to reduce herds and jobs and many area farmers and ranchers from the land.

In 1860 the Census showed 280 Village residents, but the population picked up by the end of the decade and continued to grow to the east of The Hill, with many houses built in the 1880s and 90s. In 1882-4 the new church of Nuestra Señora de los Remedios was constructed at the foot of the hill, facing an open dirt plaza. Around 1899 *La Sala de San José* was built next to the church as a meeting place for the religious *sociedades* (*societies*) and a dance hall, among other functions. There were several small stores and *cantinas* in the Village.

Around 1913 the “new” cemetery across the road from the old one was established. In 1914 the first school was opened on La Vega, though there may have been an informal earlier school behind the church. In 1933-35 the WPA built a much larger school and teacherage west of The Hill (now private homes). In 1936, NM 41 was constructed through the middle of the village, destroying orchards, fields, and the plaza, and in the 1940s the old Nuestra Señora de los Remedios church on the Hill was dismantled. The site remains as a mound of earth marked by a cross.

During the Depression, (1920s and 30s), many local families moved to Santa Fe and Albuquerque or outside of New Mexico for work. Many homes were abandoned at this time and later sold to newcomers. The vast Ortiz y Pino and Anaya ranches employed much of the local population until World War II. After the war, Galisteo’s population shrank because so many men had gone into the service or left to find work. In the 1950s, Anglos “of a special kind” (as one journalist put it) began buying up and restoring the old adobe structures, despite a drought that lasted until 1960.



#### PLAN AREA DEMOGRAPHICS

Projected growth in the Galisteo Basin Growth Management Area which includes the Galisteo Community Plan Area is relatively high for the County and expected to stay high in the long term. However, growth rates are much lower for the plan area. The 2010 U.S. Census “Place” for Galisteo, which includes most of the plan area, reported a population of 253 persons. This is a 4% decrease of 12 persons from the year 2000 population of 265. The 2010 Census Data reported 160 housing units for same area, 134 of which are occupied year-round. This is a 17% increase of 24 units from the year 2000 number of 136 housing units.

## EXISTING COMMUNITY SERVICES, ORGANIZATIONS AND FACILITIES

### PUBLIC SAFETY

Public safety in Galisteo consists of fire rescue and emergency medical services, and law enforcement through the County Sheriff's Department. Although aspects of public safety are primarily the County's responsibility through community supported services, there is active participation from the community in order to provide for the health safety and welfare of all residents of Galisteo.

### FIRE AND RESCUE

Presently the Village of Galisteo Volunteer Fire and Rescue District is responsible for providing fire and emergency medical services to a large portion of the Galisteo Basin including the plan area. The Galisteo Fire & Rescue District is one of four districts in the Eastern Region of the County. With a lot of community support and improvements to the local community water system, a new fire station began construction in 1996, and was completed and dedicated in November 2001. The Fire District has acquired new apparatus including an engine, water tender brush truck, and ambulance truck. It has also improved its Insurance Services Office (ISO) rating with many hours of training and certification of its members. The Fire District started with an ISO rating of 9/10 and after many years of hard work the ISO rating in the Village is currently at 6/8B. The Fire District currently has sixteen volunteer members and thirteen firefighters, eleven of which have emergency medical technician (EMT) licenses. There are also volunteers trained to respond to wildland and swift water incidents.

Currently in case of fire, a medical emergency, or need for law enforcement, the procedure now is for community members to call 911. The response time is anywhere from half an hour to two hours. The District also assists and receives mutual aid from other agencies surrounding and within Santa Fe County.

### LAW ENFORCEMENT

Galisteo residents are dependent on the Santa Fe County Sheriff and New Mexico State Police for other emergency services such as reporting burglaries, vandalism, etc. The County Sheriff's Department levels of service, equals 1.48 personnel per 1,000 residents. Due to the size of County and the location of Galisteo, response time can be anywhere from half an hour to two hours.

### COMMUNITY ASSOCIATIONS & FACILITIES

The Galisteo Community Association (GCA) was founded March 8, 1973. The GCA was formed to assess the needs of the community, to protect the historic nature of the Village, to enhance the quality of life in and around the Village of Galisteo, and to maintain, protect and improve community properties and facilities.



Presently, the GCA owns the Galisteo Community Center and associated park, Phillip C. Watts II Memorial Park behind Nuestra Señora de los Remedios Church, and a vacant 10 acre parcel south of the church. Possible future uses being considered for this property include a cemetery and supplementary well location for the Galisteo Mutual Domestic Water Consumer Association.

The Galisteo Community Association holds activities for the community at the center and the park to bring the community together for social events as well as to inform the community of

issues of concern. The GCA holds Clean Up Day for the Village and an annual Chile Cook-Off. The GCA also partially supports El Puente de Galisteo, a monthly newsletter which reports on community activities and issues in and around the Village. The GCA also provides in-kind support for two art groups: The Galisteo Art Studio Tour, La Sala de Galisteo, and other groups formed to bring the community together.

The GCA also maintains a Community email list and community bulletin board used to inform the community of activities, classes, meetings, and emergencies in and around Galisteo, as well as services offered by the County such as Meals on Wheels, and the Santa Fe County Health Van schedule.

Presently, the GCA is in the process of creating committees that aim to provide services to the elderly and youth in the area. The GCA also plans to create committees to maintain the landscaping at the community center and a community garden and/or a memorial garden at the Phillip C. Watts II Park.

In addition, two GCA Board members serve as community representatives and meet regularly with the District Three County Commissioner to discuss civic issues.

La Sala de Galisteo is a non-profit organization formed to support artists and the arts in the area. Ongoing arts events take place in donated spaces in the community while money is being raised to restore an old historic dance hall which will become the community arts center. An art gallery and museum are currently housed in an historic hacienda across the street from the La Sala building.

The first Galisteo Studio Arts Tour was held in 1987. Centered in the Village of Galisteo, the Tour boasts a diverse artist population. This annual event is one of the few times the public is invited to tour the private studios and meet the artists. Many studios of display photography, paintings, pottery and ceramic art, retablos, jewelry, bronze sculpture, weavings, and many hand crafted local arts as well as provide tasty local fare. Much of the Studio Tour can be done on foot, while visitors enjoy the historic and cultural aspects of the Village and ancient cottonwoods that line the Galisteo River.

One of the most active and longstanding organizations in the community is La Sociedad de San Jose de Galisteo. The St. Joseph Society is a Catholic men's fraternal society established on January 19, 1895. It serves the local parish of Nuestra Señora de Los Remedios. Around 1900, La Sociedad built the meeting/dance hall we call La Sala de San Jose de Galisteo in the Territorial Style, using mud adobe and a unique foundation of local basalt stone. La Sala was used for meetings, social gatherings, dances for fiestas such as Fiesta de San Juan, Fiesta de Santiago, Fiesta de San Jose, wedding dances, first communion and funeral receptions, and other functions. La Sala has not been used as a meeting/dance hall since the 1970s. La Sociedad, as owners of La Sala, has partnered with a community group named "La Sala" to preserve and restore the historic structure to be used as a community art center and preserve our cultural heritage.

The Sociedad de El Sagrado Corazon de Jesus is Galisteo's Catholic women's society. It was founded by Tomas and Julianita Peña and became a women's only society. Its members include women from many small towns and cities in the area and even a few from out of state. Its goal is to promote the Catholic religion, upkeep of the Nuestra Señora de Los Remedios Church and provide support for members and their families during times of illness and when a member passes away. Dues are collected every year and fund raisers such as bake sales and silent auctions help to fund the activities. The society also started a scholarship to promote and encourage young students to go to college. The members hold their meeting at the church or the Galisteo Community Center and hold raffles at the church during the Studio Tour.

## NATURAL SYSTEMS & SCENIC FEATURES

### HYDROLOGY: GALISTEO CREEK, FLOOD PLAINS, AND WETLANDS

The longest drainage of the Galisteo Watershed is the Galisteo Creek, although the United States Geographic Survey identifies the San Cristobal Arroyo as the main stem of the upper watershed. The Galisteo Creek and its tributaries are mostly intermittent streams due to the complex underground geology and the erratic, arid climate of the area. In the spring, the creek depends on snowmelt run-off from the Sangre de Cristo Mountains, while summer and fall flows originate from rainstorms. Shallow volcanic rock formations north of the Village most likely contribute to a perennial flow in the Village. A series of springs and arroyos originating on Rowe Mesa, as well as several other impermeable rock formations downstream, contribute to several other reaches with a permanent low-level flow between Galisteo and Cerrillos. The Arroyo de los Angeles drains the central and eastern parts of the Thornton Ranch traversing across County Road 42, just west of Galisteo. Arroyo La Jara flows from the western flanks of the White Bluffs on San Cristobal Ranch and Gaviso Arroyo flows from the eastern flanks of Cerro Pelon.



In an otherwise arid landscape, the surface water drainage system forms a regional and local hub of riparian zones, springs, and wetlands. Wetlands also serve as a sponge in flood zones absorbing storm water runoff and are a stepping stone for waterfowl and other migratory birds.

As long as the Village of Galisteo has been inhabited, the Galisteo Creek has flowed perennially through the center of the Village. In the past, the floodplain through the Village has been generally wide and healthy, and floodwaters have spread across the entire floodplain area. Observations over the years, however, have shown that the water flow has diminished and the creek bed has risen due to sedimentation.

The Galisteo Creek is designated as Flood Zone A in the FEMA - Flood Insurance Rate Map (FIRM Panel 0675D), where no base flood elevations have been determined. The highest amount of storm water flow through the Galisteo Creek occurs in between the months of June through October.

For over a decade, the Earth Works Institute in collaboration with the community has done wetland restoration on the Galisteo Creek. As a result, surveys have shown improvement in riparian vegetation growth, especially with the willow populations. However, adverse effects on the large wetland located downstream on Cerro Pelon Ranch will occur if the absence of natural, small-scale flooding within the floodplain continues. This will also cause a decrease in the amount of groundwater to domestic wells within the Village, possibly inhibiting the spread of cottonwood seeds and cottonwood regeneration.

Arroyo de Los Angeles has a high volume stormwater runoff potential that poses flooding in adjacent properties and at the CR 42 low water crossing. This intermittent flooding creates a potentially dangerous site, during heavy rainstorms, preventing residents from safely crossing.

## ENVIRONMENTALLY SENSITIVE AREAS AND SCENIC FEATURES

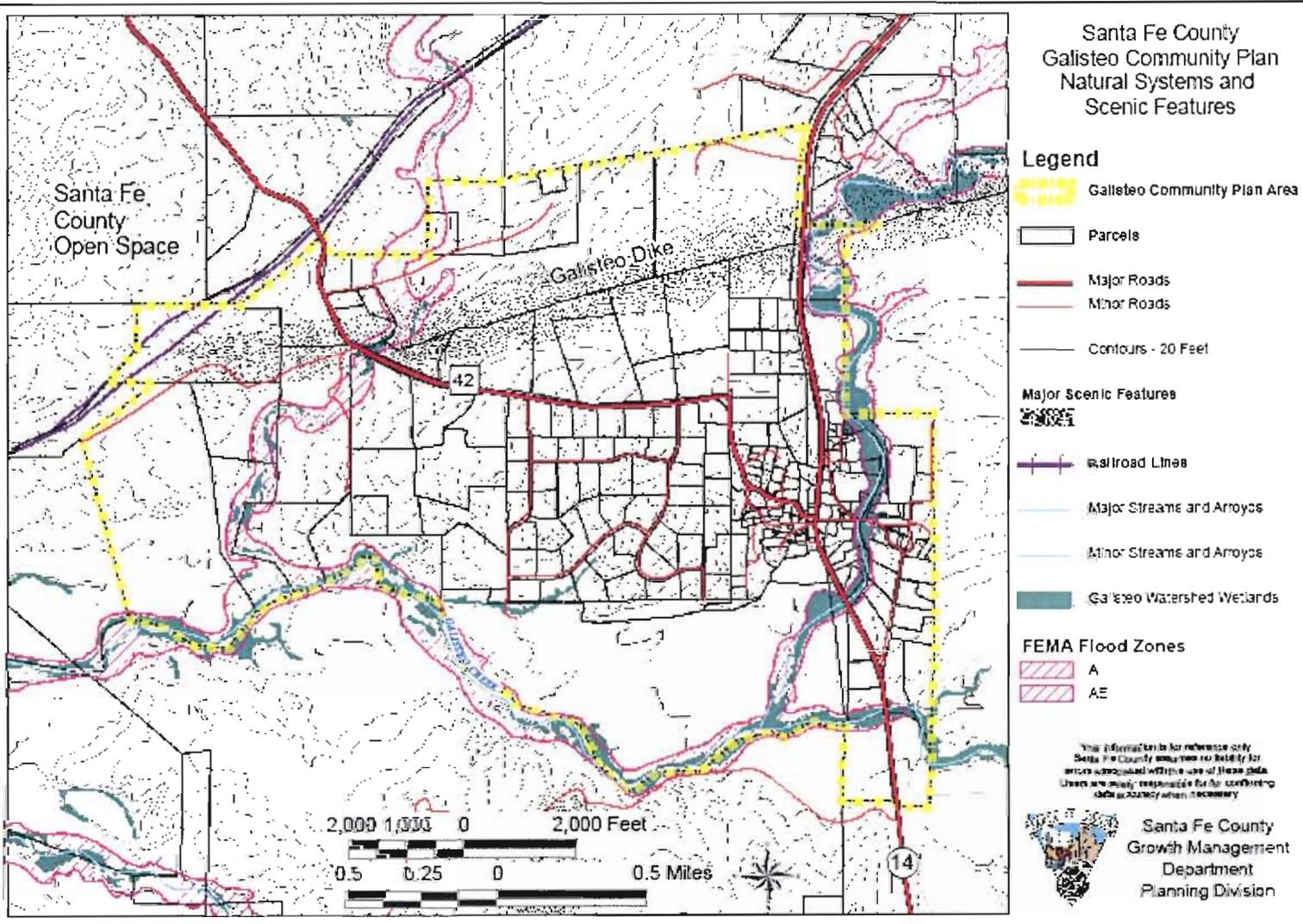
### Topography

The most notable topographical features within the vicinity of the Galisteo Village are Cerro Pelon, five miles to the southwest, and two volcanic dikes, known as crestones or hogbacks. The Hogback Comanche Gap is a well known archeological site in the southern crestone. The prominence of hogbacks essentially demarcate the natural and visual entrance to the Village from the north and from the south..

### Soils

Most soil types in the Galisteo area are moderately to severely susceptible to erosion. Along the Galisteo Creek in the plan area, the soil is often saline and made up of loamy sand or silty clay loam in creek drainage areas. This type of soil exhibits a severe gully erosion hazard, with 10-40 feet deep gullies. Other areas along the creek with greater permeability are moderately susceptible to erosion. The soil types highlight the need to mitigate high-speed flooding in the creek to slow bank erosion and the buildup of problematic sediment banks along the creek.

FIGURE 4 GCP NATURAL SYSTEMS & SCENIC FEATURES MAP



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## UTILITIES

With the exception of water and high speed internet, the plan area has adequate rural utilities. Most residents rely on PNM for electricity and use propane or wood to heat their homes.

## WATER

Everyone in the plan area relies on ground water as their source for water. There are two community water systems with 123 active hook-ups serving primarily single family residences. There are approximately 63 domestic wells serving the remaining residents and a few wells serving agricultural uses related to ranching.

### INDIVIDUAL WELLS

There are approximately 26 domestic wells in the 1980 Galisteo Traditional Community District and 37 in the Homestead zone. Good water can be found between the river and NM 41 and in some areas west of the highway. Water elsewhere in the Village currently needs treatment or is unavailable.

### GALISTEO MUTUAL DOMESTIC WATER CONSUMERS ASSOCIATION (GMDWCA)

The Galisteo Mutual Domestic Water Consumers Association and Mutual Sewage Works was established and incorporated in April, 1961 by residents of the Village. The system was then built by residents of Galisteo utilizing benefits from the Department of Public Health (\$4,307) as well as Galisteo Water Association (GWA) member contributions (\$2,685). It was built to serve those residents without wells, as only the water close to the river was of good quality. The original system served 26 community members with 29 hookups.

The system has been upgraded and expanding many times over the years, including the following:

- Installation of a new 55,000 gallon tank (total capacity 70,000 gallons)
- Installation of a new 8" line from the tank, down CR 42 under NM 41 to the well house, to the river, under the river on Via La Puente, and beyond
- New pumps
- New Pump House
- New Well House
- Additional new line on The Hill
- Installation of hydrants
- In 2011 a new flush line and eight new hook ups

Between 2006 and 2009, improvements were made with assistance from the New Mexico Environment Department, in the Construction Programs Bureau. The work was engineered and completed by a local contractor. Funding was also obtained from State legislative appropriations.

A four inch "loop line" was installed to replace a two inch line which prevents loss of water from frequent leaks, and provide a more efficient delivery system that was less costly to maintain. Additionally, a new future feed line was installed along with 31 new meters.

In 2011 eight additional hookups were added and a new 8 inch line was installed on Avenida Vieja, replacing the existing 4 inch line. This has made it possible to flush the system and install a fire hydrant on Avenida Vieja. In addition, 4 new meters were installed.

Currently, there are 59 members and 88 hookups (as of 2011). Of the 88 hookups:

- 84 are for residential
- 4 serve the Community facilities – (Community Center, Fire Department, Play yard behind church, and the Nuestra Senora de los Remedios Church)
- The Water Association is in the process of metering all hookups and expects to complete the metering by the end of 2011.
- There are a total of 42.5 acre feet per year of water rights adjudicated to the GMDWCA for the Village of Galisteo. In 2010, sixteen acre feet were delivered to the members.

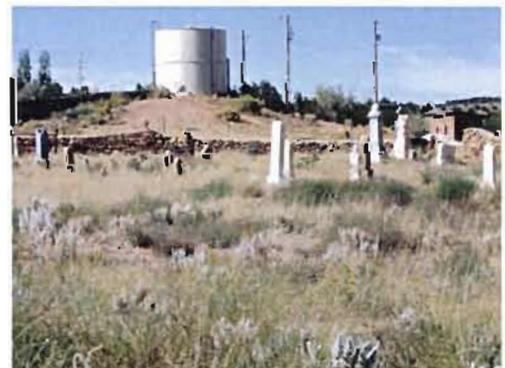
At the present time, the Galisteo Water Board is unable to meet the demand of Galisteo residents requesting hook-ups to the Community Water System. Members of the Water Board have also commented that the existing system needs retrofitting before any new homes can be added. The system is currently underutilized as there are hook ups that are not being used, and current water rights are not being fully exercised.

#### RANCHITOS DE GALISTEO COMMUNITY WATER SYSTEM

The Ranchitos de Galisteo subdivision was founded in 1973, and is a self-contained water system which includes two 25,000 gallon water tanks, two pumps, a pump station, and general infrastructure (pipes, meters, meter casings, main shut-off valves, etc.). The water system had been adjudicated between 29 and 44 acre feet of water rights per year from the Office of the State Engineer. There are 58 potential water hook-ups, of which 39 are active and metered. Of these 39 hook-ups, 8 are external and adjacent to the Ranchitos boundaries, and are on the far side of Camino los Abuelos and Camino Los Angelitos. There is a 3-tier pricing structure for annual water consumption, and each hook-up is allocated 1/2 acre foot of water annually. Ranchitos is administered by a three person volunteer Board.

#### WASTEWATER SYSTEMS

Most residents are on septic systems and leach field systems, although there are still some residents that still use cesspools. There are environmental concerns surrounding issues of contamination from cesspools and outdated septic systems.



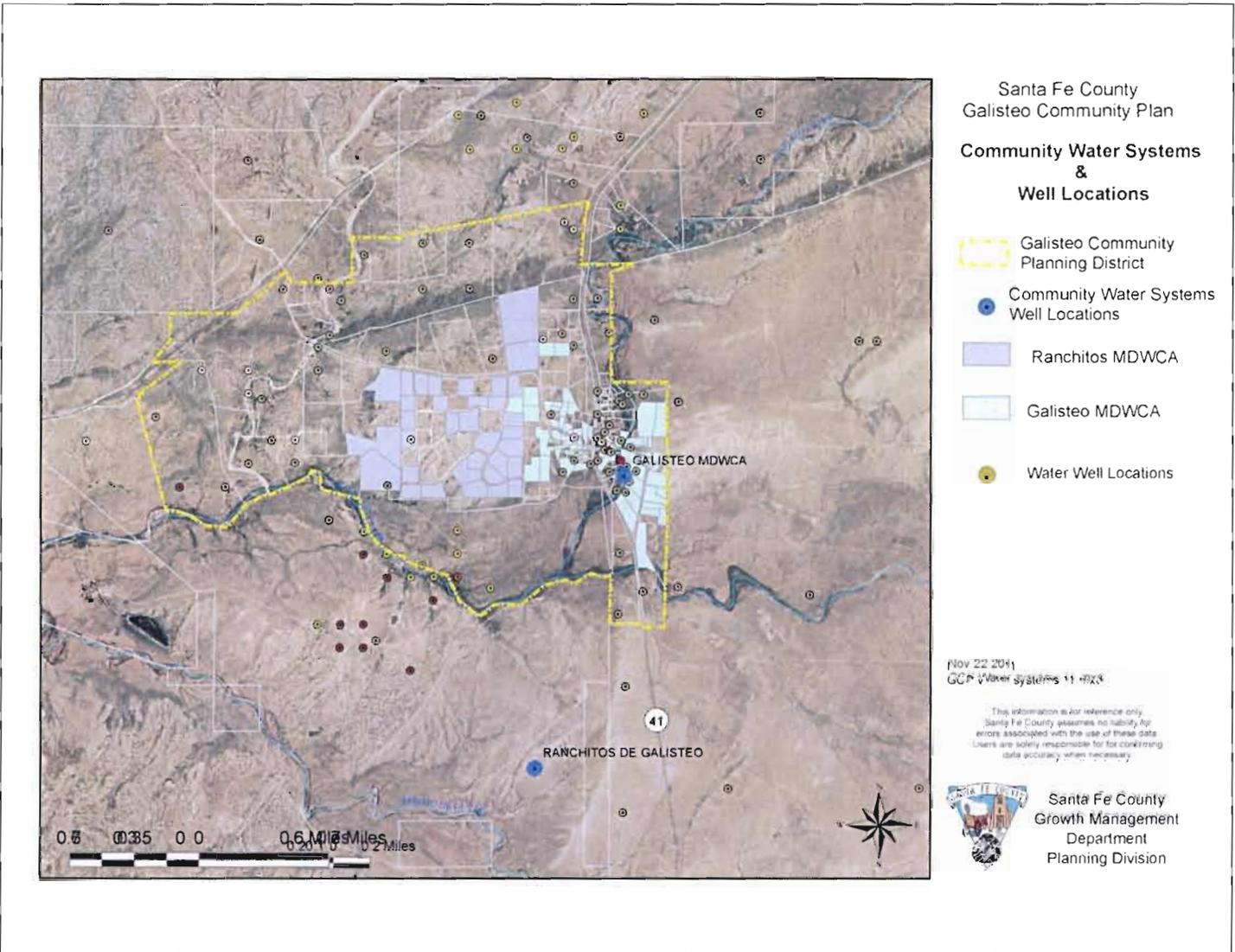


FIGURE 5 GCP COMMUNITY WATER SYSTEMS & WELLS WORKING MAP

## EXISTING LAND USE, ZONING AND DEVELOPMENT PATTERNS

Land use within the plan area is primarily single family residential with a few institutional, commercial and public uses interspersed in the village area and some ranching on large lots in the southern and western portions of the area. Associated with the residential uses are numerous home occupations and businesses related to art and hospitality. Development patterns range from primarily single story houses and family compounds on 1 to 3 acre lots in the village area to a variety of single family housing types on larger 5 to 160 acre lots in the surrounding area. There are few large lots in the southern and eastern portion of the plan area related to the San Cristobal and in the western portion related to the La Jara Ranches.

Land uses, densities and related environmental aspects of development in the plan area are currently regulated by the Santa Fe County Land Development Code 1996-10 as amended through zoning and development regulations and the SGMP.

This plan anticipates the approval of a Sustainable Land Development Code (SLDC) which will implement many of the directives of the SGMP. Until the SLDC is formally adopted the applicable zoning and development regulations are set forth in the Santa Fe County Land Development Code Ordinance 1996-10 as amended (SCLDC 1996-10). Outlined below are general zoning and development regulations from the SCLDC 1996-10 that pertain to land use, density and related environmental aspects of development in the plan area.

There are two base zones that currently regulate density, and land use in the plan area:

- Homestead Zone (SF County Land Development Code Ordinance 1996-10, Article III - Zoning Regulations, Submittals And Review, Section 10), which regulates the relationship of lot sizes to water policies.
  - The Homestead Zone allows 1 residential unit per 160 acres with the option of reducing the minimum lot size with water conservation adjustments as follows:
    - Limiting water use to .5 acre feet per year – 80 acre minimum lot size
    - Limiting water use to .25 acre feet per year – 40 acre minimum lot size
    - Allowable uses in the Homestead Zone are restricted to agricultural and residential uses.
- Traditional Community District (SF County Land Development Code Ordinance 1996-10, article VI, Special Review Districts, Section 4) which regulates density based on traditional development patterns.
  - The minimum lot size in Traditional Community Districts is 3/4 acres. If there is accessible community water and sewer system the minimum lot size can go down to 14,000 square feet.
  - Allowable uses within the Traditional Community District include residential, agricultural and mixed uses including neighborhood scale commercial centers that meet performance standards and criteria established in the code.

There are also administrative actions outlined in the SCLDC 1996-10 that reduce minimum lot size through the Small Lot Inheritance and Small Lot Family Transfer also known as “Family Transfers”.

It should also be noted that there are many lots that were in existence before the effective date of the 1981 Code, that don't meet the minimum lot size requirements. These are considered legal non-conforming lots.

Environmental requirements of the code include standards and regulations that address flood hazards, liquid waste disposal, terrain management, air quality, noise, water supply, and solid waste management.



### TRADITIONAL COMMUNITY & GALISTEO HISTORIC DISTRICT

Much of Galisteo's charm is owed to the traditional pattern of small lots, clustered adobe homes and accessory structures, unpaved rural roads, adobe and rock walls, wood gates and coyote fencing, present throughout the Traditional Community and Historic District

The plan area contains two overlapping districts centered on the village crossroad; the State-designated Galisteo Historic District which identifies contributing historic structures, and the County-designated Traditional Community District, which recognizes and codifies the traditional development patterns and density.

### THE GALISTEO TRADITIONAL COMMUNITY DISTRICT

The Galisteo Traditional Community District (TCD) was formally recognized in the 1980 Code to support the historic development patterns by establishing a minimum  $\frac{3}{4}$  acre lot size. The minimum lot size meets septic system requirements of the State Environmental Department and accommodates most of the properties in the Village.

The existing 1980 boundary is not parcel based. It is a square centered on the village cross roads covering an area of 464 acres. It actually falls outside the Galisteo Community Plan Area Boundary on the east to include a portion of the San Cristobal Ranch. Within the plan area, it applies to approximately 162 parcels ranging from .14 to 23 acres with the average size of 3.1 acre and a portion of the 364 acre large lot associated with the Cerro Pelon Ranch. A majority of parcels, 118, are greater than  $\frac{3}{4}$  acres, of those 91 are less than 1-1/2 acres.

### Residential

The majority of uses in the Traditional Community District are single family residential. Many of the homes are historic adobes surrounded by stone or adobe walls that protect lush gardens and small orchards. There are many outbuildings and sheds associated with the residences as well as home occupations and business.

### Home Businesses, Occupations & Commercial Uses

Businesses in Galisteo primarily range from small home occupations to larger businesses, such as the Inn at Galisteo. At a community meeting held in June of 2007, the majority of attendees stated that they work from their homes. Currently, more than twenty home occupations have been identified in the Galisteo Community Planning Area. Residents and committee members have stated that these businesses play a central role in the community. La Tienda de Anaya at the intersection of NM 41 and Via Puente is currently closed but there is hope and support by the community for village scale commercial uses, including a small grocery store or restaurant.

There are five properties within the Traditional Community that have institutional uses: the Galisteo Volunteer Fire and Rescue, the Galisteo Community Center and associated multi-use court, the Watts Park and the Nuestra Señora de los Remedios Church. Currently La Sala is being restored and will once again serve as a community art center.

**Vacant and underdeveloped lots**

There are 46 lots classified as vacant interspersed throughout the traditional community totally 117 acres with an average lot size of 2.7 acres. There are also many lots that could be subdivided further under the minimum lot size of  $\frac{3}{4}$  acre. Together this represents four possible build-out scenarios under the current zoning:

No subdivisions:

- Addition of approximately 45 residential units. Total = 162 units

Subdivisions of vacant lots at  $\frac{3}{4}$  acre minimum lot size:

- Addition of approximately 151 residential units. Total = 303 units

Subdivisions of vacant and underdeveloped lots (not including portions of the Cerro Pelon and San Cristobal Ranches) at  $\frac{3}{4}$  acre minimum lot size:

- Additional of approximately 377 residential units. Total = 548

**THE PLAZA, PARKS, PEDESTRIAN PATHS & THE GALISTEO CREEK BOSQUE**

Although not obviously delineated, the Plaza or Village "center" is considered to be the area surrounding Nuestra Señora de los Remedios Church including Watts Park, the community mail boxes, and the "crossroads" where NM 41, Camino de Los Abuelos (Cnty Rd 42) , Via Puente and CR 42 intersect. Contributing structures to the Plaza area include the Church, La Sala, the former Tienda de Anaya on the southeast corner, and a portion of the Hacienda property, a historic general store on the northeast corner, one room of a private home that occasionally functions as a temporary arts center. Detracting from the plaza area is heavy truck traffic and high speeds related to NM 41.

The community has two small parks, the Phillip C. Watts II Memorial Park behind Nuestra Señora de los Remedios Church, and the small community park and basketball court behind the Galisteo Community Center. Both are owned by the Community Association, although the Watts Park is leased to Santa Fe County and has been recently rehabilitated. The parks are primarily used by children who live in the area, or during special events.

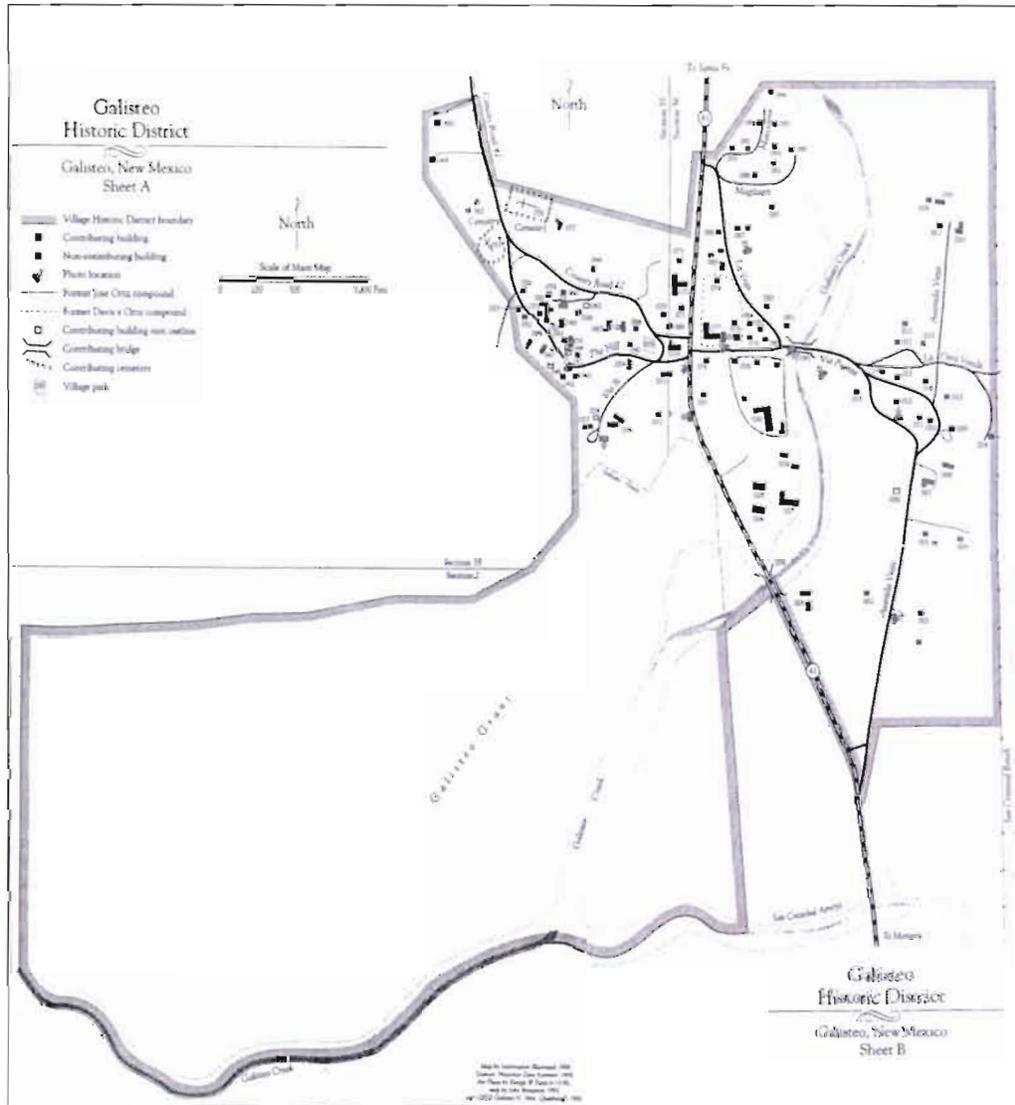
The bosque along the Galisteo Creek under the Anaya Bridge at the heart of the community also serves as an informal park for low-impact recreation such as walking and bird watching.

The Village currently has an informal system of pedestrian paths along County roads and along the Galisteo Creek with various access points through the Bosque. The system relies primarily on permissive and traditional use among neighbors and community residents.

**.GALISTEO HISTORIC DISTRICT**

The Galisteo Historic District comprises approximately 472 acres and consists of the historic Village of Galisteo and a 260-acre parcel of formerly irrigated field allotments known as the Galisteo Grant. The District consists of 98 individual properties including buildings, sites and structures. Of these, 42 are considered contributing and 56, mostly of recent construction, non-contributing. The intersection of NM 41 and CR 42 at the Nuestra Señora de los Remedios Church marks the site of the former Village plaza.

Resources included within the Historic District consist of several archeological sites, and historic landscapes, structures and buildings. Contributing properties include the site of the former Village church, the two Village cemeteries, and several deteriorating buildings and ruins. The two bridges just south of the Village, the Church, the *Sala* (Social Hall) and the Tienda de Anaya are also recognized as contributing structures to the historic designation. The full list of contributing sites is listed in the Appendix.



### HOMESTEAD ZONE

The more recently subdivided areas located to the north and west of the Village are in the homestead hydrologic zone (160 acres per dwelling unit) but have been subdivided well below the minimum lot size allowed with water conservation adjustments (40 acres per dwelling unit). The properties primarily consist of single family residents on five to 10 acre lots. Two large parcels, the 364 acre Cerro Pelon parcel associated with the historic irrigated field allotments, and the 200 acre parcel that is part of the La Jara Ranch are currently used for cattle ranching and continue to be regulated under the homestead zone.

The Ranchitos Subdivision, adjacent to the Traditional Community on the west, was founded in 1973 as a one-time occurrence of lot splits resulting in approximately 44 lots of which approximately 15 are still undeveloped. Ranchitos has established covenants regulating minimum lots sizes to 5 acres and mandatory hook up the Ranchitos de Galisteo community water system.

Adjacent to the Ranchitos boundaries, to the north and south are large lot subdivisions ranging from 10 to 40 acres that are primarily single family homes or vacant property.

West of the Galisteo Hogback, in the northern portion of the plan area are several large, greater than 40 acres residential lots interspersed with a few smaller, 10-40 acre, residential lots.

North of the traditional community boundary and west of NM 41 is a subdivision of approximately 10 lots ranging from 2 1/2 acres to 4 acres with about half of the lots developed as single family residential and the remaining are vacant lots.

Total there are 94 lots in the homestead zone, ranging from 1.5 acre to 355 acres for a total of 2064 acres. Of those 94 lots there are 38 vacant lots totaling 550 acres. Under the current land development code there are four potential build-out scenarios:

No subdivisions:

Additional 38 Single family residential units. Total = 132 units

Subdivisions at base zone of 1 unit / 160 acres:

Additional 40 (38 vacant + 2 lot created by subdivision) Single family residential units. Total = 134 units

Subdivisions at base zone of 1 DU per 80 acres with water conservation adjustment to .5 acre ft per year:

Additional 44 (38 vacant + 6 lots created by subdivision) Total= 138 units

Subdivisions at base zone of 1 DU per 40 acres with water conservation adjustment to .25 acre ft per year:

Additional 57 (38 vacant + 19 lots created by subdivision) Total= 151 units

## OPEN SPACE & TRAILS

### Parks

The community has two small parks, the Phillip C. Watts II Memorial Park behind Nuestra Señora de los Remedios Church, and the small community park and basketball court behind the Galisteo Community Center. Both are owned by the Community Association, although the Watts Park is leased to Santa Fe County and has been recently rehabilitated. The parks are primarily used by children who live in the area, or during special events.

### Open Space

The bosque along the Galisteo Creek under the Anaya Bridge at the heart of the community also serves as an informal park for low-impact recreation such as walking and bird watching. The State Land located in far northwestern portion of the plan area and the Santa Fe County's Thornton Ranch Open Space immediately adjacent to the western boundary provide open space and include the important cultural resource known as "Petroglyph Hill" which is protected under the *Galisteo Basin Archaeological Sites Protection Act*. The County Open Space Program has been engaged in an ongoing management plan for the open space property. The plan envisions strictly limited access to Petroglyph Hill and a network of pedestrian and equestrian trails through the rest of the property. A trailhead and parking is planned close to the junction of the BNSF railroad and CR 42. This trailhead will also provide access to two future regional trails: the New Mexico Central Trail, which will connect Santa Fe Community College with the Thornton Ranch Open Space, and a trail which is proposed within the BNSF railroad ROW which will connect the villages of Cerrillos and Lamy, along the Galisteo Creek.

### Trails

The Village currently has an informal system of trails that relies primarily on permissive and traditional use among neighbors and community residents, as well as existing public roads. There is a strong sentiment that community members want to continue providing informal trail routes for use by neighbors and community residents.



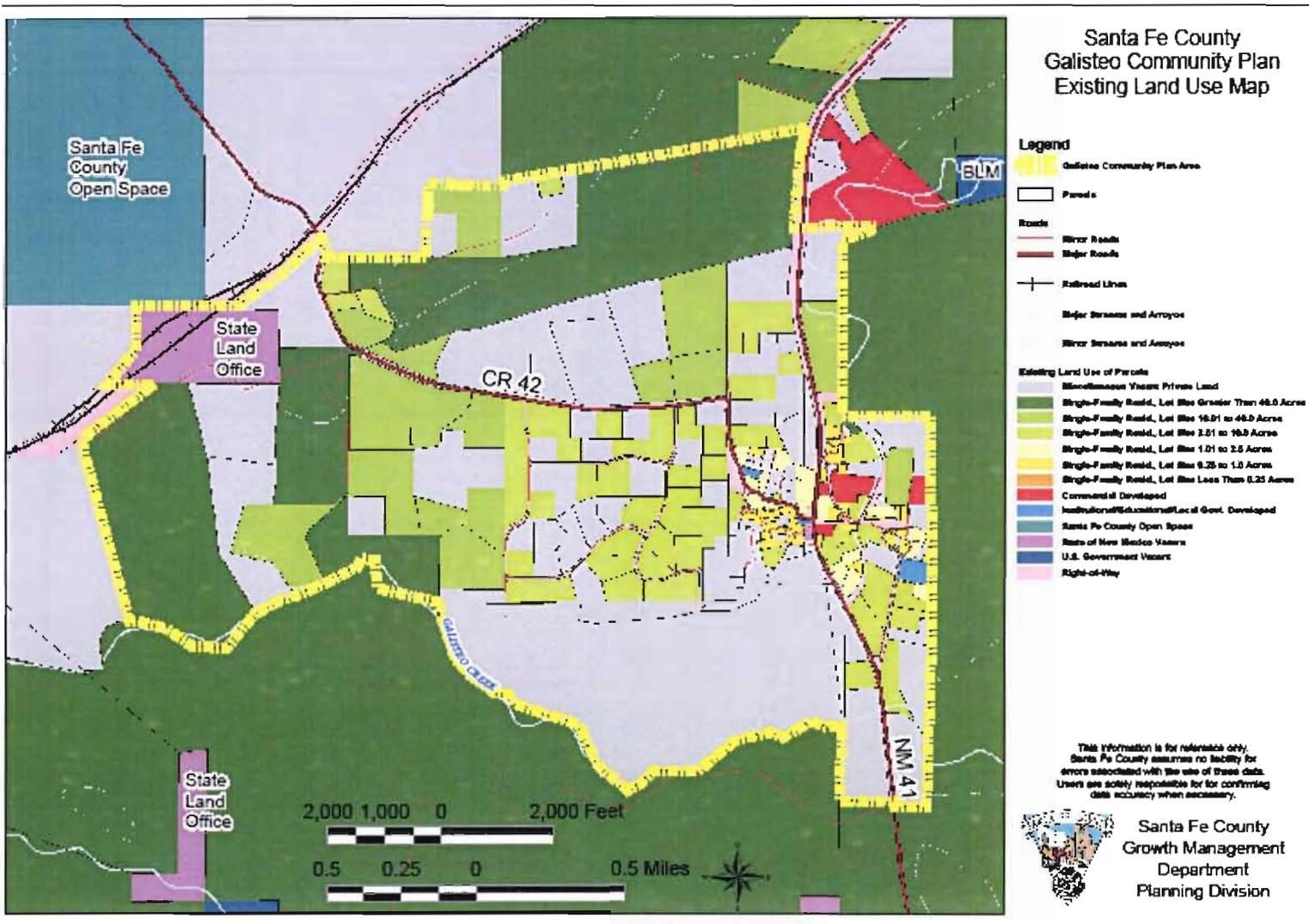


FIGURE 7 GCP EXISTING LAND USE MAP

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## CIRCULATION, ROADS AND TRANSIT

The Village of Galisteo lies at the crossroads of New Mexico State Route 41 (NM 41) and Santa Fe County Road 42 (CR 42). To the south, NM 41 connects to US Interstate 40 in the town of Moriarity and the northern end connects with US 285 less than five miles south of the Eldorado subdivision. County Road 42 intersects with NM 41 in the Village center and connects to NM 14 about four miles north of the Village of Cerrillos. These two primary roadways provide access to the plan area and important connections to the broader region.



Historically, most roads in the area, with the exception of NM 41, followed irregular alignments. Most of the roadways represented earlier access for circulation when wagons, livestock, and pedestrians accounted for the area's main traffic. Today, La Vega, Magdalena, and Marcelina Lane offer access to residences east of NM 41. La Otra Vanda, via La Puente, and Avenida Vieja, the former main road, serve the east side. Via Si, The Hill, and CR 42 connect La Loma residences, the cemeteries, the site of the first church, and the former WPA-era school and teacherage, with the rest of the Village.

The County maintains the primary roadways in the community that include Avenida Vieja, La Otra Vanda, Via La Puente, La Vega and The Hill in the Village, as well as Camino San Cristobal, Camino Cabrerros, Camino Libre and Camino Los Angelitos in Ranchitos. Other roadways in the plan area are privately owned and maintained.

### NEW MEXICO STATE ROUTE 41 (NM 41)

In 1936, NM 41 was constructed through the middle of the Village, destroying orchards, fields, along with the historic plaza. Prior to the realignment of the NM 41, the main road, Avenida Vieja, entered the plaza from the north and then turned east crossing the Galisteo Creek where it then resumed southward.

NM 41 has long been used as a minor commercial and commuter corridor, connecting the southern areas of the County to the central and northern communities. In the last few years, there has been a substantial increase of large truck and freight vehicles. Most of these trucks usually carry petroleum, gas, gravel and other large cargo. The impact of vibrations from heavy vehicle traffic is causing damage to historic adobe buildings in the Village.

The Galisteo and San Cristobal bridges immediately south of the Village of Galisteo are unsafe due to their age and deteriorating condition. NMDOT plans to redesign NM 41 and reconstruct the bridges to remedy the situation. While improving general vehicle safety, the improvements could bring more large freight traffic and increased speeds through the village. Without appropriate measures, this could be detrimental to pedestrian safety and the historic adobe buildings.

### COUNTY ROAD 42 (CR 42)

The paving of the remainder of County Road 42 was completed in July of 2010. Following construction, some issues of concern still remain and should be resolved through a collaborative process between the community and the County.

TRANSIT

Bus transit service to the community of Galisteo was re-established in September 2011. This service, operated by the North Central Regional Transit District (NCRTD), functions as a commuter bus route serving the communities of Edgewood, Moriarty in Torrance County, Stanley, and Galisteo with stops in the City of Santa Fe. Currently NCRTD bus service to Galisteo runs Monday through Friday with a north-bound morning run into Santa Fe and an evening south-bound run stopping in Galisteo before continuing on to communities in southern Santa Fe County.

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### SECTION III: IMPLEMENTATION

*“Placemaking was, and continues to be, a process that focuses on a local area’s assets, inspiration and collective aspirations. It implies not only design options but also something less tangible, a conveyance or confluence of spirit”. J.B. Jackson*





## Introduction

This section of the plan includes the Future Land Use Plan and the Strategic Work Plan. Together, they provide both comprehensive and strategic approaches to address internal and external issues that impact the growth and development of the community.

The Future Land Use Plan is a set of planning tools including maps or techniques used to ensure that future development complies with the community vision and the sustainability principles established in the Sustainable Growth Management Plan

The Strategic Action Plan lists goals and strategies using a collaborative approach on an on-going basis between community organizations, residents and government entities, to solve problems of interest and concern to all.

## FUTURE LAND USE PLAN

**GOAL: Create a future land use plan and establish zoning for the Community of Galisteo to conserve Galisteo's limited water availability, protect other natural resources, and protect the natural beauty, historic sites and the rural character of Galisteo.**

In conjunction with the SGMP policies and the (future) SLDC, the following future land use plan and provisions ensures compatibility among various land uses, provides flexibility and certainty, protects scenic features and environmentally sensitive areas, enhances rural development patterns, delineates historic community spaces and conserves water resources while accommodating the anticipated natural growth of the community.

The future land use categories are consistent with the intention and descriptions of Future Land Use Categories in the SGMP. The Galisteo Community Plan Future Land Use Map refines and amends the SGMP Future Land Use Map.

The future land use categories, general provisions and map provide an outline for zoning pursuant to the SLDC. General uses, development types and water standards are described. Development types, such as family compounds, secondary dwelling units and clustered developments are identified for some of the future land use categories with the anticipation that development standards will be drafted as part of the SLDC. The intent of the development types is to encourage compact development, encourage historic development patterns and accommodate a variety of lifestyles including multi-generational families living together.

The proposed permissive, conditional and prohibited uses listed within each category is incomplete but will be used to guide the planned community district established through the SLDC. Unique provisions and standards for the plan area and each of the land use categories will also be drafted as part of the planned community district. It will include references to the SLDC for general regulations for each use and county wide application procedures. The language below and future land use map anticipates the SLDC and should guide development until the SLDC Zoning Map and SLDC are adopted.

PROPOSED LAND USE CATEGORIES AND FUTURE LAND USE MAP



The Traditional Community Land Use Category is designated for primarily single-family residential development, consistent with historic development patterns and uses, including options for clustering, family compounds and secondary dwelling units. Neighborhood scale, compact mixed-uses will be allowed and focused on the historic plaza area. Community facilities, institutional uses, agricultural uses, home businesses and occupations will be allowed anywhere in the area. Minimum lot size will be established to ensure that liquid waste disposal systems will not contaminate domestic wells, and that there will continue to be an adequate supply of ground water in the future.

General Provisions:

- New development will respect its surrounding and contribute to the historic rural character of the Village.
- Rural roads and community paths with access to the Galisteo Creek and Bosque, will continue to provide pedestrian friendly connections throughout the village and to the natural environment.
- The Galisteo Creek and associated bosque are the defining natural features of the village area. The creek is the primary surface water source for the area and the bosque provides a ground water recharge zone and important wildlife corridor and riparian habitat. It will be accessible to the community as open space for equestrian and pedestrian uses; including informal paths, picnic areas and wildlife viewing. It will be permanently protected from new development and accessible to the community for maintenance and restoration.

Uses & Development Types:

**Permitted Uses:** The following general uses are to be permitted in the Traditional Community Land Use Category, or as specified in the Planned Community District:

- Single-Family Residential
- Agricultural Uses
- Churches
- Community Facilities
- Neighborhood Scale Medical Clinics
- Home Occupations and Businesses

**Supplemental Uses:** As prescribed by the SLDC:

In keeping with the historic development pattern and to promote clustered compact development, the following residential development types will be allowed as a supplemental use when specific design standards and density transfers or bonus are employed:

- Family Compounds
- Clustered Housing Developments

- Secondary Dwelling Units

**Prohibited Uses:** As prescribed by the SLDC



#### *Village Plaza Mixed-Use*

The Village Plaza Area will develop as a compact mixed use place that will support historic preservation, building techniques and traditional community forms with a focus on the historic Plaza and crossroads area. It incorporates the church grounds, mailboxes, Phillip C. Watts II Memorial Park and the intersection of NM 41 and CR 42 and adjacent compatible properties. Appropriately scaled mixed-use commercial development will be allowed provided they follow provisions that ensure new development will fit in with existing historic patterns, materials and massing.



#### *Residential Estate*

The Residential Estate Land Use Category is designated for properties in the Planning Area that are adjacent to the Traditional Community and are historically associated with the village due to proximity, use and subdivision patterns. It includes a recent subdivision of ten lots north of the Traditional Community. Most of the properties in the Residential Estate area fall within the 1980 traditional community boundary and have had the option of subdividing down to ¼ acre minimum. However, no lots have been subdivided below 2.5 acres and range in size from 2.5 to 23 acres. To preserve the existing development pattern and recognize this area as contributing to the character of the Village and as a transition zone from the denser village area to the larger agricultural and ranching lots; the minimum lots size for this area will be based on the smallest lot size of 2.5 acres.

This area will be primarily single-family development with options for clustering, agricultural related uses, home occupations and businesses.

General Provisions:

**Permitted Uses:** The following general uses are to be permitted in the Residential Estate Land Use Category, or as specified in the Planned Community District:

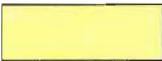
- Single-Family Residential
- Agricultural Uses
- Churches
- Community Facilities
- Neighborhood Scale Medical Clinics
- Home Occupations and Businesses

**Supplemental Uses:** As prescribed by the SLDC:

In keeping with the historic development pattern and to promote clustered compact development, the following residential development types will be allowed as a supplemental use when specific design standards and density transfers or bonus are employed:

- Family Compounds
- Clustered Housing Developments
- Secondary Dwelling Units

**Prohibited Uses:** As prescribed by the SLDC



*Residential Fringe*

The Residential Fringe Land Use Category is designated for areas associated with contemporary residential subdivisions. This includes the Ranchitos de Galisteo Subdivision. The subdivision created in the early 70's is seen as a one-time occurrence of lot splits in the planning area. It is about 60% built-out with a 38 out of the original 59 lots developed as single-family residences. The minimum lot size and uses will reflect the existing covenants.

**Permitted Uses:** The following general uses are to be permitted in the Residential Fringe Land Use Category, or as specified in the Planned Community District:

- Single-Family Residential
- Agricultural Uses
- Home Occupations and Businesses

**Supplemental Uses:** As prescribed by the SLDC:

The following residential development types will be allowed as a supplemental use when specific design standards and density transfers or bonus are employed:

- Secondary Dwelling Units

**Prohibited Uses:** As prescribed by the SLDC.



*Rural*

The rural land use designation covers several large lot residential and agricultural properties in the northern and western portions of the plan area and several lots south of the village that front CR 42. It will continue with primarily residential and agricultural uses with a minimum lot size reflecting the current average lot size.

Development on the Hogback will be subject to the appropriate overlay district and conveyance of pedestrian/equestrian easements will be encouraged along the Arroyo de Los Angeles in order to connect with the regional

trails outside the Plan Area. This area will be restricted to single-family development with options for clustering, agricultural related uses, home occupations and businesses.

**Permitted Uses:** The following general uses are to be permitted in the Residential Fringe Land Use Category, or as specified in the Planned Community District:

- Single-Family Residential
- Agricultural Uses
- Churches
- Community Facilities
- Neighborhood Scale Medical Clinics
- Home Occupations and Businesses

**Supplemental Uses:** As prescribed by the SLDC.

In keeping with the historic development pattern and to promote clustered compact development, the following residential development types will be allowed as a supplemental use when specific design standards and density transfers or bonus are employed:

- Clustered Housing Developments
- Secondary Dwelling Units

**Prohibited Uses:** As prescribed by the SLDC.

 **Agricultural/Ranch**

The Agricultural and Ranch designation applies to properties in the far west and southern portions of the plan area that are associated with the historic acequia land grant property and the current La Jara and San Cristobol Ranch operations. The large lots will continue to support ranching and associated activities including the Rodeo grounds. Gross densities will match existing densities of the Homestead Zone and should not be subdivided below the minimum lot size of 1 du per 160 acres. Incentives in the form of land transfers, density bonuses and small lot family transfers will be used to encourage compact development in conjunction with conservation easements that preserve agricultural land and open space.

**Permitted Uses:** The following general uses are to be permitted in the Residential Fringe Land Use Category, or as specified in the Planned Community District:

- Single-Family Residential
- Agricultural Uses
- Churches
- Community Facilities
- Neighborhood Scale Medical Clinics
- Home Occupations and Businesses

**Supplemental Uses:** As prescribed by the SLDC.

In keeping with the historic development pattern and to promote clustered compact development, the following residential development types will be allowed as a conditional use when specific design standards and density transfers or bonus are employed:

- Family Compounds
- Clustered Housing Developments
- Secondary Dwelling Units

**Prohibited Uses:** As prescribed by the SLDC.



*Community Facilities and Institutions*

Properties with existing community facilities or institutions such as churches will be designated as Community Facilities and Institutions. These properties are interspersed throughout the traditional community and are intended to serve the broader plan area and adjacent rural populations.

**Opportunity Site:**

One vacant property owned by the Community Association, south of the village is also in this designation because it is expected to develop in the future as a community facility.

Galisteo Community Association owns ten acres south of the Village that will be available for development that supports community needs. This could include:

- A supportive site for community and regional events such as farmers markets and bicycle events.
- Interpretive trail head for the community acequia trail, including information on the history and ecology of the area.



*State Lands*

The State Land should continue as public open space in conjunction with the adjacent County Open Space.

*State Designated Historic District*

The state designated historic district (identified in Section II of this plan) will maintain its integrity as a visible connection to the past and continue to validate the designation and an important funding mechanism for individuals and groups involved in restoring historic structures and cultural landscapes. Ensure new development fits in with existing historic pattern particularly as it relates to height, massing, materials, walls, fences and setbacks.

***Restricted Development Areas***

Restricted Development Areas simply delineate all of the areas where development will be severely restricted. This can be based on the FEMA Maps, the SGMP Official Maps and the community identified GCP Scenic Features and Environmentally Sensitive Areas Map.

***Steep Slope Areas*** – These are areas with greater than 30% slope.

***Floodplain Areas*** – These are the 100-year floodplains that have been mapped by FEMA. Santa Fe County also generally prohibits development within a 75-foot buffer adjacent to the mapped FEMA floodplain boundary, which will also be included.

***Wetland Areas And Riparian Habitat*** –the National Wetlands Inventory will be used for wetland areas and the New Mexico ReGAP Vegetative Land Cover data will be used for riparian areas. “Riparian areas” are the willows, cottonwoods, etc. that are typically found near streams, but do not occur in the water-saturated soils that characterize wetlands.

***Archaeological Sites*** – Archaeological sites identified in the Galisteo Plan Area under the *Galisteo Basin Sites Protection Initiative*

***Stream And Arroyo Buffers*** – Streams will have at least a 25-foot buffer based on the current County Land Development Code requirements.

***Critical Habitat Areas*** – these are typically defined as areas that are essential to the maintenance of viable populations of endangered or threatened animal species. Likely areas that may be included as Critical Habitat Areas are usually within the wetland, riparian, and floodplain zones.

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**HOME OCCUPATIONS AND HOME BUSINESSES**

In keeping with the commonly shared value that small scale businesses should be supported, this Plan recommends that they continue to be allowed throughout the plan area. Small scale businesses will be subject to the following categories as prescribed by the SLDC:

- Home Occupations
- Home Businesses.

For the plan area the following table outlines the differences between the two categories:

Home Occupation	Home Business
The occupation utilizes not more than 50% of the floor area of the dwelling	The business utilizes not more than 2,500 square feet
Not more than 2 people not residing at the premises working at the site	Not more than 6 people not residing at the premises working at the site
Outdoor storage is not permitted	Outdoor storage permitted but will be screened and no more than 1,000 square feet related to the business
The occupation does not allow retail sales unless incidental to the home occupation, intensive vehicle service (auto repair, body shops) or the storage of construction equipment	

**RENEWABLE ENERGY USES**

Commercial Solar and Wind energy development will be allowed on all lots greater than 1 acre with adequate setbacks from residential zoning districts to mitigate noise and as prescribed by the SLDC. Residential scale solar, geothermal and wind energy will be allowed anywhere in the Community plan area.

**ADJUSTMENT TO THE TRADITIONAL COMMUNITY DISTRICT BOUNDARY**

The Traditional Community District Boundary as defined in the 1980 Land Use Code as drafted does not represent parcels that contribute to the historic development patterns. The traditional community boundary will be adjusted to coincide with the Traditional Community Land Use Category mapped on the Galisteo Community Plan Future Land Use Map.

**DEVELOPMENT STANDARDS & SUBDIVISION REGULATIONS**

Site Development Standards (in addition to county wide standards for development) will be drafted which will accommodate unique existing development patterns, including non-conforming setbacks, accessory structures and wall/ fence heights and materials.

Development standards will be drafted to protect Scenic Features and Environmentally Sensitive Areas based on restricted development areas identified by the Galisteo Community Plan. Examples include:

- Buffers, building sets backs, no build areas- design, terrain management
- Require Land Suitability Analysis for all new development

#### LAND USE AND WATER SUPPLY

Ground water resources are not well understood in the plan area. There is a need for further scientific study and consistent information reporting in order to better understand the cumulative impacts of developments. The land use recommendations identified in this Plan are based on the assumption that the SLDC will codify the relationship between land use, density, water supply and water conservation to ensure a sustainable water supply for the Galisteo Planning Area. As part of the SLDC, the Galisteo Planned Community District, will establish water supply standards and requirements to ensure a sustainable water supply and help achieve the following Goal and objectives:

Goal:

Ensure a sustainable water supply for the Galisteo Planning Area.

- New Development will not impair senior water rights, existing domestic wells, stream and spring flows and water quality,
- The SLDC will establish standards and requirements that protect the local water resources from being negatively impacted by new development.

Examples include:

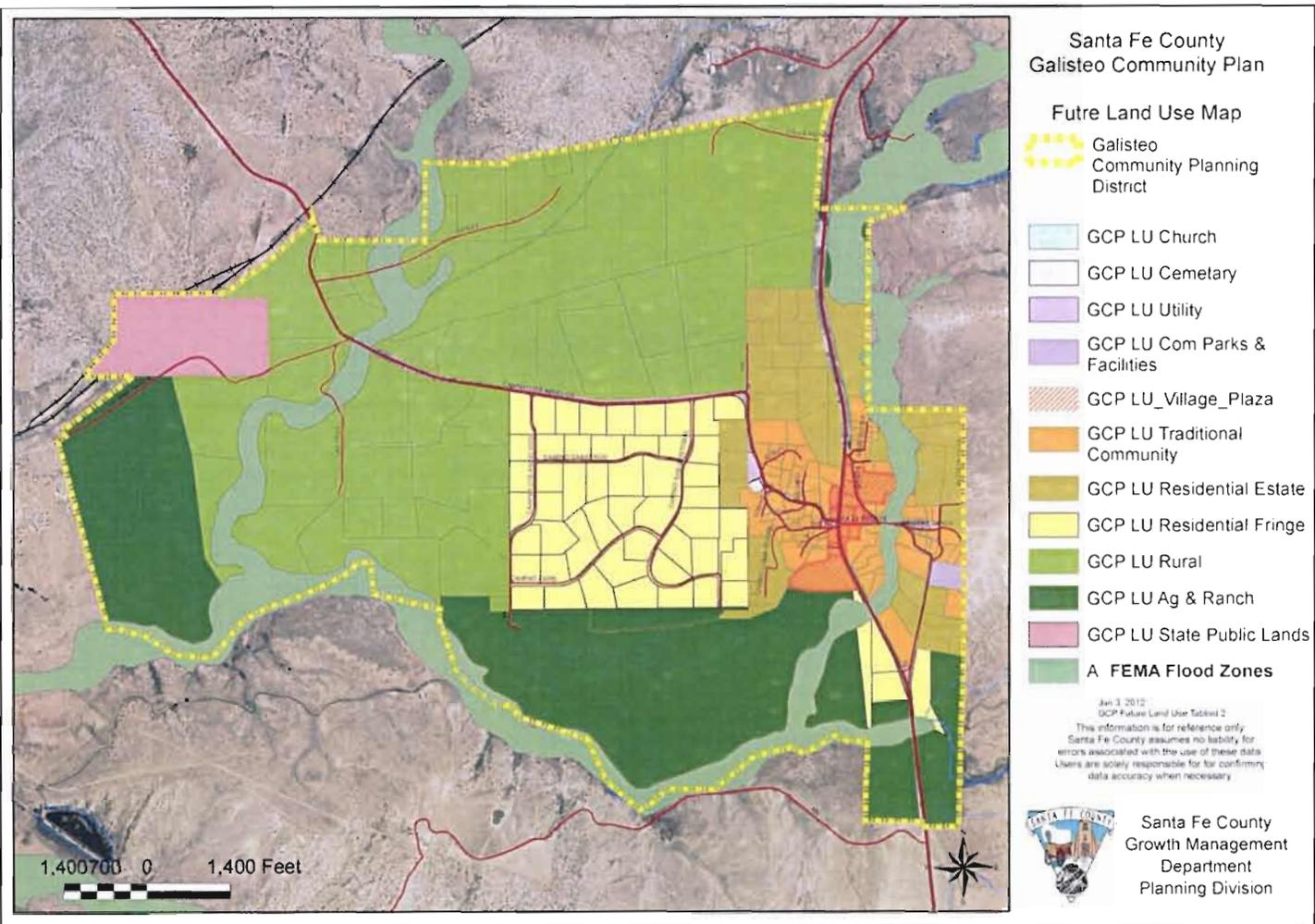
- No subdivisions or development proposals will be approved in the Galisteo Community Plan Area without either a 72-12-1 well permit from the Office of the State Engineer or written permission to hook up to an existing community water system or public utility.
- All residential properties in both Traditional Community and Residential Estate Districts will hook up to a community water system or public utility if a hookup is available. Only if a hookup is not available to an existing lot will the property be allowed to use a domestic well.
  - Promote connection to public and/or private community water systems when available.
  - Develop an economic assistance program for residents who need financial assistance to hook-up to a local sewer or water line
  - Complete a domestic well feasibility study to determine expansion of utilities lines to areas currently served by domestic wells.
- Water supply, both wells and community system or public utility hook ups, for all residential lots created after the approval of this plan, will be metered and water usage will be restricted to a maximum of 0.25 acre feet/year.
- All commercial/ mixed-use or non residential development will either hook up to a community water system/ public utility or a shared-well and will be restricted to a maximum water usage based on sq ft of floor area.
- All residential lots created through the subdivision process will have either a hookup to a community water system/ public utility or a shared-well agreement with a property with an existing well.

#### FAMILY TRANSFERS

Apply zoning to family transfer land divisions as allowed within each specific future land use category, the SLDC and subsequent SLDC zoning map and Galisteo Planned Community District.

- Establish County-wide procedures and standards to ensure that Family Transfers are only created for their intended purpose.
- Access and utility improvements should be required as part of all lot splits including Family Transfers.

FIGURE 10 GCP FUTURE LAND USE MAP







#### PROPOSED COMMUNITY PARKS, OPEN SPACE AND TRAILS NETWORK

The Community Parks, Open Space and Trails Network Map identifies likely destinations, possible trail alignments and access points to public open space (both State and County Lands) and regional trails. The network incorporates most of the existing rural roads and proposes a multipurpose path or trail in the right-of-way of County Road 42 to accommodate bicycles, equestrian and pedestrian users. Density transfers and bonuses will be considered for properties that convey pedestrian and equestrian trail easements in the arroyos or as part of the proposed Galisteo Proposed Community Parks, Open Space and Trails Network.

In addition to the existing community parks, the Galisteo River Bosque and informal system of trails throughout the plan area, the Community Parks, Open Space and Trails Network includes the following:

##### Historic Acequia Community Trail

A community trail following the old acequia alignment from the Community Association Property and connecting with the Camino Los Angelitos in the Ranchitos subdivision will provide additional walking and equestrian opportunities, an important pedestrian connection from Ranchitos to the Village and a visual connection to the historic landscape. As a community trail it should not be identified on the SGMP Official Map.

##### CR 42 Multipurpose Trail

A multipurpose trail accommodating pedestrian, bicycle and equestrian users on a trail or path within the ROW of CR 42 will be identified on the SGMP Official Map. This trail will provide residents with better connections to the county open space and regional trails.

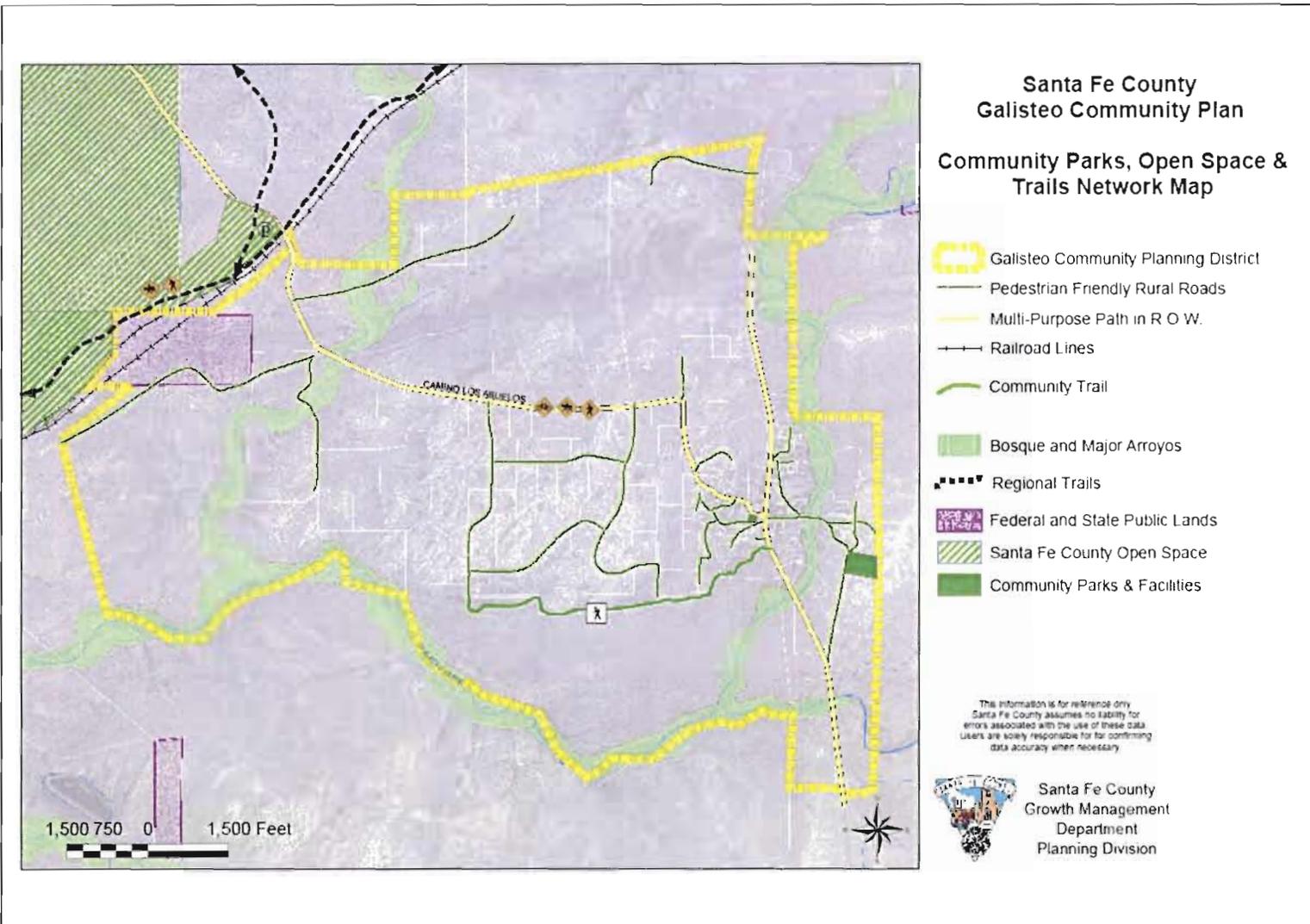


FIGURE 12 GCP PROPOSED PARKS, OPEN SPACE & TRAILS MAP



## STRATEGIC WORK PLAN

The Strategic Work Plan lists goals, policies and strategies to solve problems of interest and concern to all. The intent is to initiate a collaborative relationship between residents, government entities, and organizations through a formalized Community Organization, (CO). The CO will be responsible for implementing the Strategic Work Plan.

The Galisteo Community Association will initiate the process for recognition by the County as a formal Community Organization and organize in accordance with the SGMP. Forming a Community Organization (CO) is an option for communities who want to work on a variety of issues or solve specific problems within the community on an on-going basis. Communities choosing to form CO's will organize themselves in accordance with the SGMP. A primary function of the CO will be to comment on planning, regulation, the development review process and during the pre-application process, on proposed development projects. The CO will be responsible for implementing the Strategic Work Plan and monitoring the implementation of the adopted Galisteo Community Plan.

### 1. *Community Directives for Public Safety and Public Facilities*

- 1.1. Goal: Provide for the health, safety and welfare of all residents in the plan area with continued participation from the community.**

Strategies:

- 1.1.1. Draft mutual aid agreements between different districts and communication between service providers.
- 1.1.2. Evaluate the need for a possible second fire and rescue sub-station to be located along County Road 42.
- 1.1.3. Seek funding for an additional bay to house emergency vehicles at the existing fire station facility.
- 1.1.4. Work with the County Fire Department and the Galisteo Volunteer Fire and Rescue to regulate burning in the Galisteo Planning Area. *SGMP Goal 29: Policy 29.10 Strategies 29.10.1, 29.10.2-Focus is on wildland-urban interface areas.*
- 1.1.5. Assist the County to enforce the requirement that any person obtain necessary permits from the NM Environment Department and/or County prior to permitting any open burning. *Code action*
- 1.1.6. Work with the Santa Fe County Fire Protection District to ensure that the two water systems are adequate for fire protection in the Galisteo area.
- 1.1.7. Seek improved internet service for community at large. *CO action; SGMP: Strategy 9.1*

### 2. *Community Directives for Land Use and Zoning*

- 2.1. Goal: Implement the Galisteo Community Plan with a regulatory framework based on the Future Land Use Map, categories and provisions of this plan.**

Strategies:

- 2.1.1. Work with the County to prepare zoning map and other appropriate documents to implement Galisteo Land Use Plan Strategy
- 2.1.2. Identify development standards and design guidelines that accommodate the unique development patterns of the area and encourage new development to fit in.
- 2.1.3. Create a Plaza Mixed-Use District Plan to ensure new development and community efforts are well coordinated and contribute to the character of the area.

3. *Community Directives for Water, Wastewater, and Stormwater Management*

3.1. **Goal: Provide safe drinking water for everyone in the Galisteo Planning Area**

Strategies:

- 3.1.1. Work towards managing water withdrawal from the alluvial aquifer in the Galisteo Planning Area.
- 3.1.2. Work with the County to require that all development proposals in the Galisteo area, to be approved, include thorough hydrologic studies that prove no negative impact on existing wells. *Code/Ordinance action*
- 3.1.3. Develop mechanisms to ensure that no development proposals are issued in the Galisteo area without either a 72-12-1 well permit from the Office of the State Engineer or written permission to hook up to an existing community water system or public utility system. *Code/Ordinance action*
- 3.1.4. Evaluate potential to establish Critical Management Areas through the OSE
- 3.1.5. Determine the dimensions of the water-bearing alluvium under the Galisteo Creek and the factors influencing the depletion or recharge of the water in the alluvium. *CO action – in collaboration with the State Engineer*
- 3.1.6. Collaborate with the Galisteo Stewardship Team, the two Galisteo water associations and the State to determine when water levels in the plan area have dropped sufficiently to trigger specific actions by the State, including a possible moratorium on further development. *Work with the Drinking Water Quality Bureau of NMED; SGMP: Policy 41.4 –*
- 3.1.7. Monitor water levels and water quality in selected Galisteo wells, in conjunction with the OSE and New Mexico Environment Department and the development community (e.g. Commonweal Conservancy). *Water association/CO could facilitate this with NMED.*
- 3.1.8. Monitor development proposals and other potential new demands for water in the Galisteo area and attempt to influence them as necessary. *CO action; also addressed in SGMP: Policy 41.5.*

3.2. **Goal: Increase capacity and effectiveness of Galisteo’s two water associations. *Water Assoc/CO action***

Strategies:

- 3.2.1. Develop long-term supply and demand plans for the two Galisteo water associations. *Would be initiated by the mutual domestics or a CO possibly*
- 3.2.2. Seek financial assistance from the State and Federal entities to continue upgrading infrastructure in the two Galisteo water associations. *Water Assoc action or CO action*
- 3.2.3. Connect the existing new well to the Galisteo Mutual Domestic Water Association (GMDWA) distribution system. *Water Assoc action*

- 3.2.4. Establish a Volunteer Public Works Advisory Committee to assist these and other public works efforts in the Village *CO/Water Assoc. action*
- 3.2.5. Monitor and protect the flow of water and springs in the Galisteo River. *CO action*

**3.3. Goal: Promote awareness and enhance water conservation in the Village of Galisteo**

Strategies:

- 3.3.1. Encourage capture of rainwater and use of gray water for outdoor irrigation. *Addressed in Water Conservation Plan; also in SGMP: Policy 39.1, 39.2.*
- 3.3.2. Comply with the SGMP, County Conservation Management Plan and SLDC to encourage the use of water efficient technology. *Also reinforced in SGMP: Policy 40.3, Strategy 40.3.1, Policy 40.4, Strategy 40.4.1*
- 3.3.3. Install meters on all hookups in the GMDWA to monitor usage, discourage excessive usage, and identify and minimize leakage. *OSE and DWCB have monitoring and usage requirements. Water Assoc action*

**3.4. Goal: Protect water quality.**

Strategies:

- 3.4.1. Explore the possibility of an economical community sewage system in Galisteo, as well as other options for disposing of solid and liquid waste. *CO action; SGMP discusses establishing sanitation districts – 42.12.1.*
- 3.4.2. Educate septic owners in the Galisteo area regarding the need for safe liquid waste disposal practices, including adequate septic maintenance. *SGMP: 42.17.2.*
- 3.4.3. Coordinate Galisteo water quality protection with the Ground Water Quality Bureau in the NM Environment Department. *Water Assoc or CO*

**4. Community Directives for Roads & Transportation**

- 4.1. Goal: Provide safe and efficient transportation circulation with consideration to protect the rural context of the Village of Galisteo.**

**Roads**

The following recommendations are not intended to provide specific technical data, design criteria, or legal interpretation for road projects or improvements. The guidelines and recommended design approaches are intended to guide the community, NM DOT and County staff as they design and develop road projects, in particular improvements to New Mexico State Route 41(NM 41) and County Road 42 (CR 42), or implement policies, programs and activities.

**Objective:**

Establish a design process with a collaborative interdisciplinary approach that provides safe and sustainable roads that recognizes the importance of this historic village and preserves cultural, historic, aesthetic, community and environmental resources.

**For all roads in the plan area:**

Traditional or historically significant road treatments and details should be retained and conserved. New treatments which introduce materials, patterns, details and colors that are foreign to the traditional character of the area should be avoided.

**NM State Route 41 (NM 41)**

Speeding through the village and damage from heavy truck traffic to historic structures that front the route are the key issues regarding NM 41. The Galisteo and San Cristobal bridges immediately south of the Village of Galisteo are unsafe due to their age and deteriorating condition. NMDOT plans to redesign NM 41 and reconstruct the bridges to remedy the situation. While improving general vehicle safety, the improvements could bring more large freight traffic and increased speeds through the village. To mitigate negative impacts to the village character and historic structures that front NM 41 and to improve pedestrian safety, NMDOT should continue to consider community recommendations as part of NMDOT's regional transportation planning and road design including the following:

## Recommendations:

Reconsider network of roads before adding capacity to NM 41. US 285 provides a parallel route and increasing segments of US 285 from two lanes to four will better accommodate increased traffic than putting the extra capacity along NM 41.

- Redirect heavy truck traffic to US 285.

## Proposed strategies:

- Re-designate NM 41 to a minor arterial connector and scenic corridor.
- Restrict vehicle weight to a maximum of 5 tons on NM 41 through the plan area.
- Reduce the speed limit to 25 mph through the state designated Galisteo Historic District.

For historic reasons, as well as safety reasons, it is essential for drivers to slow down when approaching and within the Village. The most important traffic calming technique to slow drivers down as they approach historic town and village centers is to reinforce the desired operating behavior by utilizing appropriate roadside design elements that work to transform the open rural highway into a village street. Actions on privately or publicly held land along NM 41 but outside the right-of-way can either support or erode the visual quality and historic character of the area. Guidance regarding these actions should be determined as part of the Village Plaza Concept Plan.

Implement a series of roadside design changes that give the driver important clues that they are entering a special place and need to slow down. Transition areas serve to alert travelers that they are entering a historic community and allow them to gradually alter their travel speeds from rural sections with 55 mph speed limits to the Village with a 25 mph speed limit. See Figure 13, NM 41 Road Concept Plan, page 74.

## Proposed design approach:

Zone 1 Function of Road relates to Natural Setting (reduce speed to 35 mph)

- 12-foot travel lanes.
- Textured pavement strip.

- Rural landscaping treatment.

Proposed design approach:

Zone 2 Function of Road relates to Village Entrance Setting (approaching village north & south entranceways)

- 11-foot travel lanes.
- 1-foot wide concrete band or paver at edge of travel lane.
- Rural landscaping treatment.
- Design element that alerts drivers that they are entering a historic community

Proposed design approach:

Zone 3 Function of Road Relates to Village Built Setting (enter village at 25 mph speed zone)

- 10-foot travel lanes.
- 2 foot wide concrete band or paver at edge of travel lane.
- More structured landscaping, including design elements such as a median, choker or chicane and less spacing at edge of travel.

#### **County Road 42 (CR 42)**

County Road 42 intersects with NM 41 in the Village center and connects to NM 14 about four miles north of the Village of Cerrillos. It connects the plan area to important open space opportunities and to communities along NM 14.

Resolve drainage and erosion issues that have intensified with the paving of CR 42

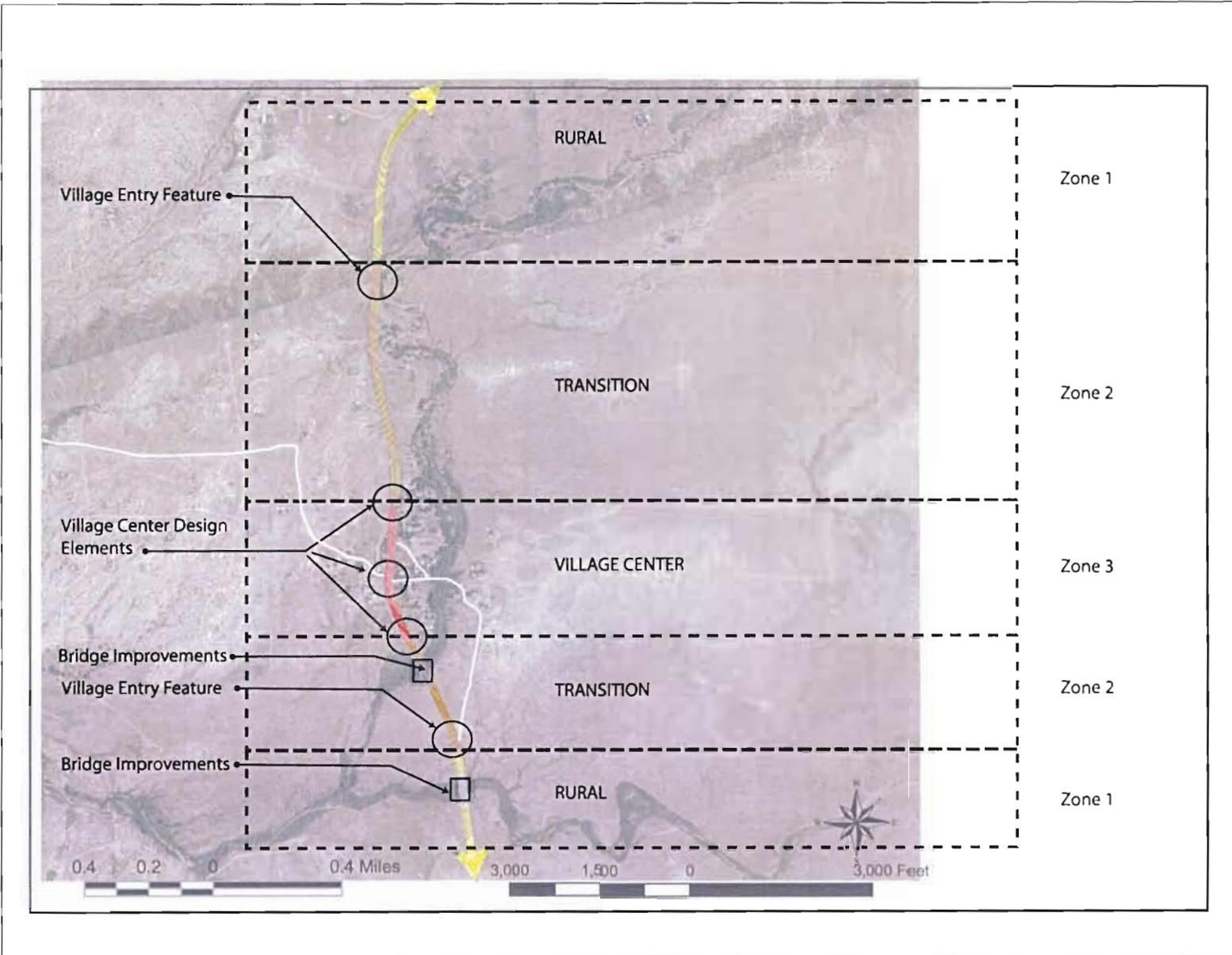
- Use more intensive and specialized approaches not used on other large sections of the road such as slow drainage, water harvesting techniques, and placement of culverts. Priority locations for mitigation:
  - The sharp curve above the cemeteries down to the intersection with NM 41
  - The section of road from the railroad tracks to the Arroyo de Los Angeles

Accommodate pedestrian, bicycle and equestrian users on a trail or path within the ROW of CR 42 (see Section III: Community Parks, Open Space & Trails,).

Alert travelers that they are entering a historic community.

- Determine entrance setting zone and provide design elements, such as gateway features that alerts drivers that they are entering a historic community.

FIGURE 13 NM 41 ROAD CONCEPT PLAN



**4.2.**

## Strategies:

- 4.2.1. Coordinate with NMDOT to establish a safe and well-maintained road system
- 4.2.2. Work with State and County agencies to regulate heavy traffic on NM 41 and CR 42. CO action; (SGMP: Strategy 34.5.1 Re: Traffic Calming and 34.6.1 Re: changing functional classifications)
- 4.2.3. Set appropriate speed limits and implement appropriate traffic slowing techniques to calm traffic through the Village. NMDOT
- 4.2.4. Address all safety concerns associated with the mix of roadway users including pedestrians, equestrians, bicycles and motorists. (SGMP: Policy 34.1 and Strategy 34.1.2 and 32.10)
- 4.2.5. Work with the County to enforce speed limits on roads to control the hazards of excessive dust. CO action; Code re: dust control; (SGMP: Policy 35.1 Strategy 35.1.1 Strategy 32.5.3)Re: signage
- 4.2.6. Work with the Santa Fe County and elected officials to address Galisteo traffic concerns and to establish a more consistent maintenance schedule of roads. CO action; (SGMP: Strategy 32.6.3 and 32.6.4 Re: outreach)

**4.3. Goal: Protect the rural character of the Village of Galisteo with regard to the road systems and contributing structures in the Historic District**

## Strategies:

- 4.3.1. Collaborate with Santa Fe County and NMDOT to ensure the implementation of context sensitive design standards to preserve the rural character of roads in the Galisteo Community Planning Area. (Goal 34 – Context sensitivity CO/GVA)
- 4.3.2. Collaborate with the NMDOT to reduce potential negative impacts resulting from increased traffic through the Galisteo Planning Area.
- 4.3.3. Work with NM DOT to recognize Galisteo's designation as a State designated Historic District, including the Galisteo Creek Bridge (NM DOT #1782), by working with NM HPD and the community to protect and preserve the visual, physical and historic characteristics of the District, in accordance with the NM Cultural Properties Act (18-6-1 through 17, NMSA 1978) and applicable state statutes.
- 4.3.4. Coordinate with NM DOT and SHPO to protect and preserve the San Cristobal Arroyo Bridge (NM DOT #1814) and the characteristics that make it eligible for the National Register of Historic Places.
- 4.3.5. Work with the County to maintain the unpaved roads in order to preserve the rural character of the Village of Galisteo. CO
- 4.3.6. Request that NMDOT create road crossings as part of all road improvements to ensure that road improvements reflect the range of users including pedestrians, equestrians, cyclists and motorists.
- 4.3.7. Work with State Representatives, NM DOT and SHPO to impose weight limits on the NM 41 historic bridge through the Village of Galisteo. (Policy 34.5 Strategy 34.5.1 Policy 34.6 Strategy 34.6.1 Re: weight limits)
- 4.3.8. Work with State Representatives and the NM DOT to re-designate NM 41 to a minor arterial connector and scenic corridor in order to redirect heavy truck traffic to US 285. (Strategy 34.6.1)
- 4.3.9. Collaborate with the County to implement existing and proposed SLDC nuisance standards and ordinances.
- 4.3.10. Develop a Citizen's Advisory Committee (CAC) to review NM DOT design plans for bridge and road projects in the Galisteo Basin at varying stages of completion. NMDOT – CO

**4.4. Goal: Improve regional transit services to the greater Galisteo area. (Policy 33.3 Strategy 33.3.3)**

Strategies:

- 4.4.1. Work with the County and NCRTD staff to enhance transit services both north and south of Galisteo.
- 4.4.2. Collaborate with the County to explore a possible rail station along the Santa Fe Southern Rail line near Lamy to facilitate passenger and freight rail service to Santa Fe for the residents in the Galisteo area. (Strategy 33.3.1 CO)
- 4.4.3. Improve policies for road, traffic, and Department of Tourism activities by coordinating with appropriate organizations.
- 4.4.4. Continue to build working relations within NMDOT including the Environmental Programs Department, the Cultural Resources Section, the Context Sensitive Design Department, and the State Historic Preservation Office to address road and traffic concerns. NMDOT - CO
- 4.4.5. Plan for long range solutions for bridge, traffic and transportation related problems in coordination with local and State agencies. (Strategy 32.3.1 CO)

5. *Community Directives on Historic & Cultural Resources*

**5.1. Goal: Address the desire of residents to re-establish a plaza and connections to the historic and cultural landscape including the old acequia.**

Strategies:

- 5.1.1. Collaborate with New Mexico Main Streets, and Santa Fe County Growth Management Department to develop designs for the re-establishment of the village plaza mixed-use area.
- 5.1.2. Work with State representatives to implement and secure funding for the village plaza mixed-use planning, design and development. Work with NM DOT Context Sensitive Design Department, New Mexico Main Streets, and Santa Fe County Growth Management Department to address traffic concerns in relation to the Village plaza mixed-use area.
- 5.1.3. Work with Historic Preservation Division; NM Department of Cultural Affairs to document Historic Landscape Characteristics of the plan area and complete a Historic Acequia Inventory Form.
- 5.1.4. Connect community residents to the historic landscape by developing a community trail following the old acequia alignment. See Community Parks, Open Space and Trails below.

6. *Community Directives for Open Space, Trails, Parks and Recreation*

**6.1. Goal: Protect open space and develop an interconnected network of community trails.**

Strategies:

- 6.1.1. Designate open space (particularly the Galisteo River Bosque) within the Galisteo community Planning Area. *SGMP: Policy 22.2*
- 6.1.2. Propose development standards that protect and enhance open space. - *Code/Ordinance action*

- 6.1.3. Work towards resolving the legal dispute regarding ownership of the Bosque and vesting legal ownership and management of the Bosque in the Community Association. *GCA action SGMP: Policy 22.6, Policy 22.12*
- 6.1.4. Work with adjoining landowners to increase the size of the Community Association's interest in the Bosque and/or provide buffers through the use of conservation easements. *GCA action; SGMP: Policy 22.6, Policy 22.12*
- 6.1.5. Increase awareness regarding open space efforts; educate landowners to the benefits of open space; educate landowners regarding potential tax benefits of donating land or conservation easements. *CO/GCA action*
- 6.1.6. Develop a community-based program for open space management and maintenance; seek volunteer open space monitors and stewards; schedule periodic open space clean up days; develop program to control unauthorized off-road vehicular use. *CO/GCA action; SGMP: Policy 22.12 Strategy 22.12.1*
- 6.1.7. Seek technical and financial assistance from public and private organizations to increase and enhance open space within the Village consistent with concerns for privacy, safety, and local control. *CO/GCA action*

**6.2. Goal: Encourage the donation or voluntary acquisition of trails throughout the community.**

Strategies:

- 6.2.1. Seek input from different recreational constituencies, including equestrian and cycling; develop program to control unauthorized off-road vehicular use. *CO/GCA action*
- 6.2.2. Encourage the acquisition of additional land into the County open space system and by other conservation organizations to preserve open spaces in and around the Galisteo Community Planning Area. *SGMP: Goal 22, Policy: 22.1, Strategies 22.1.1-22.1.2*
- 6.2.3. Create collaborative planning opportunities and processes with surrounding large land owners and with the other communities in the Galisteo Basin to preserve large tracts of open space. *CO/GCA action*

**6.3. Goal: Provide parks, recreational opportunities, and educational opportunities for the Village.**

Strategies:

- 6.3.1. Enhance and expand community facilities and opportunities for parks and outdoor recreation.
- 6.3.2. Improve equipment and resources at Community Center Park; improve equipment and resources at Phillip Watts III Park. *CO/GCA action*
- 6.3.3. Identify needs and develop and seek funding for improvements to recreational sites and for additional recreational sites. *CO/GCA action*
- 6.3.4. Work with County and State entities and other public and private organizations to design and implement facilities for public gathering spaces for the community. *CO/GCA action*
- 6.3.5. Enhance and expand community facilities and opportunities for indoor recreation.
- 6.3.6. Conduct a needs assessment and community survey to determine community wishes for recreational opportunities. *CO/GCA action*
- 6.3.7. Obtain and maintain areas and facilities for public gathering and recreational programs for community. *CO/GCA action*

**6.4. Goal: Enhance and expand community facilities and educational opportunities.** *CO/GCA action*

Strategies:

- 6.4.1. Provide educational programs, including environment, history, and health education and exercise programs at the community center. *CO/GCA action*
- 6.4.2. Collaborate with nonprofit organizations and interested individuals to provide programs at the community center. *CO/GCA action*
- 6.4.3. Seek funding and other resources to develop educational programs. *CO/GCA action*
- 6.4.4. Collaborate with state and county departments (e.g., the New Mexico Department of Health, county community services, local health councils etc.), other public health organizations, and non-profit organizations working in public health to assess risk factors for disease and injury in Galisteo and address public health concerns through the development and implementation of comprehensive prevention programs that focus on individual and population level changes, including changes to the built environment and policy change that would impact individual behavior. *CO/GCA action –*

## APPENDIX

**Santa Fe County Resolution No. 2006-22:** A resolution to establish a community planning committee, planning boundaries, and authorization to initiate a community planning process for the Village of Galisteo.

**Extended History of Galisteo** (Galisteo Community Plan Aug 2011 Draft)

**Historic District Properties List**

**SHPO Form: Documentation of Historic Landscape Characteristics**

**SHPO Form Historic: Acequia Inventory Form**

**Galisteo Historic District: New Mexico State Register of Cultural Properties 7/30/98**