

**SANTA FE COUNTY  
RESOLUTION NO. 2013-139**

**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 TESUQUE COMMUNITY PLAN AND RESCINDING RESOLUTION 2000-165**

**WHEREAS**, on August 30<sup>th</sup> of 2011 the Board of County Commissioners (the Board) approved Resolution 2011-135, establishing the Tesuque Community Planning Committee (the Planning Committee) and the Tesuque community planning boundaries and authorizing a community planning process for the Tesuque Traditional Historic Community;

**WHEREAS**, on November 9, 2010, the Board adopted the Sustainable Growth Management Plan (the SGMP) which outlines a process for communities to initiate a planning process;

**WHEREAS**, the Planning Committee worked within a consensus process to develop a document titled the Tesuque Community Plan, attached hereto as Exhibit A, which plan significantly updates and is proposed to replace the Rio Tesuque Community Land Use Plan adopted in 2000 by Resolution 2000-165;

**WHEREAS**, over the course of the past two years the Planning Committee noticed and held several public meetings including 2 open houses on May 11<sup>th</sup> & 13<sup>th</sup> and a community presentation held on July 29<sup>th</sup>, 2013 and noticed and held regular public meetings and sought community input through meetings, interviews, e-mails, post cards and brochures and outreach to community groups and updates to the Board;

**WHEREAS**, the Tesuque Community Plan complies with the SGMP recommendations including the following plan elements:

1. Community vision statement
2. Description of how the community fits within the development patterns within the context of the overall County
3. Analysis of current land use and zoning and creation of map depicting existing land uses
4. Examination of local natural resources including water quality and quantity issues
5. Examination of local infrastructure including utilities, telecommunications, roads and traffic
6. Future land use plan and implementation strategies such as a future land use map, design standards, and proposed densities, uses and zoning;

**WHEREAS**, the Tesuque Community Plan is consistent with the principles and overall goals and policies identified in the SGMP and addresses the unique needs of the community through the community plan.

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NOW THEREFORE, be it resolved by the Board of County Commissions of Santa Fe County that the Tesuque Community Plan, in the form attached hereto and incorporated herein as Exhibit A, is hereby adopted as an amendment to Resolution 2010-210 and Resolution 2000-165, the Rio Tesuque Community Land Use Plan, is hereby rescinded.

PASSED, APPROVED AND ADOPTED, this 10<sup>th</sup> day of December 2013.

THE BOARD OF COUNTY COMMISSIONERS  
OF SANTA FE COUNTY

By: Kathy Holian  
Kathy Holian, Chair

ATTEST:

Geraldine Salazar  
Geraldine Salazar, Santa Fe County Clerk



APPROVED AS TO FORM:

Stephen C. Ross  
Stephen C. Ross



COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss

BCC RESOLUTIONS  
PAGES: 153

I Hereby Certify That This Instrument Was Filed for  
Record On The 11TH Day Of December, 2013 at 12:42:32 PM  
And Was Duly Recorded as Instrument # **1725144**  
Of The Records Of Santa Fe County

Deputy Marcos Salazar Witness My Hand And Seal Of Office  
Geraldine Salazar  
County Clerk, Santa Fe, NM

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SANTA FE COUNTY & TESUQUE VALLEY PLANNING COMMITTEE

# TESUQUE COMMUNITY PLAN 2013

Adopted December 10, 2013 by Santa Fe County Commissioners via  
Resolution 2013-139 amending Resolution 2010-210, the  
Sustainable Growth Management Plan

2013/12/10 10:41:03 AM

# ACKNOWLEDGEMENTS

## Community Members

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 Tesuque Planning Committee and the Santa Fe County Growth Management Department & Planning Division are forwarding this Plan for approval. The Committee represents those individuals who were committed to completing the directive of Resolution 2011-134 which authorized a community planning process to amend the Rio Tesuque Community Plan. The following individuals have worked consistently and tirelessly to finish the task.

### Tesuque Valley Planning Committee

Margo Cutler, Chairperson  
David Dougherty  
Jeanne Boyles  
Alfred von Bachmayr

Sue Barnum  
Gretchen Goff  
Cam Duncan

### In Memory of Alfred von Bachmayr

Alfred's keen insights, commitment and generosity of time and spirit throughout the planning process were essential to the success of both the process and the plan. He will be greatly missed by everyone in the community.

### County Officials

Daniel Mayfield, Commission District 1  
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Robert A. Anaya, Commission District 3

Kathy Holian, Commission District 4  
Liz Stefanics, Commission District 5

### County Manager

Katherine Miller

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Elisabeth Salinas, Community Planner

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Beth Mills, Community Planner, Open Space & Trails

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Juan Rios, Constituent Services Liaison

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# SECTION I: INTRODUCTION

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## EXECUTIVE SUMMARY

### *INTRODUCTION*

One of the main goals of this community plan is to ensure that Tesuque maintains its rural agricultural character as a distinct, viable village. Tesuque residents do not want Tesuque to become a bedroom community for Santa Fe.

Tesuque has struggled to maintain its distinctive landscape and rural quality, as Santa Fe, a city of over 68,000 within a metropolitan area of 175,000, continues to grow around it. Through this community plan and past community efforts and partnerships, Tesuque continues to reinforce its historic development patterns and maintain a healthy ecosystem, enabling a sustainable future as a small distinctive rural community.

### *PLAN AREA DESCRIPTION*

The Tesuque Valley Community Plan Update covers the Traditional Historic Community of Tesuque located just north of the City of Santa Fe in the unincorporated area of central Santa Fe County. The plan area lies between the City of Santa Fe to the south, the Santa Fe National Forest to the east, the Pueblo of Tesuque to the north and US Highway 285 to the west. The area includes approximately 2,950 acres encompassing the Rio Tesuque and surrounding foothills. This river valley, at the base of the foothills of the Sangre de Cristo Mountains, is home to over 900 residents.

## *DOCUMENT ORGANIZATION*

The document is divided into three sections:

Section I: Introduction & Executive Summary provides a general overview of the plan and planning process. It also provides the community context including a brief history of the area; demographic, housing, and economic trends; existing land use and development patterns; and existing zoning.

Section II: Plan Elements addresses issues of particular concerns organized under the following plan elements:

- Scenic Corridor and Roads
- Land Use, Densities and Development Patterns
- Acequias, Agriculture and Riparian Areas
- Social Trails
- Public Access to Santa Fe National Forest and Trails
- Fire Safety & Prevention
- Community Facilities
- Water Supply and Waste Water

For each element, there are goals, an overview of issues and opportunities, key information and implementation strategies. Implementation strategies are action tasks such as proposed policies, regulations, partnerships, or "next steps" needed to achieve the desired goal. Policies that may be codified in the County's land development code are identified as "Zoning Recommendations".

Section III: Implementation provides a concise guide to plan implementation. This section describes strategies intended to achieve community goals, provides a timeline for implementing those strategies and identifies appropriate funding sources (when applicable), responsible parties, and potential partners to assist with plan implementation.

## *PURPOSE & INTENT*

The purpose of the 2013 Tesuque Valley Community Plan Update is to articulate the community's vision and goals for the future, identify and document past and recent history, describe current conditions and major trends and provide recommendations and strategies for achieving the community's vision and goals. When adopted, it will amend the Santa Fe County Sustainable Growth Management Plan as a Community Plan and replace the Rio Tesuque Community Land Use Plan adopted in 2000. It is anticipated that zoning and design regulations based on this plan's recommendations will be drafted and amend the County's land development code.

### **New Challenges and Opportunities**

This plan update documents and addresses new and continuing challenges and opportunities facing the community. These include the extended drought, the implementation of Aamodt settlement, the recession, the proliferation of second homes in the plan area, Tesuque's proximity to the City of Santa Fe and the Santa Fe National

Forest, changes to Santa Fe County growth management policy framework, and concerns regarding code enforcement.

Each of these contextual factors has significant potential impact on Tesuque. The extended drought has raised concerns about Tesuque's heightened vulnerability to wildfire and highlighted the need for Tesuque residents to take steps to prevent wildfire and enhance the Fire District's capacity to respond to a major wildfire event. Wildfire is addressed in this plan update in the "Fire Safety and Prevention" plan element.

The implementation of the Aamodt settlement has the potential to significantly alter the community. Implementation of the settlement will involve extending water infrastructure to serve Pueblo and County residents, including Tesuque residents. Tesuque residents have expressed concern that implementation of the settlement in the plan area may impact the community's roads and detract from their scenic attributes. The implementation of the Aamodt settlement is mainly addressed in the "Scenic Corridor and Roads" plan element which recommends a high level of coordination between County Public Works Department, the Planning Division and the Bureau of Reclamation to ensure that the Pojoaque Basin Regional Water System project is in alignment and supports plan goals, objectives and projects related to the preservation of scenic attributes, increased safety, quality of life improvements and enhanced fire protection.

The recent recession and concomitant reduction in development pressure has created a window of opportunity for the community to update their community plan of 2000 in light of evolving conditions and priorities. It has also given the community opportunity to observe the impact of insufficient development regulations and enforcement. Issues related to code enforcement and community impacts from development are mainly addressed in the "Land Uses, Densities & Development Patterns" plan element.

The proliferation of second homes in the plan area has highlighted the need to revisit zoning provisions of the 2000 Tesuque Valley Community Zoning District Ordinance as well as to take steps to increase cohesion among Tesuque residents. Tesuque has experienced the impact of "amenity migrators", people who move to an area because of its unique character and natural beauty and daily visitors coming to enjoy the scenery and access the forest. The recent growth in the number of second homes in the area is pronounced. According the 2010 census, between 2000 and 2010, the population of Tesuque increased by less than 2%, while the number of homes increased by 30%. The plan primarily addresses the recession and proliferation of second homes in the "Land Use, Densities and Development Patterns" plan element and addresses cohesion among residents and shared space in the "Community Facilities" plan element.

Tesuque's proximity to Santa Fe and the Santa Fe National Forest has opened it to significant volumes of traffic from motorists, bikers, and hikers seeking to access public lands and other amenities. This plan primarily addresses visitor use impact in the "Public Access to Santa Fe National Forest and Trails" plan element.

The County's adoption of the Sustainable Growth Management Plan (SGMP) in 2010 and shift in zoning and regulations anticipated with the pending adoption of the Sustainable Land Development Code (SLDC) provides new tools and policy levers to influence future growth patterns. The update was developed to make use of these tools and to advance the planning objectives of the SGMP.

The plan update also addresses community concerns regarding code enforcement and education and community participation in governmental functions. Over many years, Tesuque residents have formed important community alliances to address concerns regarding the impact of continued development; unenforced regulations and development codes and to express their strong desire to maintain Tesuque's rural and cultural heritage. These alliances include Tesuque Valley Community Association, Rio Tesuque Acequia Association, the Tesuque Volunteer Fire District and several ad hoc grassroots organizations. While organized to address the concerns of the greater community, many Tesuque residents have been frustrated by the lack of representation in the development review planning and approval process. In response, the Tesuque Valley Planning Committee developed this plan update to address community needs, provide a policy framework for land use and zoning decisions by County officials as well as provide a guide for developers. The plan is founded on sound planning principles, reflects extensive citizen feedback and is in compliance with the SGMP.

### *MAJOR RECOMMENDATIONS*

Major recommendations and strategies include:

- New Land Use Designations and Map with provisions based on topography and existing uses, lot sizes and patterns to ensure compatibility among various land uses, to reinforce historic patterns and protect scenic and natural resources.
- Allowing secondary dwelling units as a conditional use to support multi-generational households and aging in place.
- The establishment of a Rural Commercial Overlay Zone to support existing and appropriately located commercial establishments that provide neighborhood goods and services.
- Refinement of minimum lot size and gross density requirements that better reflect existing conditions and support rural lifestyles.
- Reaffirmation that minimum lot size and gross densities should not be adjusted down when community water and sewer systems are provided.
- General support for the on-going implementation of the Bishop's Lodge Master Plan.
- Strategies for proactive code enforcement and education.
- Strategies for preserving social trails.
- General provisions for home occupations, non-conforming uses, illegal driveways and dark night skies.
- Incentives for preserving contiguous agricultural lands and open space.
- A Scenic Corridor plan and provisions that ensure that improvements to Bishops Lodge Road and Tesuque Village Road reflect the current character while improving safety.
- Strategies for the provision of appropriate public parking for regional access to Santa Fe National Forest.
- Strategies to protect surface and ground water including waste water treatment system for the area associated with the village core and Griego Hill.
- Strategies to reduce wildfire vulnerability and enhance response capacity.
- Enhanced walking, biking, and transit opportunities.
- Strategies for enhancing the safety of Tesuque roads.
- Opportunity to create a community center in Tesuque.

- Recommendation for community members to form a committee to address land use and development issues in the planning area; to address code education and code enforcement issues; and to otherwise support implementation of the plan as a precursor to forming a Community Organization

## PLANNING HISTORY & COMMUNITY OUTREACH

1974-78 Las Tres Villas  
1998 Traditional Historic Community  
2000 Rio Tesuque Community Land Use Plan

**Background:** Residents of Tesuque have been involved in planning efforts for many years starting with the Las Tres Villas planning effort of 1974-1978. Their dedication has resulted in both the designation of the area as a Traditional Historic Community in 1998, (via Ordinance 1998-6), and in 2000, the adoption of the Rio Tesuque Community Land Use Plan, (via Resolution 2000-165), and the associated Tesuque Valley Community Zoning District, (via Ordinance 2000-13). In 2010 residents recognized the need to revisit and update their community plan in light of new challenges brought on by extended drought, the Aamodt settlement, the recession, and by the County’s adoption in 2010 of the SGMP and the pending adoption of the SLDC.

Spring 2011- Fall 2011

**Phase I: Initial Key Issues and Authorization:** In the spring of 2011, a subcommittee of the Tesuque Valley Community Association formed and began meeting regularly to identify initial key issues and develop a survey. Through the survey, they gathered community input and confirmed the need to revisit, update and amend the community plan. Collaboration with the County began in the August of 2011 when members of the subcommittee and concerned citizens requested and received authorization from the Santa Fe Board of County Commissioners via Santa Fe County Resolution 2011-134, to begin a community planning process for the purposes of updating and amending their community plan.

Fall 2011- Spring 2013

**Phase II: Research, Analysis & Plan Development:** County planning staff and the planning committee began meeting on a regular basis to research, map and analyze initial key issues and existing conditions. In May of 2012, the planning committee organized and convened a meeting with a diverse group of community members to discuss findings, review and revise community goals and objectives and identify topics to be addressed in the plan. This led to a series of meetings held over the summer, which were organized by topic and attended by key stakeholders, community partners and information providers. The outcome of these meetings established plan elements, goals and initial strategies. Over the course of the next nine months, planning staff and the committee mapped, researched and analyzed additional information, best practices and a variety of planning techniques to refine the strategies and develop a preliminary land use plan.

Spring 2013- Fall 2013

**Phase III: Community Review Draft and Final Draft Approval:** In early May of 2013, the committee and the county staff hosted two community workshops to present and discuss findings and major plan recommendations in order to seek community wide input and feedback. The community workshops were advertised in the paper, on the county website and invitations were mailed to all property owners in the plan area. Over 50 people attended, providing valuable information and insight. The committee reviewed input from the workshops and incorporated it into a “Community Review Draft” which was distributed for community review on July 12th. On July 29<sup>th</sup>, 2013, the committee and county staff presented the draft plan at a community open house and met with individual community members to seek further input, answer questions and address

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concerns. To encourage community review and attendance, county staff sent out informational brochures providing background information and a summary of the draft plan to all property owners in the plan area. The community presentation was also advertised in the paper and on the county website. Over 40 community members attended and provide positive feedback on the draft. On July 31<sup>st</sup>, county staff and the committee set up an informational table at the annual Tesuque Fire Station Barbeque where they provided copies of the draft plan, answered questions and recorded further input.

In September of 2013, after review and analysis of community input, the BCC Review Draft was completed and submitted to the Growth Management Director for an internal review and introduction to the Board of County Commissioners for approval as amendment to the County's Sustainable Growth Management Plan, (SGMP).

On December 10, 2013, the Board of County Commissioners adopted the plan as amendment to the SGMP via Resolution 2013-139.

*Next Steps: Approve as  
Amendment to SGMP Fall  
2013*

### **Next Steps:**

The Tesuque Valley Community Plan will be implemented on an on-going basis through a variety of mechanisms including zoning amendments to the SLDC, capital improvement projects, community projects and programs. Implementation will be initiated and monitored by the community through a formal community organization as envisioned by the SGMP. Santa Fe County and other governmental agencies will have an important role as collaborators in implementation as well as supporting plan goals and objectives.

### **RELATED PLANS, POLICIES AND PROGRAMS**

As part of the Tesuque Community Plan planning process, the following plans, policies, codes and programs were reviewed in order to understand the current policy and regulatory framework that guides development in the area and determine appropriate amendments to the framework:

Santa Fe County Plans and Ordinances directly related to the planning area:

- Tesuque Traditional Historic Community, Santa Fe County Ordinance 1998-6: Establishes Tesuque as a Traditional Historic Community under state law, a designation which prevents Tesuque from being annexed.
- Rio Tesuque Community Plan 2000: As an amendment to the County's Sustainable Growth Management Plan, the community plan provides a vision for future growth and development in Tesuque and provides policy direction for the 2000 Tesuque Valley Community Zoning District Ordinance.
- Tesuque Community Planning District (Resolution 2000-165): Adopts the Rio Tesuque Community Plan of 2000.
- Tesuque Valley Community Zoning District (Ordinance 2000-13): As an amendment to the County's Land Development Code (Ordinance 1996-10), the ordinance outlines zoning standards and other requirements for new development in Tesuque in accordance with the Rio Tesuque Community Plan and County policy.

- Community Planning Ordinance 2002-3: Outlines the goals, process, and standards for developing community plans.

Other relevant Santa Fe County Plans, Programs and Ordinances:

- Santa Fe County Sustainable Growth Management Plan (SGMP) Resolution 2010-10: Adopts the Santa Fe County Sustainable Growth Management Plan which provides policy direction for managing future growth across the County, including direction on creating, adopting, and implementing community plans.
- Santa Fe County Land Development Code (1996-10): Provides zoning regulations and standards for new development. The Land Development Code implements the County's Growth Management Plan of 1999 and includes the Tesuque Valley Community Zoning District as an amendment. The County is currently working on a comprehensive rewrite of the 1996 Land Development Code in order to implement the SGMP,
- Santa Fe County Ordinance 2001-05: Excludes properties in traditional communities from having to grant additional right-of-way for non-conforming road easements adjacent to proposed developments. The Ordinance was adopted as an amendment to the 1996 Land Development Code (1996-10) and its provisions may be repealed when the SLDC—the county's new land development code currently under development—is adopted unless the provisions are incorporated into the SLDC.
- Santa Fe County Open Space Program: The Santa Fe County Open Space Program currently manages about 161 acres of open space southeast of the planning boundary along Little Tesuque Creek. The area includes the La Piedra trail which provides a connection to the Dale Bale trail system.
- Santa Fe County Conservation Plan: Identifies opportunities and initiatives to conserve water.
- Santa Fe County Capital Improvement Plan: Guides public investment in projects to serve existing and future development.
- Santa Fe County Community Wildfire Protection Plan: Identifies areas at high-risk of wildfire including Tesuque; identifies fire mitigation programs and policies.

Regional Authorities:

- Regional Planning Authority (RPA)- A joint City of Santa Fe, Santa Fe County planning body. In the past, the RPA has had a critical role in land use, transit, and energy issues. However, currently the RPA is not active.
- Metropolitan Planning Organization (MPO)- A federally funded transportation policy-making organization responsible for programing federal transportation dollars and for transportation planning. The MPO planning area borders the community planning area to the south and the organization is involved in monitoring and addressing conditions on Bishop's Lodge Road south of the planning area.

Recognized Tesuque Valley Acequia Associations:

- Acequia Madre de Tesuque
- Acequia del Cajon Grande
- Acequia Chiquita

- Cy Moore Ditch
- Acequia Del Medio
- McCune Ditch (historic)
- Beaty Ditch (historic)
- Carsuelo Ditch (historic)
- Tesuque Pueblo Ditch

State and Federal Agencies:

- Office of the State Engineer and Interstate Stream Commission- Responsible for administering the state's water resources. The agency has had a major role in contributing to the following:
  - Jemez y Sangre Regional Water Plan- The Jemez y Sangre Regional Water Plan projects future water usage and identifies strategies to provide adequate water supply across Los Alamos County and portions of Santa Fe, Sandoval, and Rio Arriba County.
  - Aamodt Settlement- the Aamodt Settlement resolves water rights disputes among Nambe Pueblo, Pojoaque Pueblo, San Ildefonso Pueblo, Tesuque Pueblo and non-Indian water users in the Pojoaque Basin which includes the Tesuque Valley Community Plan Area. The settlement will provide financial resources for water infrastructure in Pojoaque Basin for Pueblo and County residents. The Bureau of Reclamation is currently preparing an environmental impact statement for the proposed design and building of the Pojoaque Basin Regional Water System, Santa Fe County, New Mexico. Details regarding the Aamodt Settlement and the environment impact statement, including opportunities for public involvement can be found here:
    - [http://www.santafecountynm.gov/county\\_commissioners/daniel\\_mayfield/aamodt\\_outreach](http://www.santafecountynm.gov/county_commissioners/daniel_mayfield/aamodt_outreach)
- NM Environment Department- Administers programs and regulations to promote a healthy, high functioning environment. The agency's responsibilities include the administration of the Liquid Waste Program and Drinking Water Program.
- NM Department of Transportation- Responsible for planning a safe, integrated, and multi-modal transportation system. The agency's responsibilities include managing construction activities on state roads and highways.
- US Forest Service: Manages the Santa Fe National Forest.
- Bureau of Reclamation: Lead federal agency for managing and implementing the Aamodt Settlement.

Tesuque Pueblo:

- Tesuque Pueblo is located north of the planning boundary. Tesuque Pueblo's casino, commercial, and residential development have been significant sources of economic development in the region.

*RELATION TO THE 2000 RIO TESUQUE COMMUNITY LAND USE PLAN AND ZONING DISTRICT ORDINANCE 2000-13*

The Rio Tesuque Community Land Use Plan was adopted by the Board of County Commissioners by resolution 2000-165 as an amendment to the County Growth

Management Plan in 2000. While this plan replaces the Rio Tesuque Community Land Use Plan, many issues, goals and strategies identified in the previous plan are still relevant today and have been brought forward in this document. Please see Appendix C for a review of the Rio Tesuque Community Land Use Plan.

The corresponding Tesuque Valley Community Zoning District Ordinance 2000-13 which was adopted and amended the County Land Development Code (1996 -10 as amended), codified much of the Rio Tesuque Community Land Use Plan and will remain in effect until a new Tesuque Community District Ordinance is adopted for this plan. Much of the 2000-13 ordinance is still relevant today. This plan identifies sections that should be brought forward as part of any new Tesuque Valley Community Zoning District Ordinance, (see Appendix A). The drafting process for a new Tesuque Valley Community Zoning District will be a collaborative effort between community members and County staff and when adopted will establish zoning and standards for the plan area.

SPS CLERK RECORDED 12/11/2013



## COMMUNITY CONTEXT

This section assembles economic, demographic, land use, regulations, and historic information to provide an understanding of the community context today and how it evolved.

### *A BRIEF HISTORY OF TESUQUE*

The name "Tesuque" is a Spanish version of the Tewa Indian 'at' unge' onwi" which means, "cottonwood place. Tesuque Village was historically part of Tesuque Pueblo which dates back at least to 900 AD. Historically, Tesuque Pueblo is noted for its exceptional pottery and for launching the initial offensive against the Spanish Colonists in 1680, which temporarily expelled the conquerors from the region.

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

The acequias were, and are, much more than merely a means of fairly distributing crop irrigation water. In fact, the acequias are an important cultural heritage linking the whole community. In addition to providing irrigation water, acequias also supplied the community's drinking water, served as routes connecting individual habitations and through the "mayordomos" control of water rights, provided an effective political system that structured the entire village society. Land transaction and acequia records through the Spanish and Mexican periods show continued use of the valley and its water for agricultural purposes. A number of those same acequias irrigate the valley today, with

over 150 registered water users belonging to the five acequia associations of the valley. The patterns and configurations of land division and land use in Tesuque today reflect this historic acequia network and the associated agricultural uses of the past.

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

Numerous houses and buildings used for business and residential purposes undoubtedly date back to the mid-1800s. Archdiocese records date the current San Ysidro de Tesuque sanctuary at 1886. The Tesuque Elementary School began serving this community and neighboring communities in 1930 and is one of the oldest schools in the Santa Fe Public School system. In 2005, a new school was built on the site incorporating most of the old building. Bishop's Lodge Resort and Spa, was initially purchased and developed as a personal retreat by Archbishop Lamy in the mid-1800s and many of the historic buildings, have been preserved; most notably the Archbishop Lamy Chapel which recognized on the National Register of Historic Places.

In the 1950's, 60's and 70's the community continued to flourish as a distinct rural community with a rich mix of agriculturally based uses which included:

- A tree nursery
- Apple orchards
- Custom butcher shop
- Iris farmers
- Williams Chicken Ranch
- Harvey family egg and dairy production for La Fonda
- Trout ponds for fish raised and delivered to Lamy to be served on the Santa Fe Super Chief
- Mushroom growers
- Vegetable gardens
- Irrigated pastures for livestock

Although there are fewer small farms and agricultural uses have downsized, the lives of the current area residents are still intermeshed through many of these environmental, economic, cultural and historical commonalities. Numerous rural endeavors are seen in the community today:

- beekeepers
- Apple and mixed fruit orchards
- Peacock and chicken owners
- Aspiring vintners and distillers
- Vegetable gardens
- Irrigated pastures for horses and other livestock

The late 1970s through the present brought a wave of newcomers seeking a rural lifestyle close to amenities that the City of Santa Fe offered. Contemporary subdivision began to develop on the hills that encompass the valley and new home sites were developed on the valley floor.

### *DEMOGRAPHICS, HOUSING AND EMPLOYMENT*

According to recent census data, total population growth for the Tesuque Census Designated Place, (CDP) which is congruent with the planning area, has been relatively low for the County. Between 2000 and 2010 the population increased from 909 to 925 people representing a 2% increase over the decade. However, growth in the number of housing units is extremely high for the County. According to the census data, the numbers of residential units increased by 33% in the same period while the number of vacant housing units increased by 131%. This most likely represents a substantial increase in vacation and or second homes and the build out of homes associated with the Bishop's Lodge Resort, (see Figure 1 Census Data, page 16)

Residents of Tesuque have grown older in the last decade. In 2010, 23% of the population was 65 years or older representing a 52% increase since 2000 and less than 9% of the population was under the age of 18 representing a 41% decrease since 2000. Continued increases in the elderly population may increase the need for services in the area.

According to American Community Survey 5-year estimates, Tesuque has lower unemployment rates and a larger percentage of its residents in the workforce than Santa Fe County as a whole, including the City of Santa Fe. Tesuque's median annual household income of \$105,538 is nearly double the City and County median annual household income of \$53,698. However, although Tesuque may be regarded as affluent, an estimated 8% of households in the community have incomes of less than \$14,999. The community recognizes diversity as an indicator of a healthy, resilient community and is strongly committed to maintaining economic diversity.

The limited amount of commercial development and community services in the planning area limits employment opportunities available within the community. Most working residents travel outside the community for work. The average commute time of 24 minutes is only about 4% higher than in Santa Fe County as a whole. A higher percentage of Tesuque residents work from home (15.8%) than do all County and City residents (9.7%).

Major employers in the planning area are listed below. In addition to these employers, a number of Tesuque homes employ a significant number of people. The number of employee associated with each of the major employers in the planning area is as follows:

- Bishops Lodge Resort- 85
- Tesuque Elementary School- 21
- Santa Fe Mountain Center- 18
- Shidoni Foundary and Galleries- 25
- Tesuque Glass Works- 4
- Tesuque Village Market- 25
- Green Galleries- 3
- Holistic Center-2-4
- Post Office- 3
- El Nido (currently closed)
- San Ysidro Church- 1

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Tesuque CDP Census 2000 & 2010						
Population						
	2000		2010		Change 200-2010	
	no. of people	% of total population	no. of people	% of population	change in no. of people 2000-2010	% change 2000-2010
Total Population	909	N/A	925	N/A	16	2%

Ethnicity						
	2000		2010		Change 200-2010	
	no. of people	% of total population	no. of people	% of population	change in no. of people 2000-2010	% change 2000-2010
Hispanic or Latino	324	36%	252	27%	-72	-22%
Not-Hispanic or Latino	585	64%	673	73%	88	15%

Age						
	2000		2010		Change 200-2010	
	no. of people	% of total population	no. of people	% of population	change in no. of people 2000-2010	% change 2000-2010
Under 18	134	15%	79	9%	-55	-41%
18 & over	776	85%	846	91%	70	9%
20-24	N/A	N/A	36	4%	N/A	N/A
25-34	N/A	N/A	61	7%	N/A	N/A
35-49	N/A	N/A	149	16%	N/A	N/A
50-64	263	29%	381	41%	118	45%
65 & over	141	16%	214	23%	73	52%

Housing						
	2000		2010		Change 2000-2010	
	no. of units	% of total units	no. of units	% of total units	change in no. of units 2000-2010	% change 2000-2010
Total Housing	541	N/A	718	N/A	177	33%
Occupied Housing	455	84%	519	72%	64	14%
Vacant Housing	86	16%	199	28%	113	131%
Owner Occupied	307	67%	341	66%	34	11%
Renter Occupied	148	33%	178	34%	30	20%
Occasional Use Housing	N/A	N/A	139	27%	N/A	N/A

FIGURE 1 TESUQUE CENSUS DATA, 2000 & 2010

## EXISTING LAND USE AND DEVELOPMENT PATTERNS

The planning area consists of primarily single family residential uses on rural lots ranging from less than a 1/2 acre to 40 acres, (see: Existing Land Use & Zoning Map on page 20). Most residences rely on septic systems and use domestic wells or community wells drawing on ground water. Residential development on the valley floor and on Griego Hill have remained consistent with the historic acequia development pattern that accommodates houses while preserving land for small scale farming and gardening sited for irrigation by the acequias. Lots associated with the western foothills reflect contemporary subdivisions patterns and range in size from 2.5 acres to 12.5 acres. The eastern foothills, adjacent to the Santa Fe National Forest, host several large lot estates and horse properties. There are also a limited number of condominiums scattered throughout the planning area and two trailer parks located off of Tesuque Village Road which houses 20 - 24 units.

Commercial development is limited to Bishop's Lodge Resort and Spa in the southern portion of the plan area and a few small establishments located at or near the intersection of Bishops Lodge Road and Tesuque Valley Road:

- Green Galleries- gallery which includes an outdoor sculpture collection and art consultant service.
- Tesuque Village Market- Includes a full-service restaurant and small grocery store.
- Potential El Nido Restaurant (currently closed but potential for reopening)

There are numerous businesses and home occupations throughout the plan area. The following commercial businesses are notable:

- Shidoni Foundry- Bronze metal foundry with weekly demonstrations that are open to the public.
- Shidoni Galleries- Gallery which includes an outdoor sculpture collection.
- Tesuque Glass Works- Gallery and studio with an apprentice program for emerging glass artists and daily glass blowing demonstrations.
- Santa Fe Mountain Center- Administers a program to provide experiential learning opportunities for at risk and marginalized youth, a harm reduction, needle exchange program, STD and HIV prevention programs, and training and youth organizing for native communities.
- Holistic Center- A medical clinic which specializes in pain management, holistic cardiology and internal medicine.

Community facilities and services include the Tesuque Volunteer Fire Department, the U.S. Post Office, Tesuque Elementary School, San Ysidro Church and Cemetery, and the various acequia associations.

## EXISTING ZONING

Many of the standards, guidelines and regulations from the Tesuque Valley Community Zoning District SF County Ordinance 2000-13, as well as new regulations & standards

needed to implement land use recommendations of this plan, will be brought forward as part of a future Tesuque Valley Community Zoning District. This section summarizes **existing zoning (2013)**, established by the Tesuque Valley Community Zoning District 2000-13, (see complete ordinance in Appendix A ). The area has two zoning classifications: The Tesuque Traditional Village Zone which covers most of the development on the valley floor including a commercial node in the village core and the Basin Fringe Zone which covers most of the residential development on the hills surrounding the valley floor.

### **Tesuque Traditional Village Zone**

The boundaries of the Traditional Village Zone follow the general boundaries established for the Tesuque Traditional Community District in the 1980 Comprehensive Plan. (See: Existing Land Use & Zoning Map on page 20). The zoning boundary provides a generalized area covering most of the valley floor but is not tied to any geographic feature, parcel boundaries or legal description.

Permitted Uses: This is a mixed-use traditional community zone with different standards for regulating residential and commercial uses:

**Commercial uses** are allowed anywhere in the zone with the following conditions:

- Minimum .75 acre and 1.5 acre maximum lot size.
- Maximum 20% lot coverage which includes roof area of all structures, parking areas and driveways.
- Performance standards for Rural Character, (see complete ordinance in Appendix A).

There is a preference but no requirement for commercial development to locate within the commercial node described as a 500' radius from a point on CR 73 midway between the intersections of CR 73/CR73 A and CR73/ Griego Road, (See Existing Land Use & Zoning Map page 20).

**Residential uses** are allowed anywhere in the zoning district with the following conditions:

- 1 dwelling unit is permitted per acre, (minimum lot size is 1 acre. However in meeting performance standards density transfers are allowed which can result in smaller minimum lots sizes).
- 2 dwelling units are permitted on lots of 1.5 acres or larger with advanced liquid waste system.
- Lot coverage = 20% = total roof area of principle and accessory structures.

Minimum lot size shall not be adjusted down when community water and sewer systems are provided except:

- Protection of open space / agricultural lands, (see Appendix A for full ordinance).
- Affordable housing, (see Appendix A for full ordinance).

### **Tesuque Basin Fringe Zone**

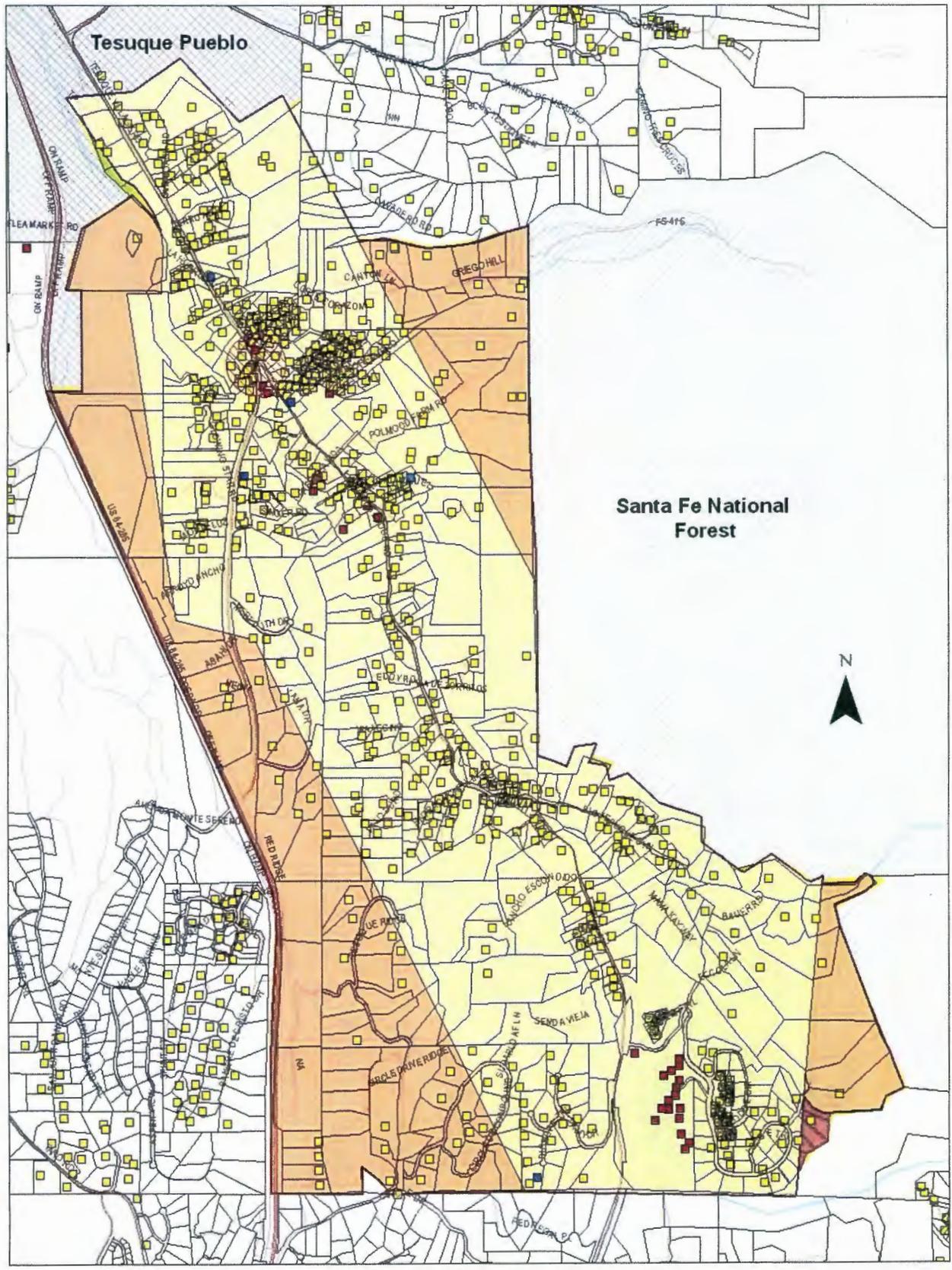
The Tesuque Basin Fringe Zone includes the remaining areas outside of the Tesuque Traditional Village district but within the Tesuque Valley Community Zoning District. The boundaries of this zone are not parcel based and the majority of lots are non-conforming under the minimum size regulation of the current ordinance.

Permitted Uses: this zone is primarily residential due to its reference to the Basin Fringe Hydro Zone but it does not rule out commercial uses so it is assumed that commercial uses would follow same regulations stated above. Residential Uses are allowed anywhere in the district with the following conditions:

- Lot size requirements are based on Article III, Section 10 for Basin Fringe Zone
  - Min 12.5 acres
- Lot size shall not be adjusted down when community water and sewer systems are available except as noted above.

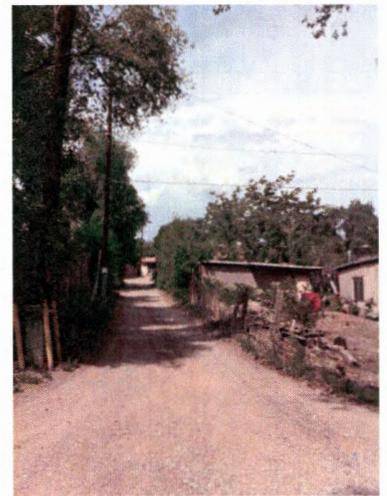
### **Tesuque Scenic Highway Corridor**

It should be noted that the Tesuque Valley Community Zoning District (Ordinance 2000-13) also established a Tesuque Scenic Highway Corridor for lands adjacent to US 84/285 which provided standards for a 300' noise impact setback and allowed berms and landscaping to mitigate noise levels. The noise impact regulations are viewed as irrelevant due to the reconstruction of US 285 which mitigated highway noise levels.



## SECTION II. PLAN ELEMENTS

SEP CLEAR RECORDED 12/11/2013







## Scenic Corridor and Roads

*Bishop's Lodge Road and Tesuque Village Road provide a scenic corridor, a spine through the community that connects us to our history and to each other. Preserving this unique corridor as well as our network of traditional narrow roads supports our rural lifestyles and the historic character of the valley.*

### INTRODUCTION

As with many roads that weave through traditional communities in northern New Mexico, Bishop's Lodge Road has all the characteristics of a winding, historic country road that could be found in Europe. Tesuque residents are committed to maintaining this aesthetic, complete with its over-arching tree canopy, narrow and curving road surface, and lack of paved road shoulders.

Bishop's Lodge Road and the Tesuque Village Road form the spine of Tesuque and connect the long narrow valley that follows the contours of the Tesuque River. Low speed limits are appropriate and necessary given the number of curves in the road, and limited sight distance in many areas.

Rights-of-way for acequias and the natural channels of streams, creeks and arroyos that adjoin or cross the road must also be maintained and respected. Because of visibility and safety concerns as well as the desire to maintain a visual connection to the pastures, orchards and natural features of the landscape, residents want to encourage owners of land along these roads to build appropriate walls and fences.

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Equestrians, pedestrians and cyclists use the Scenic Corridor to connect with their neighbors, the post office, the market, the elementary school, the forest and even the City of Santa Fe. Increasing safety for all users while preserving the rural character of the Scenic Corridor requires low impact intervention in specific locations.

## SCENIC CORRIDOR AND IMPLEMENTATION OF THE AAMODT SETTLEMENT

### *Protect the intrinsic qualities of the Scenic Corridor from impacts of the project.*

There is concern that when the Aamodt Settlement is implemented in the planning area, the historic rural character of the Scenic Corridor will be degraded or completely lost, that the road will be widened and that the trees, acequias and natural features along the way will be destroyed.

Due to the significance of the Scenic Corridor to the community, every effort should be made to seek alternative alignments for the water lines associated with the Aamodt settlement. However, in the event that proposed alignment of the pipes through the plan area results in Tesuque Village Road and Bishop's Lodge Road being dug up and reconstructed, the objective of this plan is to affect the design and timing of the project to limit impacts to the Scenic Corridor and seek improvements that are aligned with plan goals and objectives

### *Implementation Strategies*

- Adopt Tesuque Scenic Corridor Road Policy and Standards that provide for the preservation and maintenance of features that contribute to the rural character of the corridor including narrow roadway with minimum paving, adjacent acequias and stream beds, and mature trees and landscaping.
- Conduct a road survey that maps cultural resources, important scenic features including heritage trees and tree canopies, existing roadway widths and rights-of-way. Develop preservation standards for implementation through a Scenic Corridor Overlay Zone which will establish permit conditions for all new road construction and improvement projects.
- Work within the existing right-of-way and maintain current narrow lane widths and limited pavement. Limited expansion should only be considered in order to provide on-road bike lanes and pedestrian paths in locations described below and identified on the Scenic Corridor Schematic Plan, (See page 30)
- Using context sensitive design principles; identify the various area types along the Scenic Corridor and draft a series of road cross sections that reflect the existing conditions in order to guide appropriate road design and maintenance standards for future County road improvements and maintenance projects.
- Reclassify Bishop's Lodge Road (73A) from the City Limits to its terminus at the intersection of Tesuque Village Road as a Major Collector Rural.

- Through the County Public Works Department and Planning Division, communicate community plan goals, objectives and projects to the Bureau of Reclamation throughout the design and construction of the Pojoaque Basin Regional Water System including their preparation of the Environmental Impact Statement (EIS).

## *CARS, BICYCLES, PEOPLE AND WILDLIFE*

*Increase safety for all users while preserving the rural character of the scenic corridor with low impact focused intervention in specific locations.*

Bishop's Lodge Road and Tesuque Village Road are single purpose roads designed to serve motor vehicles. There has been an increase in pedestrians, equestrians, wildlife and particularly cyclists on the roads. They have become an expected part of the speed control and mood change for motorists. However, certain sections remain dangerous for all users. This is due to a combination of traffic exceeding the posted speeds, driveways with limited visibility, narrow road widths, unmarked and unmitigated wildlife corridors, poor road conditions and in some places steep and curvy road configuration.

### *Implementation Strategies*

#### **Transition Zones – Slowing Traffic Down**

There is a need to slow down traffic entering Tesuque from the north and west on Tesuque Village Road and from the south on Bishop's Lodge Road and make drivers aware that they are entering into a traditional village area with slower speeds, narrow rural roads and the occasional walker, cyclist and horseback rider. Additionally there is a need to slow traffic on approach from the north to the Tesuque Elementary School.

- Analyze and implement appropriate traffic calming measures including additional signage, striping, edge treatments, at-grade reflectors and sharrows for transition zones between the higher speed areas, 50 MPH - 35MPH, associated with traffic coming into the valley on Bishop's Lodge Road and Tesuque Valley Road and the slower speed areas, 25 MPH, associated with the traditional historic community.
- Identify and implement appropriate traffic calming measures to increase safety for pedestrians and cyclists at the intersection of Bishop's Lodge Road (CR 72A) and Big Tesuque Canyon.

#### **Bike Routes and On-Road Bike Lanes**

Several options should be considered to alleviate the fear and potential danger resulting from car and cyclist sharing dangerous sections of the road.

- Connect cyclists to the City of Santa Fe and surrounding areas through a formalized bike route to follow Tesuque Village Road to US 285 west frontage to connect with Tano Road and Camino Encantado, both of which are designated bike routes.
- Support SGMP and CIP directive to establish an on-road bike lane on Tesuque Village Road by "retrofit through widening" on the northern section, and "retrofit through striping" on the southern section.
- Keep speed limits low on Bishop's Lodge Road to accommodate an in-traffic bicycle route from its intersection with Tesuque Village Road to the intersection with the south entrance of Bishop's Lodge Resort.

- Support an on-road bike lane for a limited section of road on Bishop's Lodge Road to provide the ability for southbound vehicles to pass cyclists biking up the steep climb from approximately the entrance of Bishop's Lodge Resort to the top of the hill.
- Amend the SGMP to remove or change the Future Roadways Map and language that refers to Bishop's Lodge Road as a "priority 2" for "retrofit through widening".

### **Pedestrian Circulation in the Village Core**

The village core is centered at the intersection of Bishop's Lodge Road and Tesuque Village Road and includes small-scaled commercial and community development. The lack of safe pedestrian connections limits community members from walking to, from and in-between the post office, the school and the village market. Currently most people walk along the very narrow shoulders of the road way and find portions of the walk particularly difficult due to the guard rails. Within the village core area, the existing road right-of-way associated with Tesuque Village Road varies from approximately 130' at its widest to approximately 65' at its narrowest. The right-of-way associated with Bishop's Lodge Road varies between approximately 25 feet and 40 feet. With appropriate design both rights-of-ways may accommodate safe pedestrian paths.

- Develop a pedestrian circulation plan that establishes safe pedestrian connections and crossings between the elementary school, the Village Market, the RTD Blue Route Transit stops and the post office and which includes appropriate traffic calming measures.
- Analyze and implement traffic calming measures to slow down traffic as it approaches the Tesuque Elementary school from the south on Bishop's Lodge Road.

### **Equestrian Uses**

Tesuque roads and shoulders are occasionally used by people on horseback primarily on their way to access local and Santa Fe National Forest trails. There is a need to identify specific routes that are aligned with roads and address safety concerns associated with the mix of roadway users and equestrians.

### **Wildlife Crossings and Corridors**

There are several areas in the Scenic Corridor where wildlife crossings often result in conflict with auto traffic. Some of these locations are well-known by the community and are shown on the Scenic Corridor Schematic Plan page 30.

#### ***Minimize conflict between traffic and wildlife.***

- Coordinate with wildlife conservation organizations, state and federal agencies to determine high frequency wildlife crossing areas within the plan area and adopt Best Management Practices plan for wildlife control and crossing.
- Road drainage design and improvements should consider conjunctive use by wildlife.

### **Dangerous Curves**

Specific sections of Bishop's Lodge Road are dangerous due to sharp curves and cars driving faster than the posted speed, including the area just north of the Bishop's Lodge Property at the "S" curve and the curve at the intersection of Big Tesuque Canyon.

- Analyze a variety of approaches to increase safety without widening the road.

### **DRAINAGE AND EROSION**

Difficult terrain, road design and lack of preventative maintenance on both county and privately maintained roads has caused or contributed to soil erosion, impaired road surface and degradation of adjacent properties, stream beds and acequias.

*Reduce drainage and erosion problems along Bishop's Lodge Road, Griego Hill Road and resulting degradation of adjacent properties while maintaining the rural character of the existing road profile.*

#### **Implementation Strategies**

- Develop a comprehensive storm water management plan for the village core area
- Implement Low Impact Development (LID) best practices and preventative maintenance practices on all future county road improvement and maintenance projects in the plan area.
- In general, use bar ditches in lieu of curb and gutter.

### **ILLEGAL AND DANGEROUS DRIVEWAYS**

Existing illegal and dangerous driveways continue to pose a danger to vehicles, cyclists, pedestrians and equestrians.

#### **Implementation Strategies**

- Require all future county road improvement and maintenance projects to inventory all driveways within the project area and include improvements to mitigate existing illegal or dangerous driveways.
- Establish enforceable standards including thorough inspection processes to prevent future problem driveways, (see Enforcement page 48)

### **BRIDGE IMPROVEMENT/ REPLACEMENT**

The bridge on Big Tesuque Canyon just beyond the intersection with 72 A may be unsafe due to its age and deteriorating condition. It should be assessed to determine its condition and provide appropriate mitigation measures.

### **DARK NIGHT SKY LIGHTING STANDARDS**

*Preserve the true natural night sky that our ancestors enjoyed.*

As a rural road, road lighting in the corridor is minimal and should remain that way.

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New road lighting should only be considered at key intersections and should be limited to lighting created for the purpose of enhancing pedestrian and traffic safety during evening hours.

#### ***Implementation Strategies***

- All new road improvement or maintenance projects (private and public) in the plan area should exclude roadway lighting except as needed at key intersections.

#### ***Zoning Recommendations***

- Develop rural roadway lighting standards that conserve energy and protect the night sky.
  - LEDs should be preferred or required over other lamp types.
  - All lighting should be shielded

### **REGIONAL TRANSIT STOP**

***Accommodate aging-in-place goals by supporting transit options for community members.***

The North Central Regional Transit District (NCRTD) provides bus services to City of Santa Fe to and from many small communities in the region. Recently, NCRTD established two transit stops within the plan area: One close to the Tesuque Valley Market and another just south of the post office within county right-of-way. Both transit stops should eventually be improved to provide shade and seating and be included as important destinations in the pedestrian circulation plan.

### **OVERHEAD UTILITIES**

***Enhance the character of the Scenic Corridor and reduce the risk of accidents, fire and the danger of downed electric wires by converting overhead lines to underground.***

Utility distribution lines mounted on utility poles following road alignments in the Scenic Corridor detract from the scenic quality and pose fire risks to the community. There may be opportunities to convert overhead utilities in the Scenic Corridor to underground utilities as part of the Aamodt Settlement implementation or future road and utility improvement and maintenance projects.

#### ***Implementation Strategies***

- Adopt policy for the conversion of overhead utilities to underground utilities as part of new road or utility improvement or maintenance project.
- In measuring the benefits of underground utility lines, consider safety and harder to measure intangibles of quality of life concerns and scenic character. Costs should be considered from the perspectives of consumers, the utility providers, and the county. Cooperative funding should be from all entities.

### *Zoning Recommendation*

- Require all future road and utility improvement and maintenance projects in the Scenic Corridor to inventory overhead utilities and work with utility providers to convert overhead utilities to underground utilities.

### *PRIVACY FENCES AND WALLS ALONG THE SCENIC CORRIDOR*

*Accommodate both visual privacy needs on private property and a more open scenic corridor.*

The proliferation of privacy fences and walls abutting Bishop's Lodge Road and Tesuque Village Road has decreased visual connections to the scenic natural and historic agricultural landscape and detracts from rural character. Privacy fences and walls impede the view and reduce the sense of openness. However, it is important to recognize that the Scenic Corridor traverses several distinct environments distinguished by land uses, topography and historic development patterns. In some areas there is very limited setback area for walls and fences.

### *Implementation Strategies*

- A 25 foot design overlay zone should be established on properties that abut Bishop's Lodge Road and portions of Tesuque Village Road that are in the Scenic Corridor in order to provide design standards and guidelines for new fencing, walls, building setbacks and terrain management.
- Conduct a survey to determine area types and identify unique contextual elements that influence wall and fence design. Based on the survey, develop appropriate setback and design standards for walls and fences. Resulting standards should vary depending on area type. This can be done in conjunction with recommended road survey, (see above section, "Scenic Corridor and Implementation of the Aamodt Settlement").
- Provide current and existing property owners with graphic examples of various walls, fencing, and landscaping alternatives that can accommodate both visual privacy needs on private property and a more open scenic corridor.
  - Encourage fencing and walls that do not interfere with public views.
  - Fencing and walls adjacent to the corridor should be constructed of materials that will complement the surrounding scenic resources and, where feasible, be combined with landscaping.
  - Chain link and plank board fencing is discouraged.
- Enforce current regulations pertaining to fencing and walls on properties that did not get proper permits. Note: many walls and fences may have been in existence before the code and should be legal non-conforming.

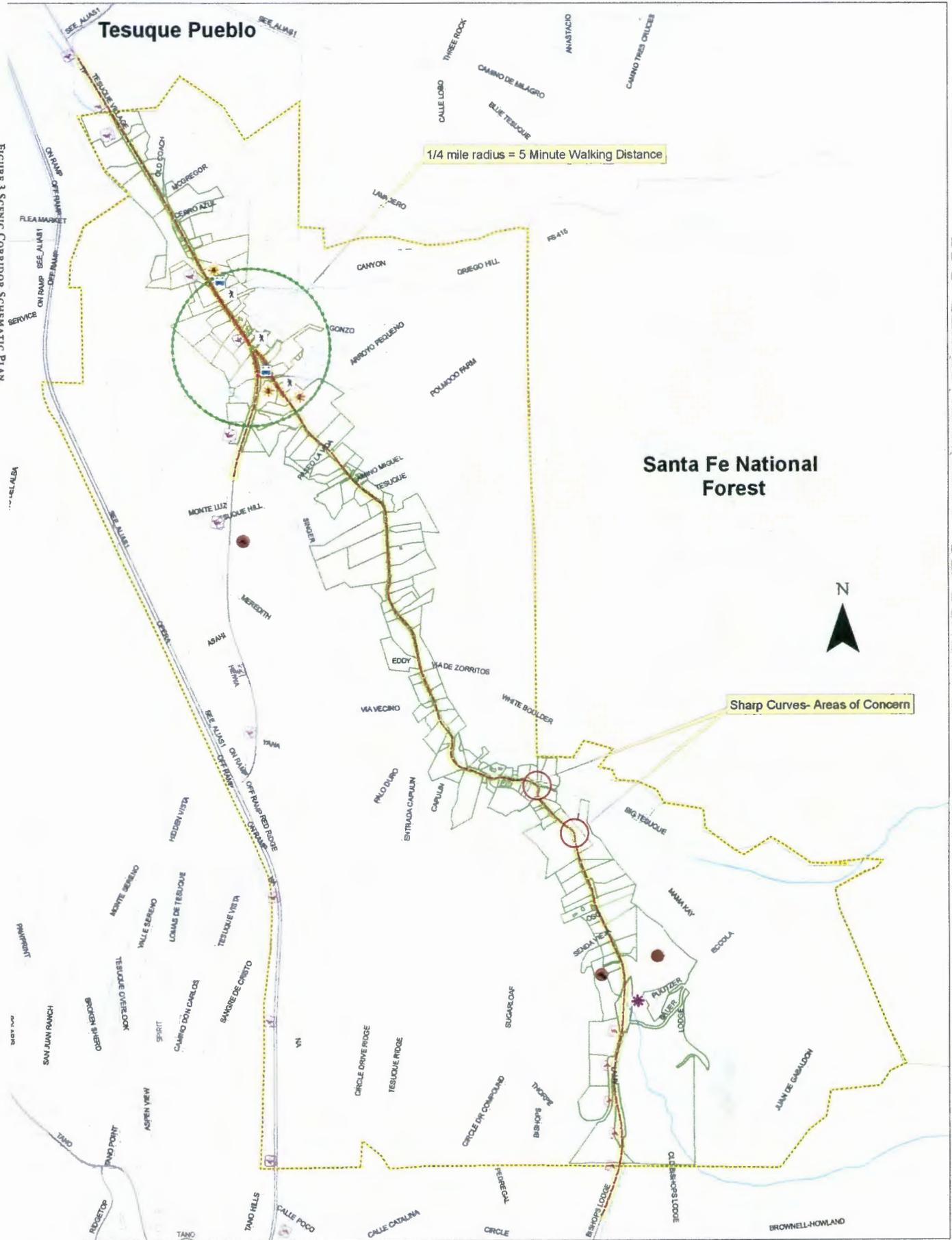
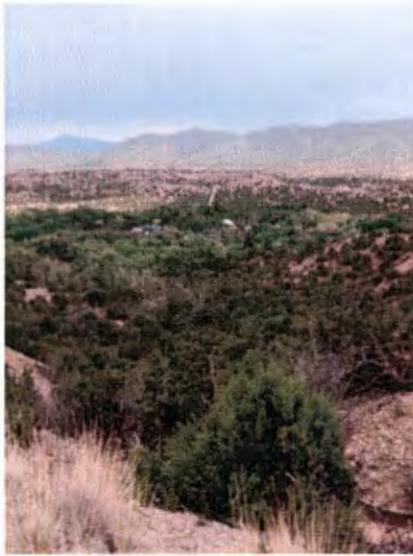


FIGURE 3 SCENIC CORRIDOR SCHEMATIC PLAN

1/4 mile radius = 5 Minute Walking Distance

Sharp Curves- Areas of Concern

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## Land Uses, Densities & Development Patterns

*The traditional community pattern is based on the acequia systems, small farms, rural roads, the natural terrain, small scale buildings and self-sufficiency. New development and land uses should reflect the existing unique character of Tesuque and support aging in place, rural lifestyles and the ability to enjoy the quiet tranquility of this place.*

### INTRODUCTION

This section identifies issues, objectives and strategies pertaining to land uses, densities, development patterns, home occupations and code enforcement. The overall goal of preserving the existing land uses, development patterns and densities stems from the consistent refrain of “we want Tesuque to remain the way it is today!”

It provides land use designations and map, (see page 42) and corresponding general provisions to address the following issues:

- Review of the land use element of the SGMP and the Rio Tesuque Community Land Use Plan revealed the need to establish and map land use designations that more closely reflect existing land uses, densities and development patterns.
- Home occupations and non-conforming uses over the years have evolved into commercial developments without appropriate oversight of impacts to adjacent property owners and the community at large.
- The lack of County oversight and enforcement of the nuisance regulations, (Ordinance 2009-11), zoning standards and terrain management regulations has led to negative impacts on the natural environment, residents and overall community welfare.

- There is an opportunity to support traditional family living arrangements, aging in place and mixed income objectives without additional land divisions by allowing “secondary dwelling units” that are appropriately located, sized and provided with high performing septic /wastewater treatment.
- There is an opportunity to encourage and incentivize the preservation and assembly of agricultural and open space lands.

## LAND USE MAP & DESIGNATIONS

The land use designations as identified on the map and general provisions below are intended to provide guidance for future land use decisions and a basis for establishing zoning anticipated with the adoption of SLDC and a Tesuque Valley Community Planning District Ordinance. The map and designations delineate areas based on topography, existing lot sizes and patterns, compatible land uses, and appropriate locations for commercial and mixed-use development. General uses, densities, and development standards are described. Development types, such as family compounds, secondary dwelling units and clustered developments are identified for some of the designations with the anticipation that development standards will be drafted as part of the ordinance.



### TVCP GRIEGO HILL TRADITIONAL VILLAGE DISTRICT

Griego Hill is probably the oldest continually occupied residential area in Tesuque and now its most densely settled. The elevated area comprises approximately 72 acres and is located close to the intersection of Tesuque’s two main roads, the elementary school and the small commercial area. As such, it is the center of the valley and the village.

The homes on Griego Hill are served by a community water system that was established in 1974, as the result of an early planning effort that had identified the need for a clean water source as family holdings had been divided into increasingly smaller lots.

The Griego Hill Traditional Village District should continue to reflect the unique historic development patterns of the old village with a mixed pattern of lot sizes and shapes and housing types. It should remain as a primarily single-family residential district consistent with historic options for compact residential development including clustered housing, family compounds and secondary dwelling units. Community facilities, institutional uses, agricultural uses, and home occupations that are residential in scale should continue to be allowed anywhere in the district.

The average lot size is .47 acres with over 75% of the lots being less than 3/4 acres; well below the minimum lot size of 1 acre prescribed for the area in the Tesuque Valley Traditional Community Zoning District (Santa Fe County Ordinance 2000-13). In order to maintain rural character and ensure that septic tanks will not contaminate ground water, new land divisions should not create lots that are less than 3/4 of an acre.

In the case of new development on an existing legal lot of less than 3/4 acre,(established prior to the adoption of this plan), development permits should only be issued in conjunction with high performing septic systems or connection to a community wastewater systems, (see Water & Wastewater section page 62, for further recommendations).

Secondary dwelling units should be allowed as a conditional use on lots with  $\frac{3}{4}$  acres or more limited to one secondary unit per lot. Design standards and provisions for secondary units should be developed and codified as part of the Tesuque Valley Community Zoning District, (see General Provisions, page 43 for zoning recommendations related to secondary units).

The El Nido Restaurant (closed at the time of plan draft) is the only commercial establishment located in this designation. Any new commercial uses or expansion of the establishment should meet objectives of the Tesuque Rural Commercial Overlay, (see below).

Structure height up to 26 feet on slopes less than 15% should be permitted with the following conditions:

- Second story area limited to 65% of ground floor footprint.

Structure height on slopes greater than 15% and/or on ridgetops; as regulated per Rio Tesuque Ordinance 2000-13, (see General Provisions, page 43).

Performance based setbacks reflecting the historic patterns of Griego Hill should be established as part of the future zoning regulations.



## TVCP TESUQUE VALLEY DISTRICT

The area along both the Big and Little Tesuque Rivers is recognized as the green heart of the plan area and the feature that differentiates Tesuque from other areas. It encompasses more than 850 acres and represents much of Tesuque's historic and agricultural past, as well as the community's hopes for continued agricultural use in the future. Preservation of this area as rural and open is tied to the need to keep the lands available and suitable for pastures, orchards and other agricultural uses; and to the preservation of the acequias.

Uses should be limited to single-family residential development, agricultural related uses, home occupations and small scale commercial uses centrally located near the intersection of Bishop's Lodge Road and Tesuque Village Road. This central location should continue as a neighborhood scaled commercial node. New commercial uses or expansion of existing uses should meet objectives and requirements of the Tesuque Rural Commercial Overlay, (see below).

Average lot size is approximately 2.42 acres with the majority of lots, (51% )being greater than 1.5 acres.

A minimum lot size of 1.5 acres should be established with incentives for the preservation of contiguous open space or agricultural lands of 3 acres and larger, (see Acequia and Agriculture section, page 49).

Options for clustering involving density transfers should not exceed the gross density of 1 dwelling unit per 1.5 acres. Design standards and provisions for clustering should be developed and codified as part of the future Tesuque Valley Community Zoning District.

Secondary dwelling units should be allowed as a conditional use on lots with 1.5 acres or more limited to one secondary unit per lot. Design standards and provisions for secondary units should be developed and codified as part of the Tesuque Valley Community Zoning District, (see General Provisions, page 45 for zoning recommendations related to secondary units).

Structure height up to 26 feet on slopes less than 15% should be permitted with the following conditions:

- Second story area limited to 65% of ground floor footprint.

Structure height on slopes greater than 15% and/or on ridgetops; as regulated per Rio Tesuque Ordinance 2000-13, (see General Provisions, page 45).

Performance based setbacks reflecting the historic patterns of Griego Hill should be established as part of the future zoning regulations.



#### **TVCP RESIDENTIAL ESTATE DISTRICT**

The Residential Estate District is designated for properties in the Planning Area that are situated on a flat ridge above the valley floor adjacent to Bishop's Lodge Hills Subdivision and accessed by either Mama Kay Way or Eccola Lane or Bauer Road.

The area is comprised of residential properties which have recently been subdivided through the family transfer process. Lot sizes currently range between 1.4 acres to 7.5 acres with an average lot size of approximately 3.2 acres.

This area should continue to evolve as a primarily low-density single-family residential district with appropriate infrastructure and options for clustering in conjunction with contiguous common areas or conservation easements.

A minimum lot size of 2.5 acres should be established to reflect the existing development pattern and recognize this area as a transition zone from the denser Tesuque Valley and Rural Resort designations to the larger lots of the Foothills designation.

Building envelopes and setbacks should be established on parcels to minimize the visibility of development from the valley floor and Bishop's Lodge Road and to provide a natural buffer between developments.

Structure height up to 26 feet on slopes less than 15% should be permitted with the following conditions:

- Second story area limited to 65% of ground floor footprint.

Structure height on slopes greater than 15% and/or on ridgetops; as regulated per Rio Tesuque Ordinance 2000-13, (see General Provisions, page 45).



## **TVCP EAST AND WEST RIDGE DISTRICTS**

The East and West Ridge Districts are designated for areas associated primarily with contemporary residential subdivisions that were established off the valley floor in the surrounding piñon/juniper covered hills. Most of these subdivisions have covenants covering minimum lot sizes, buildable areas, utility easements, egress and ingress easements, building heights and setbacks. The East Ridge District encompasses approximately 185 acres in the northeast portion of the plan area and abutting the Santa Fe National Forest. The West Ridge District encompasses approximately 1025 acres along the western boundary of the plan area abutting highway US 285.

Uses should continue to be limited to single-family residential development, agricultural related uses and home occupations that are residential in scale.

Gross density for new residential development should reflect the average lot size of approximately 5 acres. Compact residential development in conjunction with contiguous common areas or conservation easements should be encouraged.

Options for clustering involving density transfers should not exceed the gross density of 1 dwelling unit per 5 acres. Design standards and provisions for clustering should be developed and codified as part of the Tesuque Valley Community Zoning District.

Secondary dwelling units should be allowed as a conditional use on lots with 5 acres or more limited to one secondary unit per lot. Design standards and provisions for secondary units should be developed and codified as part of the Tesuque Valley Community Zoning District.

Structure height up to 26 feet on slopes less than 15% should be permitted with the following conditions:

- Second story area limited to 65% of ground floor footprint.

Structure height on slopes greater than 15% and/or on ridgetops; as regulated per Rio Tesuque Ordinance 2000-13, (see General Provisions, page 45).

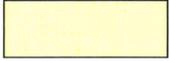
Building envelopes and setbacks should be established on parcels to provide a natural buffer between developments.

### **West Ridge District**

The West Ridge District encompasses approximately 1025 acres on lands that lie between the Tesuque Valley District and US Highway 285. More than the other districts, properties have major terrain management challenges; slopes are steeper, there is less tree cover and perhaps as a result of erosion there are more exposed sub-soils. Extra care should be given to the planning of driveways and buildable areas in this zone so as to prevent future erosion. Average lot size is approximately 6.7 acres with the majority of lots, 64% being greater than 5 acres.

### **East Ridge District**

The East Ridge District encompasses approximately 185 acres on lands that lie between Griego Hill and the Plan area boundary on the north are similar development pattern, soils and vegetation as the West Ridge but slopes are not as steep. Average lot size is approximately 6.3 acres with the majority of lots, 63% being greater than 5 acres.



### **TVCP FOOTHILLS DISTRICT**

This designation applies to two areas encompassing approximately 420 acres that cover large residential lots located in the foothills which border Santa Fe National Forest. There is less level, buildable area and more sloping terrain. Most of the area has good tree cover, with piñon and juniper trees predominant in the landscape.

Average lot size is approximately 12 acres with 46% of the lots being greater than 10 acres. Many of the residential lots that are less than 10 acres are associated with land set aside as conservation easements or permanent open space. In order to reflect existing development patterns and natural transition area from the valley floor to the Santa Fe National Forest, new land divisions and development should have a maximum density of 1 unit per 10 acres or greater.

Uses should continue to be limited to single-family residential development, agricultural related uses and home occupations that are residential in scale.

Options for clustering involving density transfers should not exceed the gross density of 1 dwelling unit per 10 acres. Design standards and provisions for clustering should be developed and codified as part of the Tesuque Valley Community Zoning District.

Secondary dwelling units should be allowed as a conditional use for on lots with 10 acres or more limited to one secondary unit per lot. Design standards and provisions for secondary units should be developed and codified as part of the Tesuque Valley Community Zoning District.

Structure height up to 26 feet on slopes less than 15% should be permitted with the following conditions:

- Second story area limited to 65% of ground floor footprint.

Structure height on slopes greater than 15% and/or on ridgetops; as regulated per Rio Tesuque Ordinance 2000-13, (see General Provisions, page 45).

Building envelopes and setbacks should be established on parcels to provide a natural buffer between developments.



### **TVCP RURAL COMMERCIAL OVERLAY**

The TVCP Rural Commercial Overlay accommodates the expansion or new development of business, commercial, higher density residential and service-related activities in the Village Core area. It covers properties that are appropriately located and have adequate frontage and access onto public roads with existing capacity to accommodate more intensive development. The intent of the overlay is to supplement standards of the

underlying land use designation for mixed-uses in order to support community goals for economic development, self-sufficiency, sustainability and aging in place while maintaining residential scale and rural character of the plan area.

This category is designated for two different areas:

**Area A:**

Approx. 17 acres

This area is centrally located and covers lots or portions of lots with established/ historic commercial land uses, and/or frontage on Bishop's Lodge Road and/or Tesuque Village Road within the village core. The area is envisioned to continue as mixed-use village center supporting neighborhood scale retail and commercial uses, community facilities and open space as well as higher density residential development – up to 6 dwelling units per acre. Due to the higher density and intensity of the area, the following improvements are recommended:

- Improved wastewater treatment: This may be in conjunction with a future community wastewater treatment facility, sanitation district or satellite system that serves the elementary school and homes located in the Griego Hill Traditional Village District.
- Shared parking and circulation plan: A shared parking and circulation master plan should be developed so that traffic and parking from existing and new businesses is efficient, organized and limits impacts to surrounding areas.
- Improvements to the RTD Blue Route: A transit stop for the RTD Blue route has recently been established in Area A providing convenient public transit options to and from Santa Fe for plan area residents. Improvements to the transit stop that provide shade and seating are needed and should be addressed as part of the pedestrian circulation plan: See Cars, Bicycles, People beginning on page 25.
- Community Center: See Community Facilities page 60
- Community outdoor space and / or small passive park: See Community Facilities page 60

**Area B:**

Approx. 9 acres

This area is located along Tesuque Village Road just east of the interchange with US 285 on approximately 9 acres of vacant land that abuts public right-of-way on three sides; Tesuque Village Road on the south and east and Highway US 285 on the west. This area functions as a gateway to Tesuque. As such, future development of the area must be scaled to its rural setting. The area is envisioned to be appropriate for neighborhood-scaled and neighborhood-oriented mixed uses, including commercial offices, live work units, studios, restaurants, retail of primarily locally produced goods, community services, recreation amenities and higher density residential – up to 6 dwelling units per acre. It is not appropriate for travel services, highway oriented development or retail where the majority of goods are not produced locally. It should be noted that there are likely major constraints to development due to steep slopes and a large arroyo cutting through the site. On-site density transfer should be considered for areas primarily left in a natural state.

**General Provisions for Areas A & B:**

Although this category allows a mixture of land uses, there should be controls intended to minimize or buffer any nuisances caused by new or expanded development.

In order to fit in with surrounding residential development, dimensional standards of underlying designation should be applied except as identified below.

Permitted uses: In addition to those uses allowed by the underlying designation, the following uses should be allowed:

- Neighborhood scaled business, services, commercial establishments including restaurants and community facilities, provided maximum floor area for each establishment does not exceed 5,000 sq. feet.
- Residential uses up to 6 dwelling units per acre

Due to the rural and residential character of the village core and its proximity to both the Tesuque Elementary School and the Rio Tesuque; industrial, manufacturing, processing or storage activities are inappropriate and should be prohibited.



#### **TVCP COMMUNITY FACILITIES OVERLAY**

The Tesuque Elementary School, the Tesuque Volunteer Fire Station, the US Post Office and San Ysidro Mission Church are vital community facilities that provide essential services to our rural community. Expansion and redevelopment that meets community needs should be allowed but limited to, (except for school and the fire station), less than 3,000 square feet of gross floor area.

In order to fit in with surrounding residential development, dimensional standards of underlying designation should be applied.



#### **TVCP RURAL RESORT PLANNED DEVELOPMENT DISTRICT**

This designation applies to the master planned development district of Bishop's Lodge Resort and Spa and associated residential development of Bishop's Lodge Hills Subdivision and the Villas at Bishop's Lodge Condominiums in the southern portion of the plan area abutting the City of Santa Fe boundary. Bishop's Lodge Ranch, Resort, Hotel and Spa have served as a resort and lodge since 1918. Most recently, this area has been planned, developed and operated in accordance with a master plan that was first approved by Santa Fe County in 1984 and last amended in December of 2002. The process included public hearings before the Board of County Commissioners, the County Development Review Committee as well as the Tesuque Development Review Board. The master plan, as amended and recorded, provides for the development and operation of resort facilities on approximately 93 acres, including lodging facilities, a restaurant, a spa and pool, equestrian facilities and other recreational and resort amenities, as well as approximately 225 acres of open space owned by the resort and used for hiking, mountain biking, horseback riding and similar outdoor recreational activities. The amended master plan also provides for residential development on approximately 136 acres to the east, now known as the Hills and Villas at Bishop's Lodge, which are not a part of the resort.

With respect to the resort property, the amended master plan, as well as final development plans that were approved through a public hearing process and recorded in 2000 and 2002, provide for 144 guest units, resort and recreational facilities, equestrian facilities, and 30,270 square feet of buildings to include guest units, a health and wellness center and pool, a salon, a meeting hall and tack room. Thirty-three of the guest units, as well as the health and wellness facility and the salon, remain to be built.

Development on the resort property has historically occurred on both the east and west sides of Little Tesuque Creek, including various uses on the western side of the creek such as the waste water facilities, parking, equestrian facilities, shipping, receiving and laundry facilities, solid waste storage, a children's activities center, tack room and the resort entrance. Area B of the amended master plan is located west of Little Tesuque Creek and is currently used by resort guests for skeet shooting, horseshoe pitching and evening barbeques. This area has been approved as part of the aforementioned master plan as amended and final development plans for other uses that have yet to be constructed, including a horse paddock, a corral, and a building to include a club room, tack room, swimming pool and hot tub, as well as recreational activities and amenities.

With respect to the residential development of Bishop's Lodge Hills Subdivision and the Villas at Bishop's Lodge Condominiums, the amended master plan, as well as final development plans provides for 48 single family homes, 34 condominiums and common open-space of 136 acres. The gross density of the area is approximately 1.6 acres per unit. As of 2012 all of the condominium units and about half of the single-family residential units were completed.

In accordance with the existing Santa Fe County Land Development Code (1996-10 as amended) as well as the proposed Santa Fe County Sustainable Land Development Code, the Bishop's Lodge is entitled to complete its development, seek amendments and continue its operations, in accordance with the amended master plan and approved final development plans.

This plan supports entitlements associated with the approved master plan and final development plans recorded in 2000 and 2002 and acknowledges a history of planned development and approval process that included extensive public hearings going back to the 1980's. This property has a long and stable history of use as a resort, and it has the entitlements that reflect that history and its intended continuation. The entire area should continue to evolve as a planned development district as a resort and future subdivision should be limited and in accordance with the approved master plan. Approved but yet to be constructed development should continue in accordance with the approved master plan as amended and final development plans.

Any new development, uses or land division **not approved** as part of the master plan as amended and/or final development plan should meet the following objectives:

- The designated open space tracts should remain undeveloped and in their natural state and used for passive recreation only.
- New uses should be compatible with the rural character of Tesuque and be planned and approved holistically as a planned development district.

- Uses that generate excessive traffic and noise particularly at night should be prohibited.
- Minimize impact on any adjacent rural residential or open space lands;
- Meet all county standards for proper installation and operation of water supply and sewage disposal systems, siting requirements determined for proper ingress and egress, buffers, setbacks and terrain management particularly in regards to road gradients and slope.
- No building or other structure should exceed 40 feet in height above finished grade.
- No building or structure should exceed three stories above grade.
- The total number of acres devoted to the built environment (including streets and parking) should not exceed entitlements of the master plan and final development plans approved in 2002,
- Any new retail or service establishments' accessory to the resort and visitor-oriented accommodations should not exceed the intensities identified in the master plan and final development plans approved in 2002,
- Structural expansion of the lodges and accessory uses should not exceed entitlements of the master plan and final development plans approved in 2002.
- Portions of the site that are west of the Little Tesuque Creek should remain substantially undeveloped with the exception of intensities and uses similar to those approved via the approved master plan as amended and final development plans.
- Transfer of development rights from Area B should be considered:
  - Area B is located on a distinctive mesa that dramatizes Tesuque's high mountain, scenic setting. This plan supports the consideration of a transfer of development rights in order to preserve existing views from Bishop's Lodge Road and to provide a natural buffer between rural residential development and the resort.

The community would like to see Bishop's Lodge Resort & Spa first and foremost continue as a rural resort. However, over the course of the next 25 years external forces such as market preferences may require new uses be considered in order for establishment to remain viable. New uses, (that are not identified on the approved master plan) should be compatible with the rural character of Tesuque and be planned and approved holistically as a planned development district. Appropriate alternative land uses include:

- Continuum of care facilities, nursing homes, assisted living facilities boarding schools and medical facilities requiring a campus setting.

### **Historic, Cultural and Natural Resources**

The site also hosts important historic, cultural and natural resources that should continue to be preserved and maintained:

- Archbishop Lamy Chapel which is recognized on the National Register of Historic Places.
- Portions of the site associated with the historic acequia irrigated lands and are currently used as gardens and orchards.
- Freshwater marshes along the Little Tesuque which are home to an abundance of vegetation, including highly valued historic cotton trees.

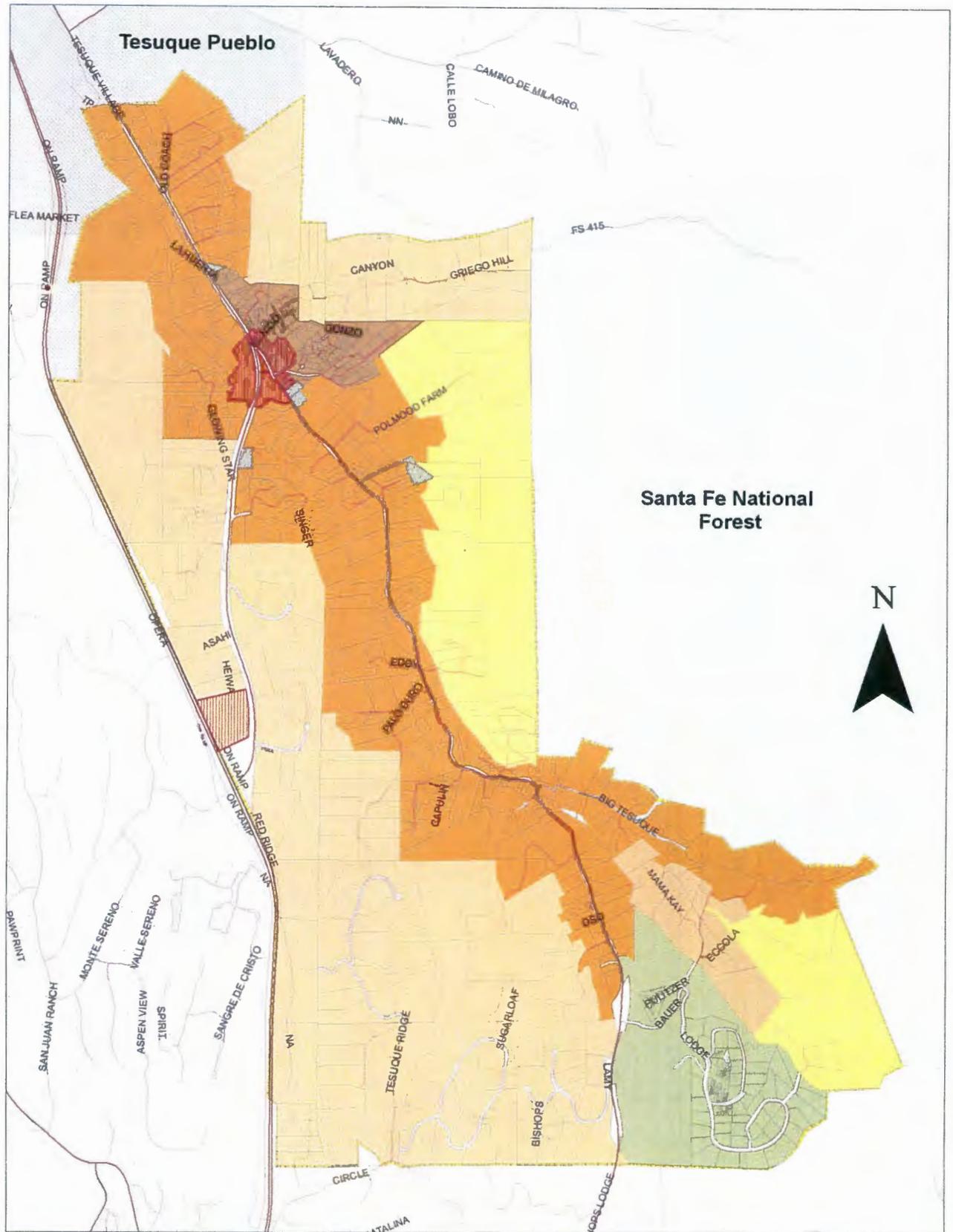
### **Water & Wastewater**

The resort and the residential development are both served by central water and waste water facilities. The resort has an on-property water reclamation system filter and recycles all of their water.

### **Sustainable Management Practices**

This plan supports and encourages the resort's sustainable management practices particularly as they are related to water conservation.

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## GENERAL PROVISIONS

The purpose of the following general provisions is to ensure new development in all land use designations fits in with existing development and contributes to the rural character of the plan area. The provisions are intended to guide future development as well as the regulations and standards to be created as part of the anticipated Tesuque Valley Community Zoning District. Many of the provisions are brought forward from the Santa Fe County Rio Tesuque Valley Community Zoning District Ordinance 2000-03.

### *DENSITY AND MINIMUM LOT SIZES*

New development and land uses should reflect the existing unique character of Tesuque. The existing densities and lot sizes are based on topography and historic patterns and greatly contribute to our rural lifestyles and the ability to enjoy the quiet tranquility of this place. The minimum lot size and gross densities recommended for each land use designation should not be adjusted down when community water and sewer systems are provided except:

- Where density transfers are used to protect sensitive lands or preserve open space or agricultural lands and gross density is maintained.

### *HOME OCCUPATIONS*

Home occupations in Tesuque contribute to making Tesuque a self-sufficient and lively community. Existing home occupations include but are not limited to:

- Bookkeeping services
- Counseling
- Construction company home office
- Consulting businesses
- Photographers studios
- Artists' studios
- Craft production
- Architects offices
- Septic services home office
- Horse boarding services
- Distillers and vintners

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

*Goal: Maintain compatibility between home occupations and neighboring residential uses.*

*Goal: Ensure that septic systems have the capacity to provide sufficient treatment for all activities on the property.*

No-impact and low-impact home occupations should be allowed in all land use designations.

- This plan supports draft regulations/standards for no-impact and low-impact home occupations of the SLDC Public Review Draft Sept 2012. Medium-impact home occupations should only be allowed if daily patron/deliveries are limited to 4 visits a day, or if it is located within the rural commercial overlay, (Appendix B page 77, SLDC Public Review Draft Sept 2012 section 10.6.4- Table 10-1).
- In addition to state requirements for septic inspection at time of sale or transfer of ownership, the County should require that applicants for business licenses and / or home occupations demonstrate sufficient septic treatment capacity either by requiring inspection or self-certification as part of the application and license renewal process.

### *PRIVATE ROADS AND DRIVEWAYS*

Due to the steep slopes and soil types in the plan area road design and construction must be carefully reviewed and monitored. Several recent road projects leading to residential developments have not complied with county regulations or sound engineering practices. In general new developments should design narrow roads and driveways that follow the natural terrain without creating large cut and fill areas; roads should be designed with more natural edges, using shoulders, ditches and grassy swales rather than curb and gutter.

Design standards and regulations should meet or exceed provisions of Santa Fe County Ordinance 2000-13 Rio Tesuque Valley Community Zoning District including references to the Santa Fe County Land Development Code Terrain Management standards and regulations that ensure gradients do not exceed 11% and that the calculation of disturbed area includes area required for site-preparation.

Currently Santa Fe County and the Fire Marshall require 20' wide fire access roads to new residential structures. These roads are appropriate for large subdivisions, but are out of scale for small subdivisions or residences. There is a the need for adequate access to buildings for fire protection, but to make every site accessible by the largest trucks seems impractical and expensive for the homeowner, when there smaller trucks that can be used that require less road width and turn around space. In order to find less impacting solutions for fire access, a provisions need to allow for solutions to be developed for each individual site owner, developer, County and Fire Marshall working in collaboration.

Procedures should be adopted along with appropriate staffing levels to increase County oversight needed to ensure road construction adheres to regulations and design standards.

### *SECONDARY DWELLING UNITS*

To support aging in place, multi-generational family living arrangements and traditional development patterns, secondary dwelling units should be allowed in land use designations as a conditional use limited to one “secondary unit” per lot and conforming to standards and regulations (to be developed as part of future Tesuque Valley Community Zoning District), that control for size, location, relation to primary unit and hook up to advanced septic systems or community wastewater systems.

Zoning recommendations:

- Require that primary dwelling units must be owner –occupied
- Require shared driveways
- Maximum allowable size:
  - 30% of the primary dwelling unit with a maximum allowable size of 1,200 square feet.
  - When primary dwelling unit is less than 1800 square feet, secondary dwelling unit may be greater than 30% of the primary dwelling unit with a maximum allowable size of 600 square feet.

### *TERRAIN MANAGEMENT, SLOPE & RIDGETOPS*

Due to steep slopes, high risks associated with fire and highly valued views that characterize large portions of the plan area, this plan supports regulations and design standards that assure that buildings, roads, driveways, utilities, and other development blend into the natural landscape and conform to the existing natural topography, vegetation, and soils characteristics of Tesuque. The natural form, color, slope, and texture of the hills or mountains should be the dominant feature, not the built environment.

Design standards and regulations should meet or exceed provisions of Santa Fe County Ordinance 2000-13 Rio Tesuque Valley Community Zoning District including references to the Santa Fe County Land Development Code Terrain Management standards and regulations and incorporating standards that help to mitigate fire risk including:

- Prohibiting construction on land where slope is thirty percent (30%) or greater in all circumstances, (See also Fire Safety & Prevention page 58).

### *FLOODPLAIN*

Floodplains are defined by the Federal Emergency Management Agency (FEMA) via their Flood Insurance Rate Maps as lands that are subject to a 1% annual risk of flooding. Santa Fe County Flood Damage Prevention and Stormwater Management Ordinance 2008-10 restricts development in the floodplain. The Santa Fe County floodplain boundaries were recently redrawn during a multi-year planning process. The new boundaries were adopted by the County on October 30, 2012 for the purpose of administering flood damage prevention and stormwater management requirements. For Tesuque, the change in boundaries meant that in some areas the floodplain expanded, in some areas it retracted, and in some areas the hazard level increased or decreased. Some property owners in Tesuque have suggested that their land has been mistakenly identified as part of the floodplain. Those property owners may file a Letter of Map Change with FEMA to

revise the Flood Insurance Rate Map. Property owners who demonstrate that their properties are not in the floodplain will not be subject to the County's flood damage prevention and stormwater management requirements.

- A collective approach to revising the Flood Insurance Rate Map is needed to reduce cost to individual property owners.

#### *INTERCONNECTING SET ASIDES*

Design standards and regulations should meet or exceed provisions of Santa Fe County Ordinance 2000-13 Rio Tesuque Valley Community Zoning District:

- Interconnecting set asides and other easements for the preservation of agricultural land, protection of river, arroyos or trail corridors shall interconnect to such sites or potential sites on adjacent properties, as practicable.

#### *DARK NIGHT SKY*

Provide regulations for outdoor lighting that will:

- Permit use of outdoor lighting that does not exceed the minimum levels specified in IES recommended practices for nighttime safety, utility, security productivity and enjoyment
- Minimize adverse offsite impacts lighting such as trespass, and obtrusive light.
- Curtail light pollution; reduce sky glow and improve the nighttime environment for astronomy.
- Conserve energy and resources to the greatest extent possible. ((IDA & IESNA), 2013)

#### *LOT COVERAGE*

Lot coverage's for residential uses in the plan area vary quite a bit. In general the smaller the lots size the higher the lot coverage. To support the traditional development pattern, rural character and a healthy watershed, regulations for lot coverage should vary with lot size and pertain to permeable surfaces. The following ratios between permeable surfaces and lot area are recommended and should be incorporated into the Tesuque Valley Community Zoning District:

For residential and commercial uses in all land use designations:

- For lots that are less than 12,000 square feet, permeable surface area should not be less than 50% of lot area.
- For lots that are greater than 12,000 square feet and up to 5 acres, permeable surface area should not be less than 80% of lot area.
- For lots that are greater than 5 acres, permeable surface area should not be less than 90% of lot area.

#### *PROTECTION OF RIVER CORRIDORS, STREAMS, ARROYOS AND ACEQUIAS*

Design standards and regulations should meet or exceed provisions of Santa Fe County Ordinance 2000-13 Rio Tesuque Valley Community Zoning District:

- Development shall be set back a minimum of fifty feet (50') from the natural edge of the Little Tesuque and the Big Tesuque rivers.



### *ENFORCEMENT*

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

Strategy: The Tesuque Valley Community Association will schedule standing quarterly or biannual meetings with Santa Fe County Code Enforcement Division to proactively address code enforcement and educational issues as well as permit application processes.

Strategy: The Tesuque Valley Community Association will apply to the Board of County Commissioners for registration as a Community Organization in order to receive notice and provide recommendations for any discretionary development application, including conditional use permits for medium impact home occupations.



## Agriculture, Acequias & Riparian Areas

*The farms, orchards, gardens, lush river bosque, tree lined roads and functioning acequia systems provide connections to Tesuque's rural roots. Preserving and enhancing this aspect of the plan area continues to be a priority.*

### INTRODUCTION

Tesuque's history and contemporary identity are deeply rooted in the traditions and practices surrounding acequias and agriculture lands as well as the riparian areas associated with the river bosque. They help identify Tesuque, support a variety of plants and animals and evoke the village's history. Poorly sited development and the overgrowth of invasive species are threats to the health of acequia irrigated lands and riparian areas.

Programs and incentives are needed to preserve the acequias, restore the riparian areas and encourage the assembly of contiguous land for agriculture and open space.

The plan recommends a three-pronged approach to enhancing opportunities for agriculture production and riparian restoration:

An education-based approach:

Strategy: The Tesuque Valley Community Association will form a Stewardship Committee to educate and work with property owners on establishing conservation and/or agricultural easements on their property.

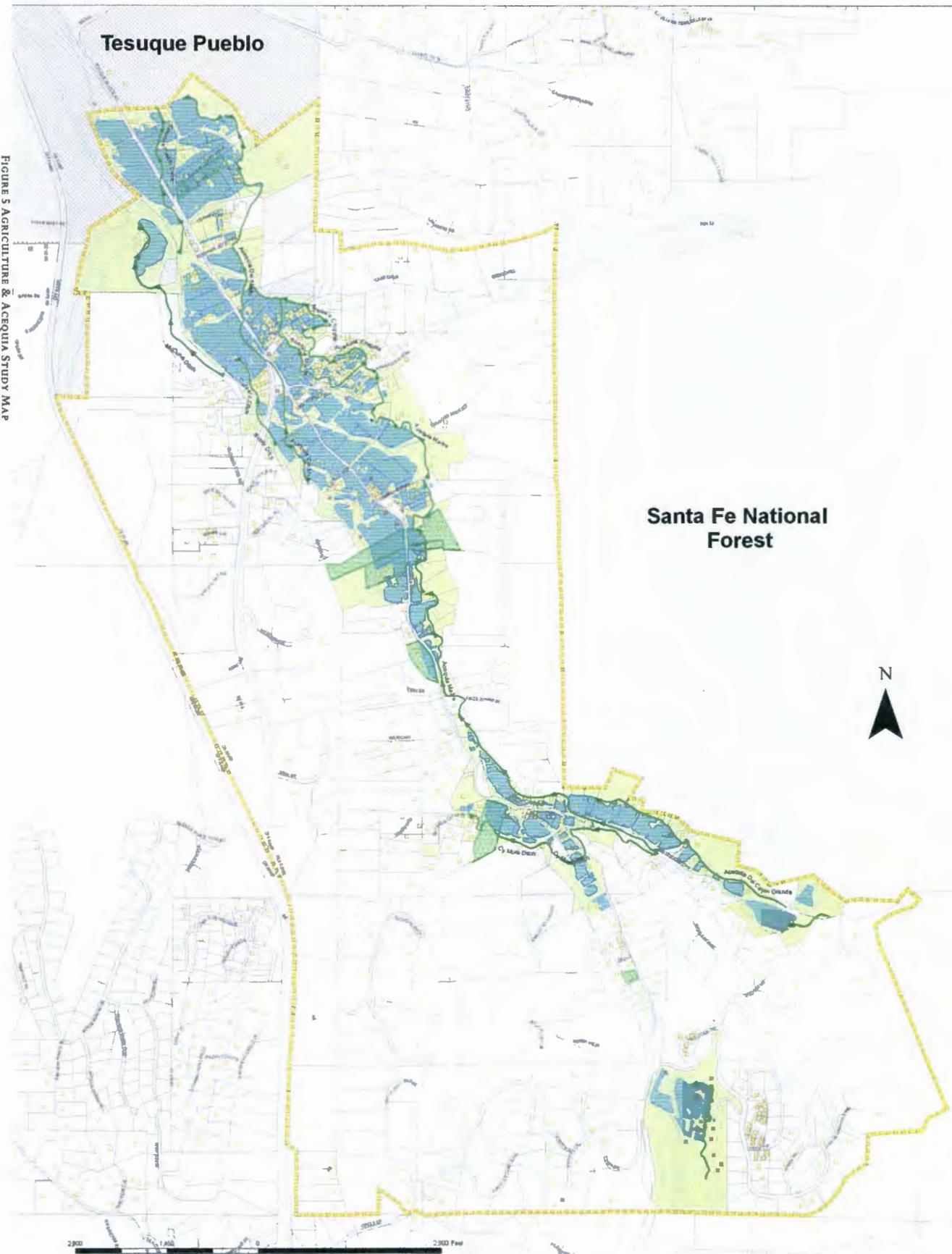
An interagency and community collaborative approach:

Strategy: Stewardship Committee will work with property owners to implement federal, state, local and tribal initiatives that are actively working to remove or control select invasive species such as elms and tamarisk and regenerate the vegetation native to the bosque and acequia irrigated lands.

An incentive-based zoning approach:

Strategy: Create new zoning incentives and provisions for parcels measuring at least three acres that would allow qualifying lands to receive density bonuses for transfer or compact development in exchange for setting aside a prescribed minimum percentage of their lot area for agriculture production or open space.

REC'D PLAN RECORDED 12/11/2013



**Tesuque Pueblo**

**Santa Fe National Forest**

Figure 5 Agriculture & Acequia Study Map



## Social Trails

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

### INTRODUCTION

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

## OFFICIAL MAP

Goal: Preserve Tesuque's historic social trails.

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

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

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

## FOREST ROAD 415

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

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



## Public Access to Forest Land & Trails

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

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

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

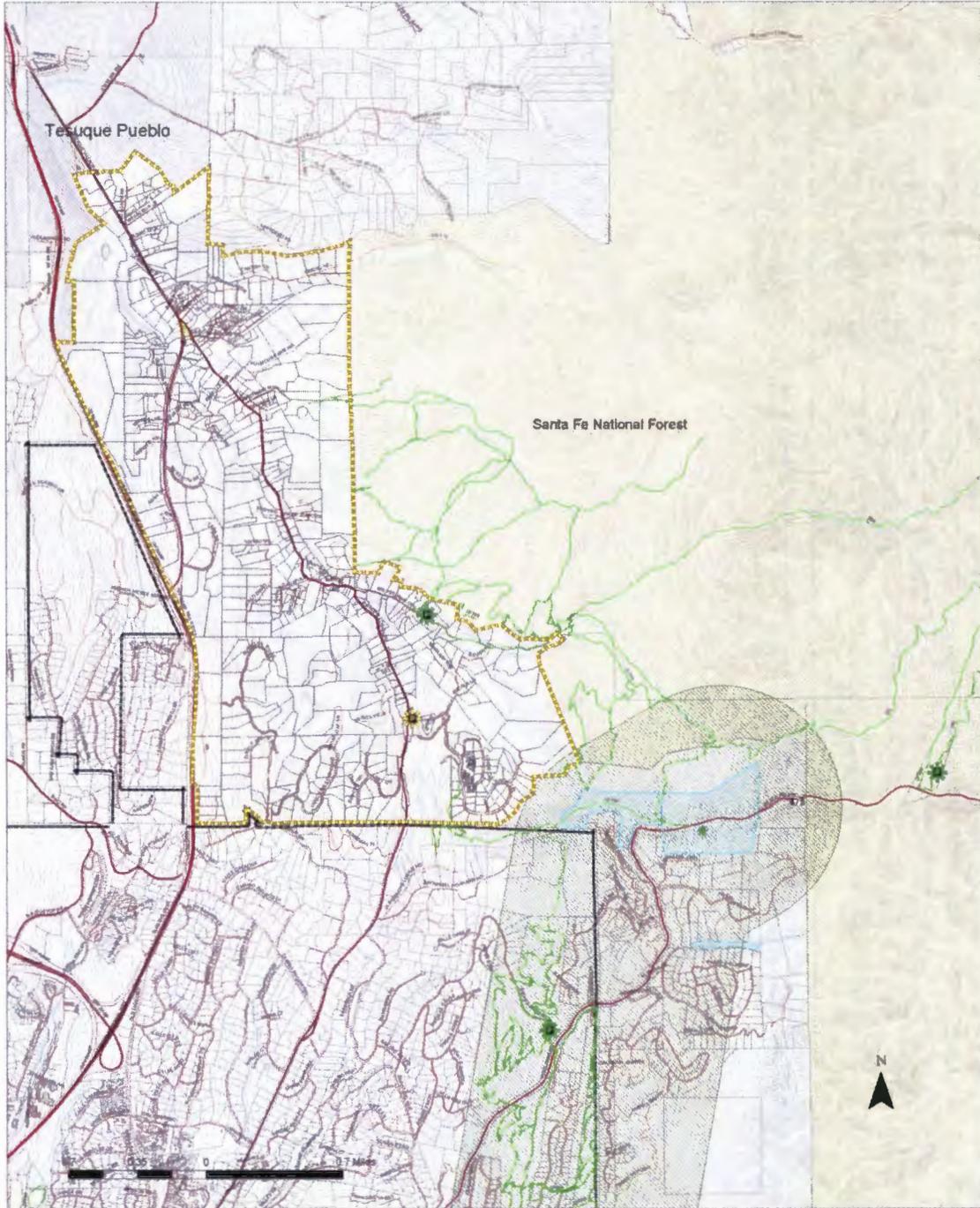
Strategy: The Tesuque Valley Community Association will work with Bishop's Lodge and Santa Fe County Public Works to explore the possibility of creating parking spaces and trailhead signage on the public right of way north of the entrance to Bishop's Lodge and/or within the Bishop's Lodge facility, as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

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

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

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

FIGURE 6 FOREST TRAILS & ACCESS STUDY MAP



- |                                 |                                    |                                       |
|---------------------------------|------------------------------------|---------------------------------------|
| Santa Fe National Forest Trails | Santa Fe County Open Space         | City of Santa Fe                      |
| Existing Trails                 | Potential Trail Corridor SGMP 2010 | TVCP_Community_Planning_District_2012 |
| Contours - 20 Feet              | Existing Trail Access Parking      |                                       |
| Minor Roads                     | Proposed Trail Access Parking      |                                       |
| Major Roads                     |                                    |                                       |

TVCP Regional Trails Study Map

SFC CLIENT RECORDED 12/11/2013



## Fire Safety & Prevention

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

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

Wildfire risk increases during drought conditions and may intensify as drought continues. The 2011 wildfire season was particularly horrendous. It included the human caused Las Conchas Fire in the Jemez Mountains which burned over acres 245 square miles and closer to home, the Pacheco Fire which came within 5 miles of the plan area and burned over 16 square miles. Currently in 2013 wildfire season, the ongoing Joroso Fire, 12 miles northwest of the plan area, has burned over 11,000 acres of the Santa Fe National Forest.

### *Increase Response Capacity*

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

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

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

***Mitigate wildfire vulnerability.***

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

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

Strategy: The community plan encourages residents to take advantage of the County's free service to assess household wildfire vulnerability. This service provides information to fire districts regarding how to effectively fight fires that may affect households and educates households as to steps they can take to mitigate their wildfire vulnerability.

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

Currently Santa Fe County and the Fire Marshall require 20' wide fire access roads to new residential structures. These roads are appropriate for large subdivisions, but are out of scale for small subdivisions or residences. There is a need for adequate access to buildings for fire protection, but to make every site accessible by the largest trucks seems impractical and expensive for the homeowner, when there smaller trucks that can be used that require less road width and turn around space. In order to find less impacting solutions for fire access, a provision needs to allow for solutions to be developed for each individual site owner, developer, County and Fire Marshall working in collaboration.



## Community Facilities

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

### **Key Observations:**

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

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

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

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

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

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

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

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

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

Policy: Develop a multi-purpose community center.

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

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

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

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

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

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## Water Supply and Wastewater Treatment

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

All residents and businesses in the plan area currently use ground water either drawn from private wells or community wells for their domestic water supply and to certain extent fire suppression. Their direct experience with wells and irrigation flows have led to the general agreement that ground and surface water in the plan area “is not a constant, abundant, unchanging source”<sup>1</sup>.

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

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

Key Facts:

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

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

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

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

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

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

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

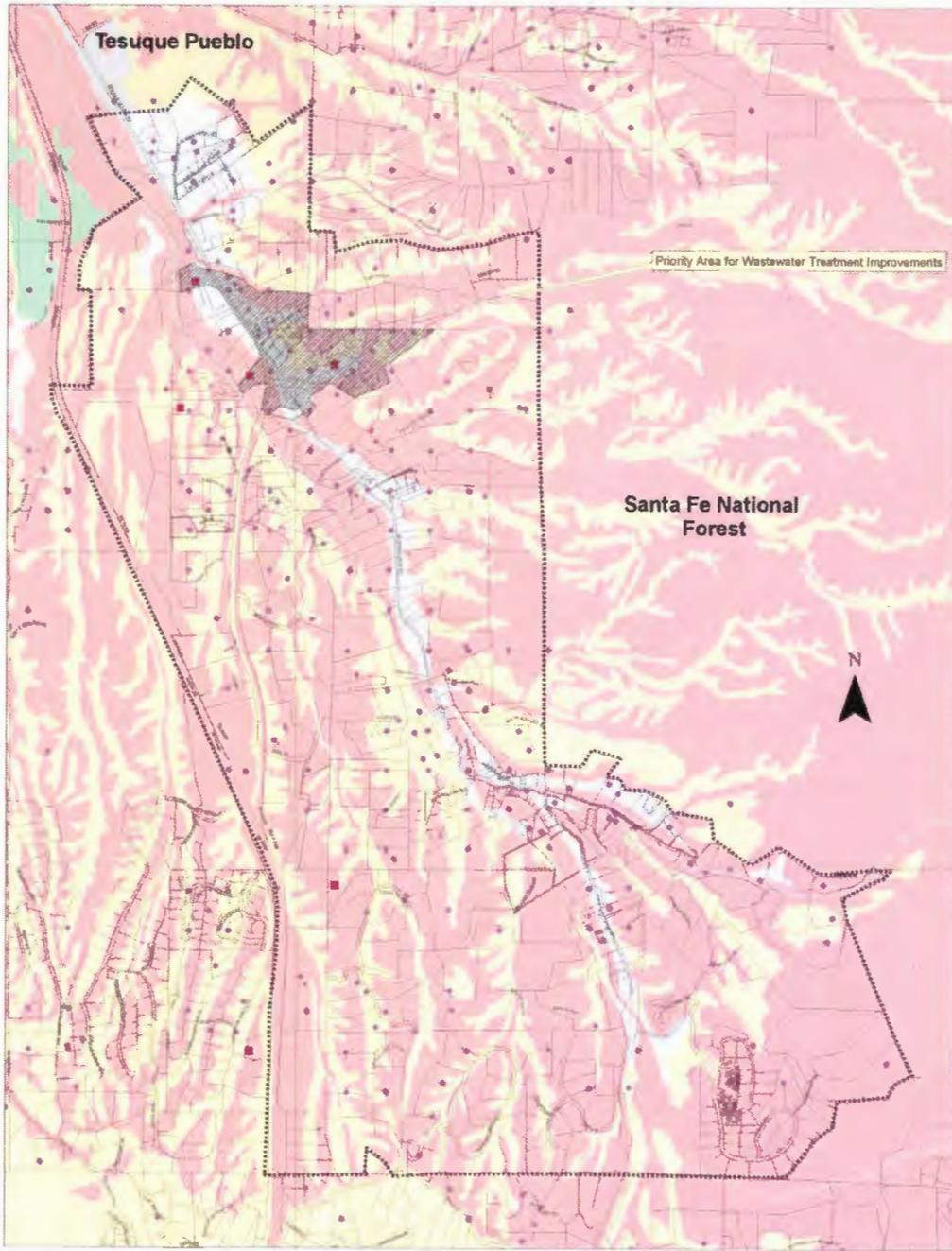
Policy: County should determine the efficacy of liquid waste disposal systems by requiring inspection and implementation of improvements as needed as part of business license and/or home occupation permit application.

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

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

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

FIGURE 7 WATER & WASTEWATER STUDY MAP



----- TVCP PLAN AREA BOUNDARY

■ Waste Water Systems

● Water Well Locations, July 2011

**Soils Septic Tank Suitability**

■ Very limited

■ Somewhat limited

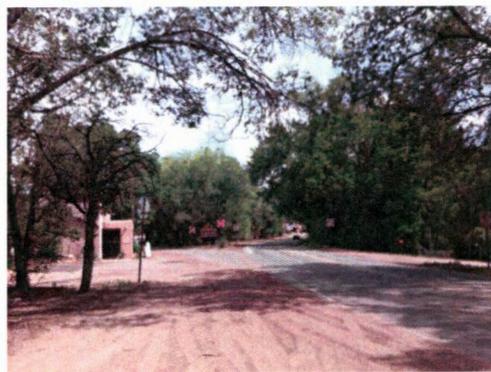
■ Not limited

■ Not rated or not available

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

## SECTION III IMPLEMENTATION

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## Strategic Work Plan

### INTRODUCTION

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

### IMPLEMENTATION MATRIX

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

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

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

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

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

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

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

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



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

## Appendix

Appendix A- 2000 Tesuque Valley Community Zoning District Ordinance

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

Appendix C- 2000 Tesuque Community Land Use Plan

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

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Appendix A – 2000 Tesuque Valley Community  
Zoning District Ordinance



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

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

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

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

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

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

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

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

### 26 3.3 Performance Standards for Rural Character

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

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

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

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

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

40 e. Identified wildlife corridors shall be avoided.

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

- 1 g. Preserving clean air and water are community priorities. The Code  
 2 Administrator shall be authorized to develop criteria and standards with respect  
 3 to air and water quality, including without limitation, determining the efficacy of  
 4 alternative liquid waste disposal systems and other ground water protection  
 5 practices.
- 6 h. Noise and lighting standards shall be strictly enforced. All outdoor lights  
 7 shall be shielded pursuant to the standards of Article III, Section 4.4.4 of the  
 8 Code.
- 9 i. Maximum lot coverage for development shall be twenty percent (20%),  
 10 calculated as follows:
- 11 i. Residential uses: Lot Coverage means the percentage of total lot area  
 12 which may be covered by the total roofed area of principal and accessory  
 13 structures.
- 14 ii. Non-residential uses. Lot Coverage means the percentage of total lot  
 15 area which may be covered by roof area of all structures and parking areas and  
 16 driveways.
- 17 iii. Whenever density transfers are used to create open space which is  
 18 protected in perpetuity by easement or other legal means, lot coverage shall be  
 19 calculated based on the total acreage of the project rather than for each  
 20 individual development lot and shall be apportioned to the density transfer lots  
 21 by means of building envelopes on the approved final plat.
- 22 j. Parking lots shall be located and constructed
- 23 • So that the view of commercial lots are effectively shielded from  
 24 residential neighboring lands; shielding may consist of a landscaped  
 25 buffer, wall or berm;
  - 26 • to the side or rear of buildings unless the LDRC determines that  
 27 alternative siting more effectively protects the rural character of the  
 28 area;
  - 29 • with gravel surfacing except as required to meet ADA standards.
- 30 3.4 Residential Uses
- 31 3.4.1 Traditional Village Zone
- 32 a. Minimum Lot Size is one (1) acre and only one dwelling unit shall be  
 33 permitted per acre.
- 34 b. Two dwelling units may be located on a lot of 1.5 acres or larger if advanced  
 35 liquid waste systems with backup vault holding tanks are installed to serve the  
 36 dwellings. Such systems must be designed by a New Mexico Professional  
 37 Engineer with experience in liquid waste system design. These systems must  
 38 treat effluent to tertiary standards prior to discharge. Disinfection and filtration  
 39 are required. The systems shall be designed so that the effluent's total nitrogen  
 40 shall not exceed 10 milligrams per liter, fecal coliform shall not exceed 100  
 41 colony forming units per 100 milliliters, and chemical oxygen demand shall not  
 42 exceed 25 milligrams per liter. (Constructed wetlands are prohibited.)

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- 1 c. The minimum lot size shall not be adjusted down when community water and  
2 sewer systems are provided except:
- 3 1) where density transfers are used to protect sensitive lands or preserve  
4 open space or agricultural lands and gross density is maintained; or
- 5 2) where affordable housing on community water and sewer systems and  
6 meeting County standards is provided.
- 7 3.4.2 Tesuque Basin Fringe Zone
- 8 a. Lot Size Requirements of Art. III, Section 10 for Basin Fringe Zone shall  
9 apply.
- 10 b. The minimum lot size shall not be adjusted down when community water and  
11 sewer systems are provided except:
- 12 1) where density transfers are used to protect sensitive lands or preserve  
13 open space or agricultural lands and gross density is maintained; or
- 14 2) where affordable housing on community water and sewer systems and  
15 meeting County standards is provided.
- 16 3.4.3 Family Transfers
- 17 Because local families are one of the great community resources of the Tesuque  
18 Traditional Historic Community, lots created by inheritance or family transfer  
19 are allowed and shall meet the requirements of Article II, Section 4 of the Code.
- 20 3.5 Commercial Uses
- 21 3.5.1 Lot Size
- 22 a. Minimum Lot Size is  $\frac{3}{4}$  acre
- 23 b. Maximum Lot Size is 1.5 acres
- 24 c. The Code Administrator shall determine whether a conventional liquid waste  
25 treatment system is adequate for a proposed commercial use and/or lot or  
26 whether the use of advanced liquid waste treatment is required. Commercial uses  
27 producing waste water of 2000 g.p.d. or more must hook up to a community  
28 sewer system.
- 29 3.5.2 Performance standards
- 30 Commercial uses must meet all Rural Character Performance Guidelines set forth in  
31 Section 3.3.1 above.
- 32 3.5.3 Resort uses shall be governed by Article III, Section 6, Large Scale Residential  
33 Uses.
- 34 3.5.4 The proposed location for neighborhood scale commercial activity at the village  
35 center is within a five hundred foot (500') radius from a point on CR 73 midway between  
36 the intersections of CR73/CR73A and CR73/Griego Road. See Map RT1 Tesuque  
37 Community Zoning Map. The total area eligible for rezoning will be up to 20 acres  
38 maximum; the shape and extent will be based on boundaries of parcels which are zoned.  
39 Other locations for non-residential uses may be proposed as long as the standards of this  
40 Section 3.5 and Section 3.3 are met.
- 41 3.6 Home Occupations

- 1 3.6.1 Home occupations meeting the minimum standards of Article III, Section 3 of the  
2 Code are allowed within the Tesuque Community Zoning District.
- 3 3.6.2 Arts and crafts may be sold as part of a home occupation provided:  
4 a. all products to be sold are manufactured on site by the resident; and  
5 b. no more than two (2) employees other than the resident shall be regularly  
6 engaged in work at the site of the home occupation.
- 7 3.7 Non-conforming Legal Uses
- 8 3.7.1 Non-conforming legal land uses and lots shall meet the standards of Article II of  
9 this Code.
- 10 3.7.2 Non-conforming legal uses which have previously been expanded under the  
11 County Land Development Code or the Santa Fe Extraterritorial Zoning Ordinance shall  
12 not be allowed further expansion based on adoption of this Ordinance.
- 13 3.8 Terrain Management
- 14 The terrain management standards of Article VII, Environmental Requirements and site  
15 planning standards of Article III shall apply except where alternative or more restrictive  
16 standards are set forth below.
- 17 3.8.1 Protection of River corridors and acequias
- 18 a. Except as provided below, development shall be set back a minimum of fifty  
19 feet (50') from the natural edge of the Little Tesuque and the Big Tesuque rivers.  
20 A minimum of twenty-five feet (25') set back is required from the natural edge of  
21 other streams, waterways, drainage ways or arroyos that may convey a discharge  
22 ("Q") of one hundred cubic feet per second (100 cfs) or more, generated by a  
23 design storm (100 year recurrence, 24 hour duration); the required setback may  
24 be increased if the Code Administrator determines that a clear hazard exists  
25 pursuant to the procedures set forth in Art. VII, Section 3.4.
- 26 1) Bridges, gardens, acequias, detention ponds and other erosion control  
27 facilities, access and utility corridors are allowed within setback areas; trails  
28 and outdoor recreational uses are allowed but not buildings; and
- 29 2) Exceptions to these setbacks may be approved by the Code Administrator  
30 pursuant to standard engineering practice and alternative stormwater  
31 management practices.
- 32 b. In order to protect the Little Tesuque and the Big Tesuque rivers from  
33 siltation and contaminants from accessory uses, drainage from all land uses  
34 which may discharge runoff containing high nitrogen content or other  
35 contaminants, such as stables or kennels, shall be retained in ponds set back a  
36 minimum of twenty-five feet (25') from the natural edge of the river or the  
37 FEMA designated 100 year flood plain whichever is closer. Retention ponds  
38 shall be cleaned regularly to maintain their planned capacity and are encouraged  
39 to be incorporated into landscaping for the site.
- 40 c. Applications for development within twenty-five feet (25') of an acequia shall  
41 be reviewed by the affected acequia association before any Development Permits  
42 are issued.
- 43 3.8.2 Architectural and Appearance Standards

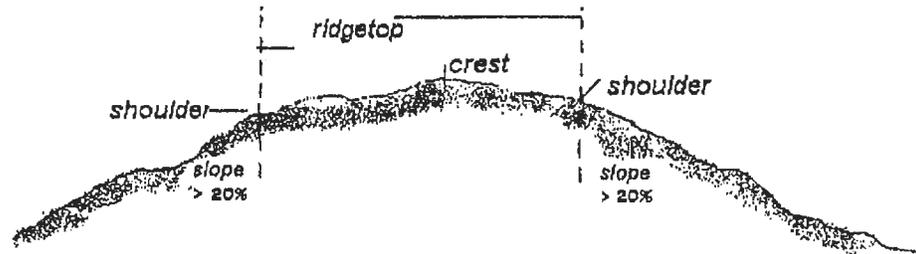
a. No Build and Buildable Areas

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

b. Definitions

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

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



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

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

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

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

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

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

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

16 d. Height on slopes and on Ridgetops

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

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

27 e. Landscaping

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

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

36 3.8.3. Administrative approval

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

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

6        3.9     Signs

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

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

12        3.10    Scenic Corridor

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

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

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

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

26        3.11    Roads and Traffic

27        3.11.1 Bus and Truck Restrictions

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

35        3.11.2 Traditional Village Road Standards

36        SECTION RESERVED FOR VILLAGE ROAD STANDARDS

37        3.12    Community Notice and Procedures

38        3.12.1 Submittals for Construction in Tesuque

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

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

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

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

12 3.12.2 Posting

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

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

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

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

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

30 Severability

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

34  
35

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

38  
39  
40  
41  
42



Paul Duran, Chairman

2000 DEC 12 11:11 AM



1850804

*Rebecca Bustamante*

REBECCA BUSTAMANTE  
COUNTY CLERK



APPROVED AS TO LEGAL FORM AND SUFFICIENCY:

*A. Kuyul*

COUNTY ATTORNEY

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

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

*Merrell Salazar*  
Deputy

CERTIFICATE OF FILING

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

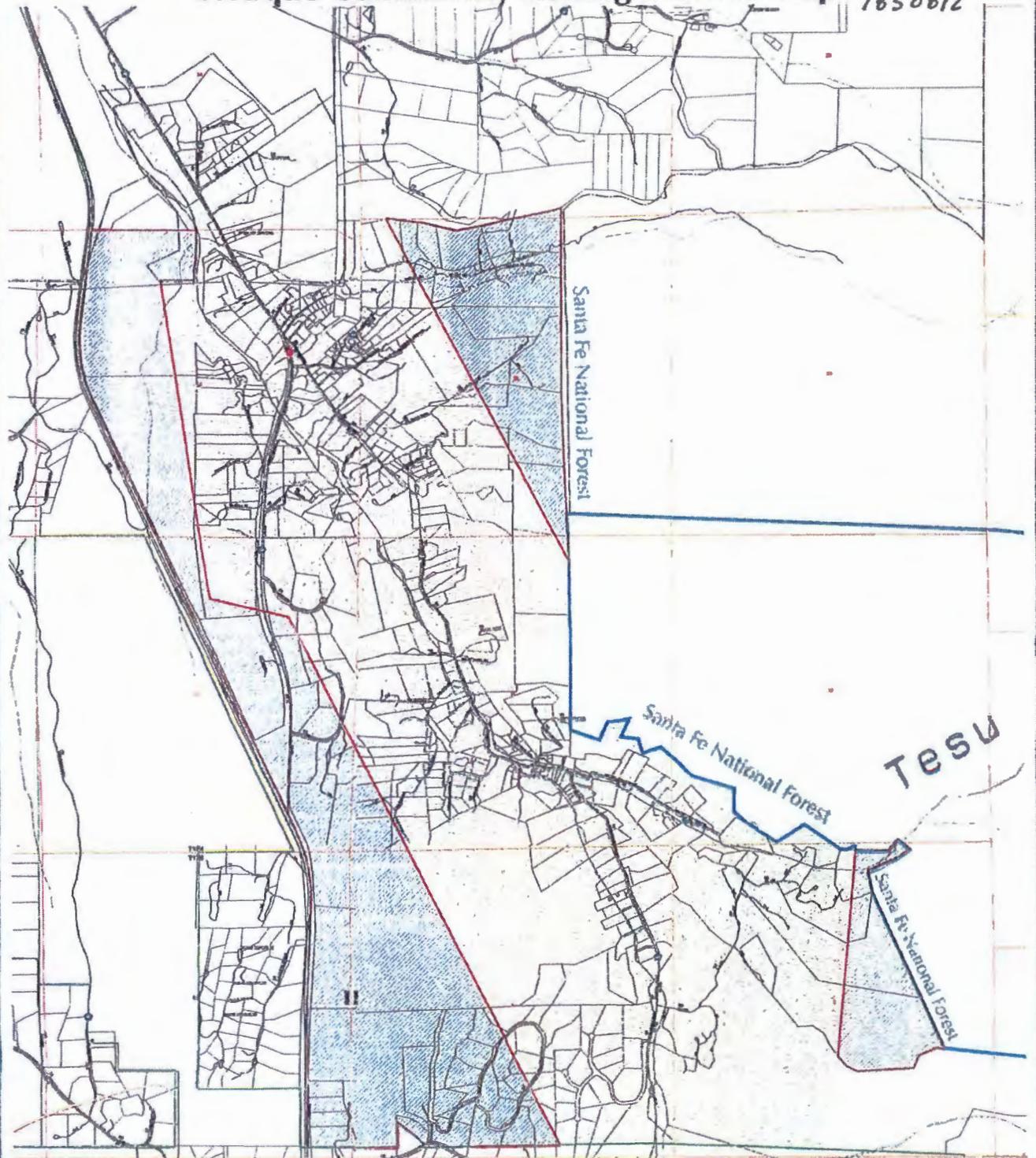
SANTA FE COUNTY CLERK



*Rebecca Bustamante*  
REBECCA BUSTAMANTE

# Tesuque Community Zoning District Map

1850812

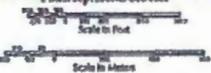


## LEGEND

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

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

REDUCED COPY NOT TO SCALE



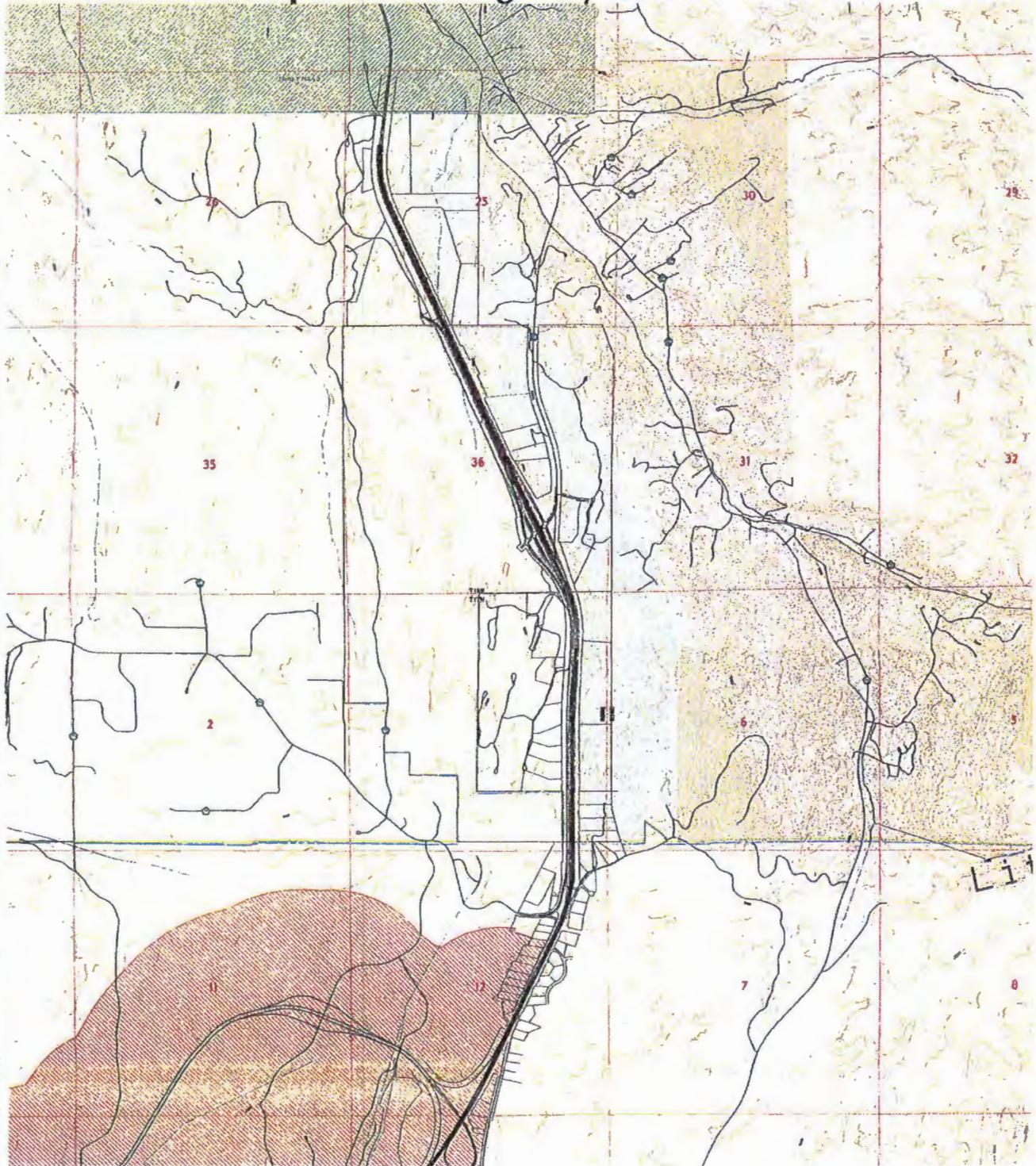
This information is for reference only. Santa Fe County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary.



Map R

SFC CLERK RECORDED 12/11/2013

# Tesuque Scenic Highway Corridor Area 1850813



## LEGEND

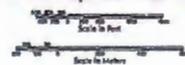
-  2,000 ft. Tesuque Scenic Highway Corridor Area
-  300 ft. Assumed Scenic Corridor Noise Setback
-  Highway Corridor District Metro Area
-  Traditional Villages (County Zoning Designation)
-  Traditional Historic Villages (State Statute Designation)
-  Pueblo Grant Boundaries
-  US Highway 84/285 Proposed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

Minor Streams and Arroyos

Contour Interval 20 Feet



REDUCED SCALE TO SCALE



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



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

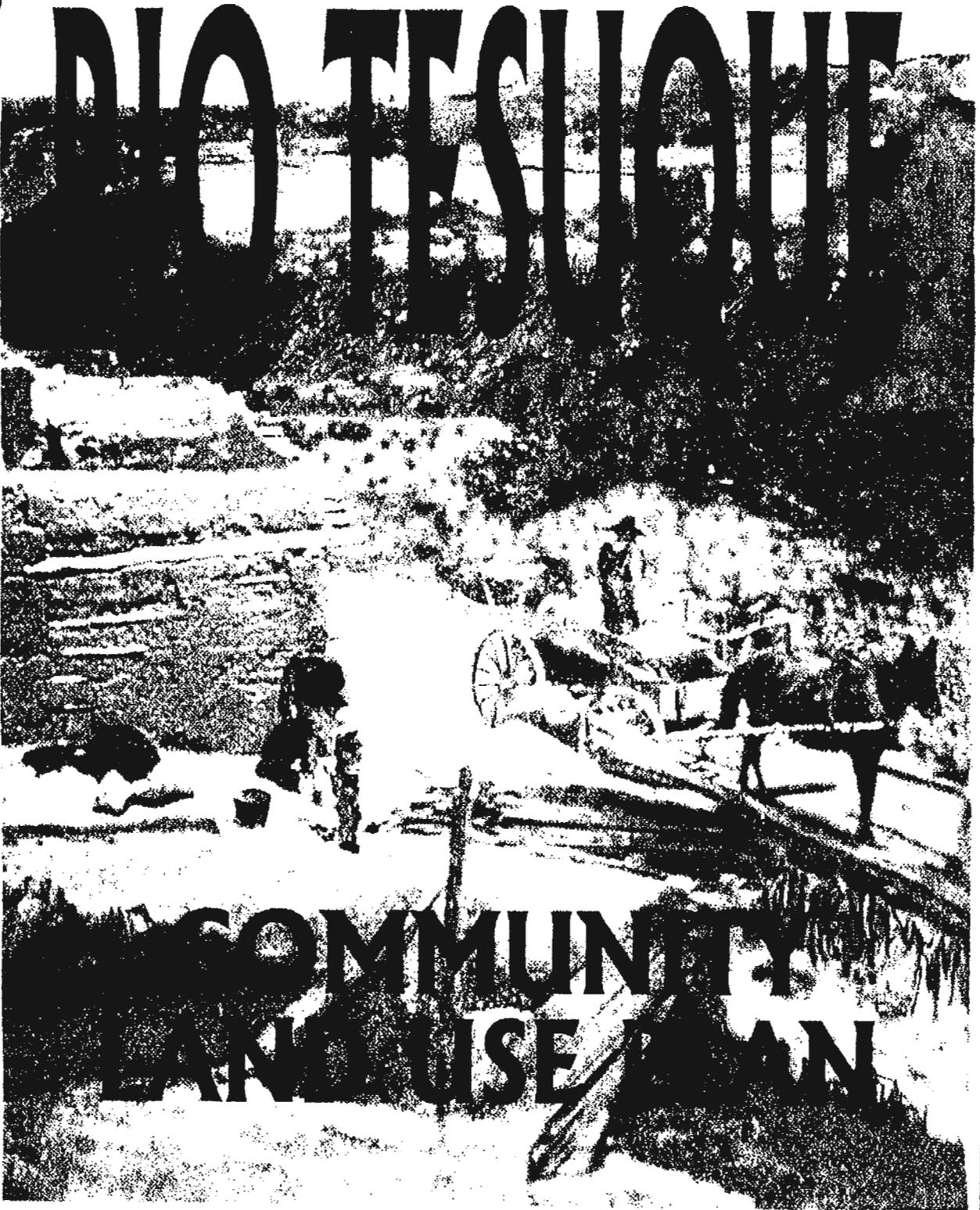
2012  
12/11/2013  
RECORDED  
12/11/2013  
12/11/2013

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

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

# Appendix C – 2000 Tesuque Community Land Use Plan

1850963



# NOTES

# COMMUNITY LAND USE PLAN

1850964

RIO TESUQUE  
COMMUNITY  
LAND USE PLAN

Drafted by

Board Members of the  
Rio Tesuque Land Alliance

&

David DiCicco, Architect

## Rio Tesuque Community Land Use Plan

Adopting Resolution	1850966	
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2025 RELEASE UNDER E.O. 14176

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**Tesuque Land Use Plan  
Reading Guide**

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

**Background Information:**

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

Article 2 outlines the community description and history.

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

Article 4 discusses current and planned land use descriptions.

**The Plan**

Article 5 contains the plan overview or executive summary.

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

**How the Plan can be Amended**

Article 7 explains how to amend the plan, and;

**Appendix**

Article 8 definitions, table of native plants, maps.

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

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

**ARTICLE 1. GENERAL PROVISIONS**

1850970

**Section 1.1 Title**

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

**Section 1.2 Purpose and Intent**

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

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

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

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

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

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

**Section 1.3 Authority**

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

Santa Fe County has also initiated a County-wide planning effort through two major Ordinances: 1998-5 outlining the Community Planning Process; and 1998-6, adopted 26 May 1998, granting the Tesuque Traditional Historic Community status. 1858 71

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

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

#### **Section 1.5 Severability**

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

#### **Section 1.6 Interpretation**

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

2025/11/20 10:11:53 AM

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

1850972

### **Section 2.1 Description**

The Rio Tesuque community in Northern New Mexico consists of approximately 1,600 persons situated adjacent to the Pueblo of Tesuque, a Native American community of roughly 450 residents. The Tesuque Community is set in a clearly defined five square mile area along the Rio Tesuque. This river valley, at the base of the foothills of the Sangre de Cristo Mountains, gives Tesuque its unique bioregional characteristics. It lies between the City of Santa Fe to the south, the Santa Fe National Forest to the east, the Pueblo of Tesuque to the north and US Highway 285 to the west.

*(See Traditional Historic Village Boundary Map)*

### **Section 2.2 History**

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

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

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

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

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

1850973

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

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

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

## Section 2.3 Planning Process

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

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

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

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

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

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

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

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**Section 3.1 Introduction**

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

**Section 3.2 Community Concerns**

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

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

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

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

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

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#### **Current Condition:**

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

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

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

In the survey respondents indicated that:

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

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

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

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

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

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

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

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

##### **General-**

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

Land Use and Development:-

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

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### Section 3.6 Community Water & Waste Water Systems

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

On specific water related statements the Survey results are:

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

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

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

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

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

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

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

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

#### **Watershed**

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

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

**Specific responses are:**

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

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

(See Watershed Map)

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**Acequias**

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

**Survey Responses:**

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

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

(See Acequia Map)

**Flood plains**

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

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

(See FIRM Flood Plain Map)

#### **Arable Farmlands**

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

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#### **Wildlife Habitats**

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

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

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

We must develop a mechanism for protecting our cultural heritage.

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

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

#### **In the Traffic section responses were:**

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

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

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

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

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

#### **Current:**

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

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

*(See Current Land Use Map)*

#### **Planned:**

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

In 1969 Kevin Lynch wrote in The Image of the City about the elements that contribute to the image of place of a city. Today those elements are indeed applicable to Tesuque as a village - a place where people enjoy their lives and hold fast to their individual and social identities. Lynch's elements are:

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

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

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

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

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

Structure: Intimate, organically developed rural village.

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

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

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

## **Section 4.2 Natural Resources**

### **Water Quantity:**

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

In 1964, the New Mexico Office of the State Engineer completed the "Upper Rio Grande Hydrographic Survey" for the Pojoaque, Nambe, and Tesuque watershed. That hydrographic survey delineates each irrigated parcel in the village by parcel identification, location and size. It is unclear whether the indicated acreages are land area or surface water right. It is important to note that hydrographic, or hydrologic, surveys record surface water rights only. They do not indicate how much water is actually

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

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

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

**Water Quality:**

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

**Soil:**

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

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

**Air:**

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

There are several sources of particulate pollution in Tesuque:

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

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

**Night Skies:**

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

**Native Plants ( See appendix 8.2)**

General: Tesuque lies between 6650 and 7530 feet above sea level in the foothills of the Sangre de Cristo Mountains. The high desert area is generally known as a pinon/juniper belt that moves toward a pinon/juniper ponderosa pine forest.

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

Planned Plant Resources:

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

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**Animals:**

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

**Planned Animal Resources:**

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

### **Section 4.3 Cultural Resources**

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

Cultural resources include historic resources such as:

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

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

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

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

#### **Section 4.4 Traffic**

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

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

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

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

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

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

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

## **Section 4.5 Residential Development**

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

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

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

## **Section 4.6 Commercial Development**

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### **Current Commercial Activity**

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

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

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

The businesses listed above are only the large employers. This data does not include small or home businesses that may also employ people, school/teachers and staff or service people, such as maids and gardeners. The 5 major businesses provide 270-300 jobs in a village of approximately 1600 residents.

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

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

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

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

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

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

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

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

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

### **Section 4.7 Neighboring Lands**

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

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

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#### **Section 4.8 Sustainability**

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

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

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

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

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## **ARTICLE 6. IMPLEMENTATION STRATEGIES**

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

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

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

##### **Rural Character**

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

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

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

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

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

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

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

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

#### **Land Purchases:**

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

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

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**Conservation Easements:**

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

**Scenic Highway Corridor Plan:**

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

**Regulatory Strategies (Condemnation):**

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

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

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

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

## **Section 6.2 Natural Resources**

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

**1. Well Testing Program:**

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

**2. Community Water System:**

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

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

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

**4. Acequia System:**

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

**5. Water Shed Management:**

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

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

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

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### ***Specific Soil Implementation Strategies:***

1. **Detailed Soil Survey:**

Develop a detailed soil type mapping data base to assist landowners in planning development projects and to assist the County Development Review staff in evaluating development proposals.

2. **On-Site Individual Liquid Waste Disposal Guidelines:**

Work with the New Mexico Environment Department and Santa Fe County to develop on-site liquid waste disposal system design criteria that more accurately addresses the soil type(s) on each development site.

3. **Identify Aquifer Recharging Areas:**

Use the detailed soil survey information to identify soil areas that recharge the aquifer. Develop strategies to protect those areas from development that would impact the return of clean water to the aquifer.

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

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

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

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

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

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

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

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

The terrain management ordinance will:

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

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

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

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

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

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

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Therefore Tesuque must:

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

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

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

Therefore Tesuque must:

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

### **Section 6.3 Cultural Resources**

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

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

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

### **Section 6.4 Traffic**

**Roads:**

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

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

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### **Traffic Speed:**

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

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

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

### **Mass Transit:**

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

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

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

### **Trails:**

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

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

**Specific Trail Implementation Strategies:**

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

**Section 6.5 Residential Development**

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

**Specific Residential Development Control Implementation Strategies:**

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

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

2. Work with Santa Fe County to develop a zoning/development ordinance for Tesuque that employs a variety of the programs outlined in Section 6.1 in an effort to get residential development to blend into the community and reduce residential development impact.
3. Although the County already has a density transfer option, state enabling legislation would be very helpful. A concerted effort should be made to the state legislature to enact transferable development rights enabling legislation. 1851002
4. Tesuque should develop and promote a voluntary program designed to encourage private property owners to permanently bank their lands as open space by using the conservation easements and/or land trust programs available throughout the region.
5. Tesuque endorses Santa Fe County's commitment to affordable housing. Work with the County to develop an Infrastructure improvement plan for Tesuque that encourages affordable housing development while maintaining the community's Rural Village structure and Northern New Mexico Traditional Historic, Tri-Cultural, Agricultural Community.
6. Family transfers are an important mechanism for encouraging continuity of ownership of land in the Village within families. This Plan endorses the present Santa Fe County Ordinance regarding rights of family transfers.

## **Section 6.6 Commercial Development**

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

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

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

1. draft specific "rural character" descriptions for land use regulations (See Section 6.1 above). If a property owner gets a special use permit or zoning change for a commercial use, the following

additional set of performance criteria shall apply to help preserve the "rural character." Note, some of the criteria listed here are also in Section 8.1. They are added here to emphasize the importance of their consideration:

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

1851003

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

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### **Section 6.7 Neighboring Lands**

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

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

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

### **Section 6.8 Sustainability**

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

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

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

## **ARTICLE 7. AMENDMENTS**

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

## **ARTICLE 8. APPENDICES**

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

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

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

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

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

**Community Liquid  
Waste Treatment  
Facility**

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

1851006

**Community Water  
Supply System**

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

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

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

**County  
Commission**

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

**County Planning  
Commission**

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

**Development  
Review Board**

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

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SANTA FE COUNTY RECORDS  
1851006

**Dwelling Unit or**

**Residence**

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

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**Family**

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

**Flood Plain**

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

**Geohydrolic Report**

A report of subsurface (ground) water availability

**Historical**

**Character**

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

**Home Occupation**

(From Santa Fe County Development Code)

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

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

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

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

1851009

**Hotel, Motel or  
Bed and Breakfast**

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

**Hydrologic Report**

A report on surface water availability

**Infrastructure**

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

**Landmark or  
Historic Site**

A site or structure which;

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

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

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

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## **Appendix 8.2 Native Plants**

### Plants:

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

#### Trees:

Pinon

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Rocky Mountain Juniper

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

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

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

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

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

#### Bushes:

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

Pointleaf Manzanita - grows in thickets up to 8000'.

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

Rubber Rabbit Brush Chamisa --

Mountain Mahogany

#### Grasses:

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

Blue Grama -

Crested Wheat -

Wild Buckwheat

Right Buckwheat

Pine Buckwheat

#### Flowers:

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

Scarlet gilia

Indian Paintbrush - grows up to 7500'.

Yellow Sweet Clover -

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

Small-leaf Globemallow - Grows up to 7000'.

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

Spring Beauty or Mayflower - Grows up to 7000'.

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

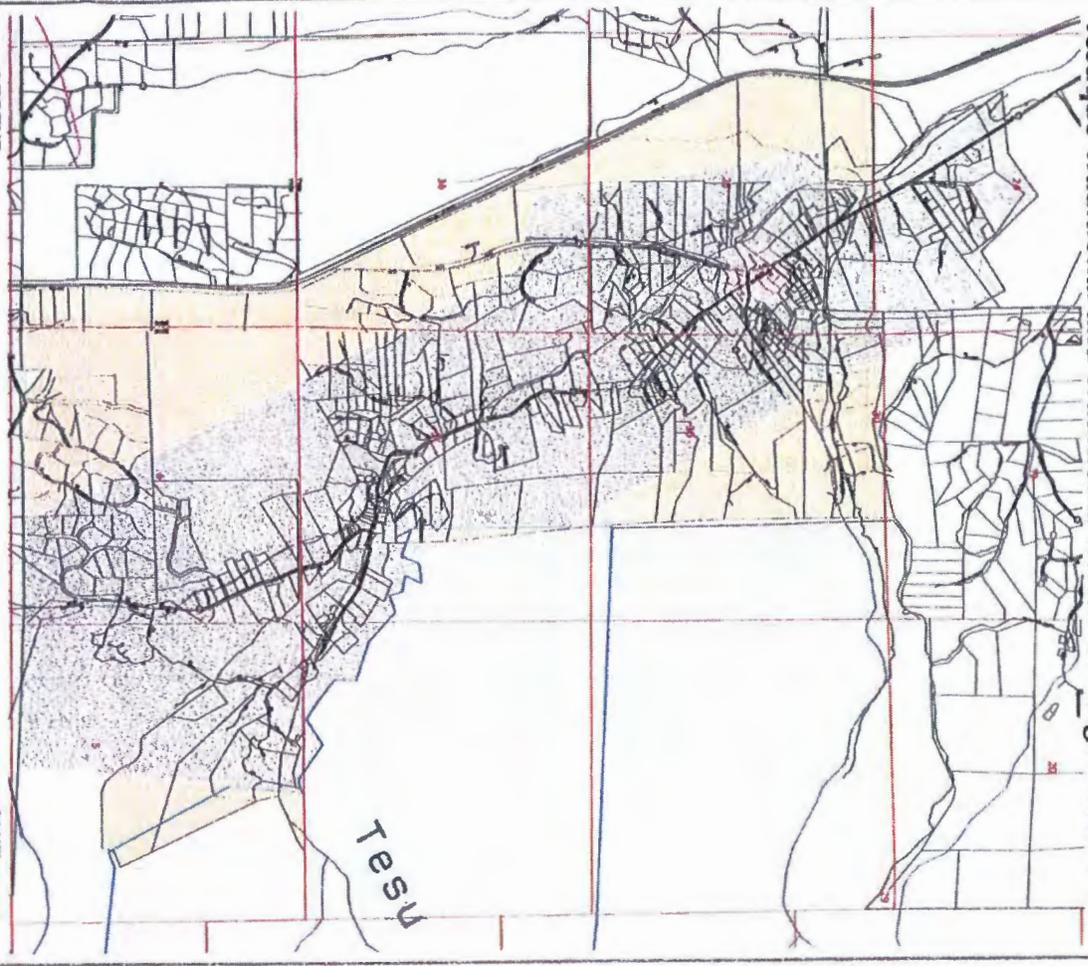


**MAP LIST**

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

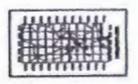
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# Tesque Traditional and Traditional Historic Village Boundaries



## LEGEND

- Traditional Village (Country Zone) Designation
- Traditional Historic Village (Older Section Designation)
- Commercial/Industrial Nodes
- Major Stream and Arroyo
- Major Stream and Arroyo
- Parcel Boundary
- International Zone Boundary (US-Mexico)
- Urban Zone Boundary
- Mexican Special Border District

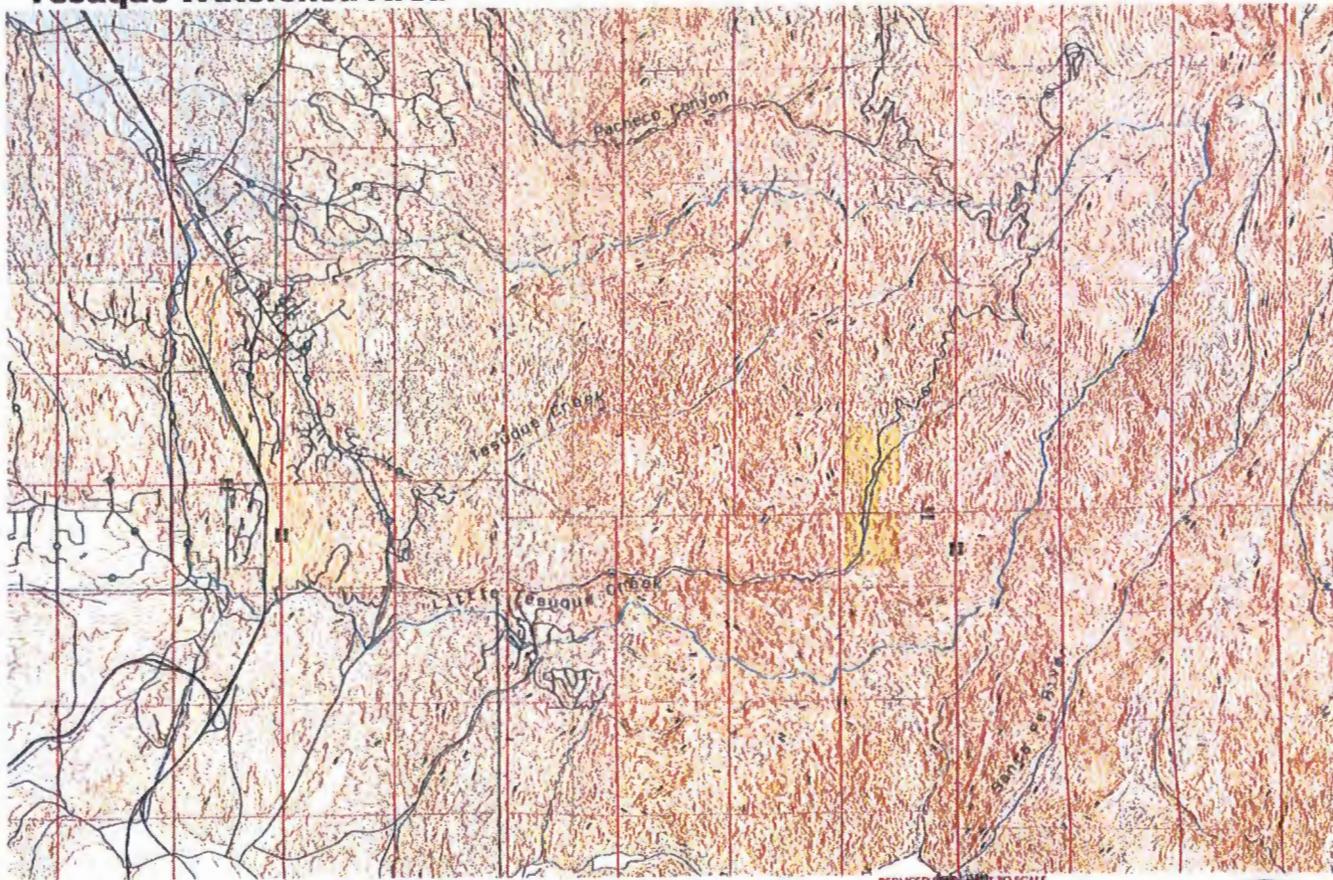


**REDUCED RESOLUTION COPY**

This map was prepared by the Tesque Community Development Authority. The map is a simplified representation of the actual land parcels and boundaries. It is not intended to be used for legal purposes. For more information, please contact the Tesque Community Development Authority.

August 15, 2008

# Tesuque Watershed Area



- Range Boundary
- Section Boundary
- Township Boundary
- County Boundary
- State Boundary
- National Boundary
- Interstate
- Major Road
- Minor Road
- Railroad
- Pipeline
- Utility Line
- Telephone Line
- Power Line
- Gas Line
- Sewer Line
- Water Line
- Canal
- Dam
- Reservoir
- Lake
- Stream
- River
- Bay
- Ocean
- Ice Sheet
- Glacier
- Snowfield
- Swamp
- Marsh
- Wetland
- Forest
- Pasture
- Field
- Meadow
- Park
- Cemetery
- School
- Church
- Public Building
- Private Building
- Monument
- Well
- Mine
- Quarry
- Pit
- Tunnel
- Bridge
- Viaduct
- Trestle
- Culvert
- Dam
- Reservoir
- Lake
- Bay
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- Ice Sheet
- Glacier
- Snowfield
- Swamp
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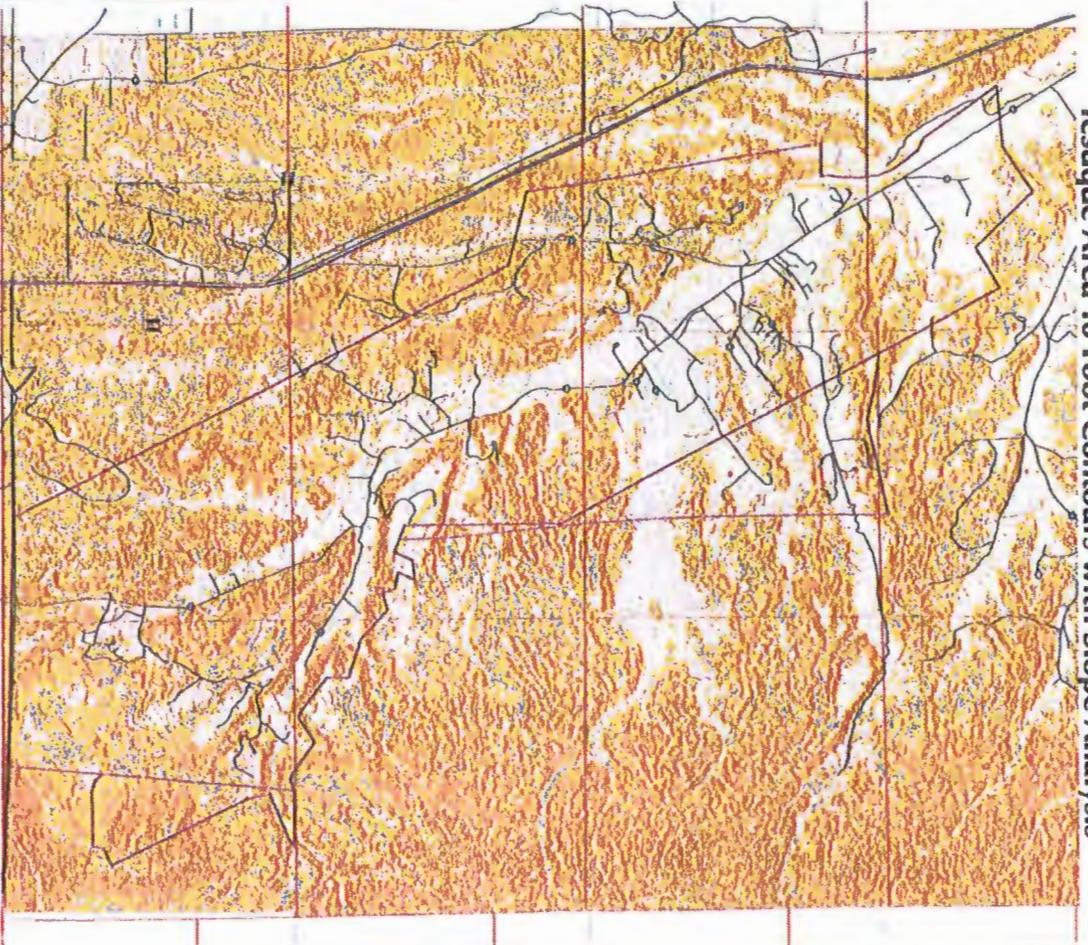
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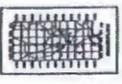


# Tesque Area 10 Foot Contours with Slope Analysis



## LEGEND

- Slope < 10%
- Slope 10% to 20%
- Slope > 20%
- 30 Foot Contours
- 200 Foot Contours
- Tesque Village
- County (Tulare and Kern)
- Incorporated City
- CPD's Boundaries
- Zoned Boundaries

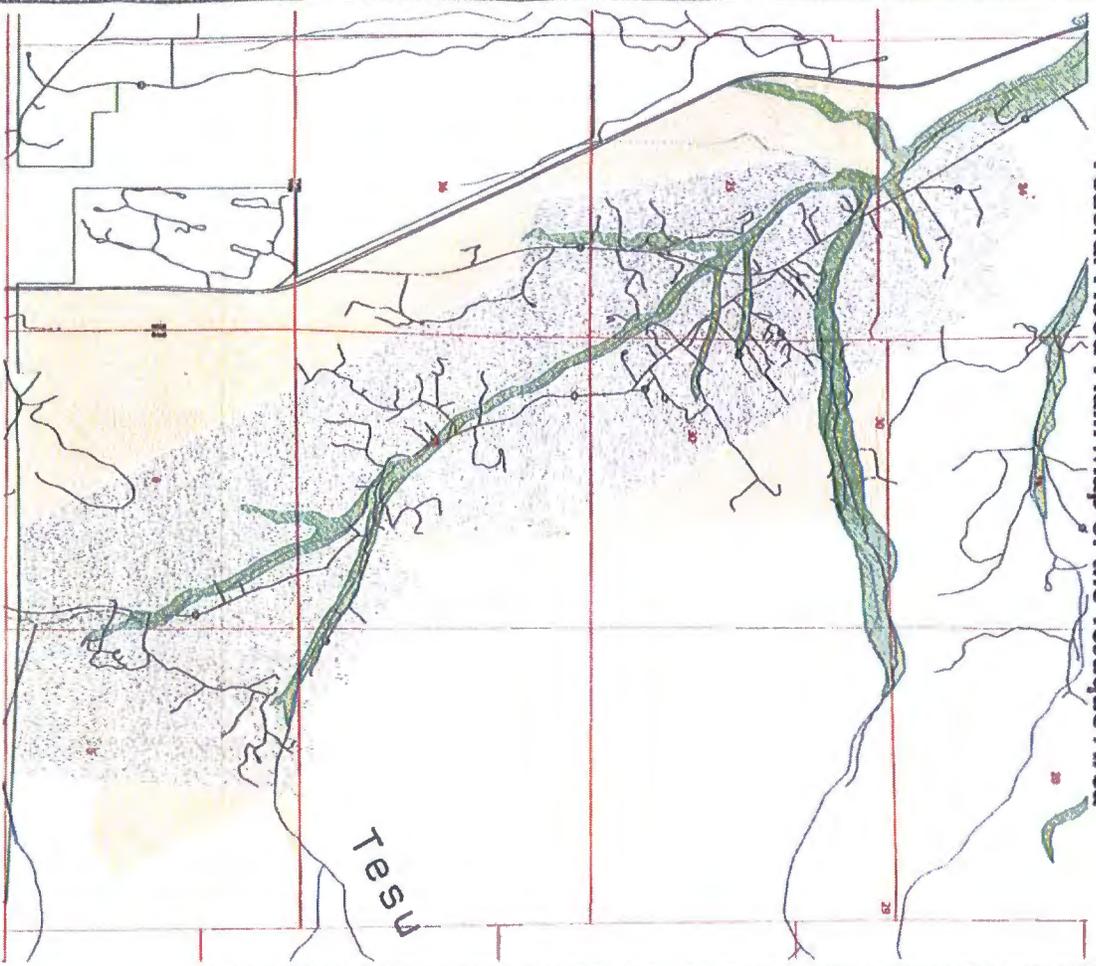


October 28, 2008

100'-0" (30.48m) 20' SCALE

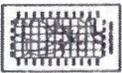
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# Federal Flood Plain Map of the Tesuque Area



## LEGEND

- Zone A Flood Hazard Areas (contaminated by 100-year flood waters plus a 20% draw)
- Traditional Village (County Zoning Designation)
- Traditional Historic Villages (Clean Stream Designation)
- CPS Route
- Unimproved
- Boulder
- Major Stream
- Minor Stream
- and Arroyos



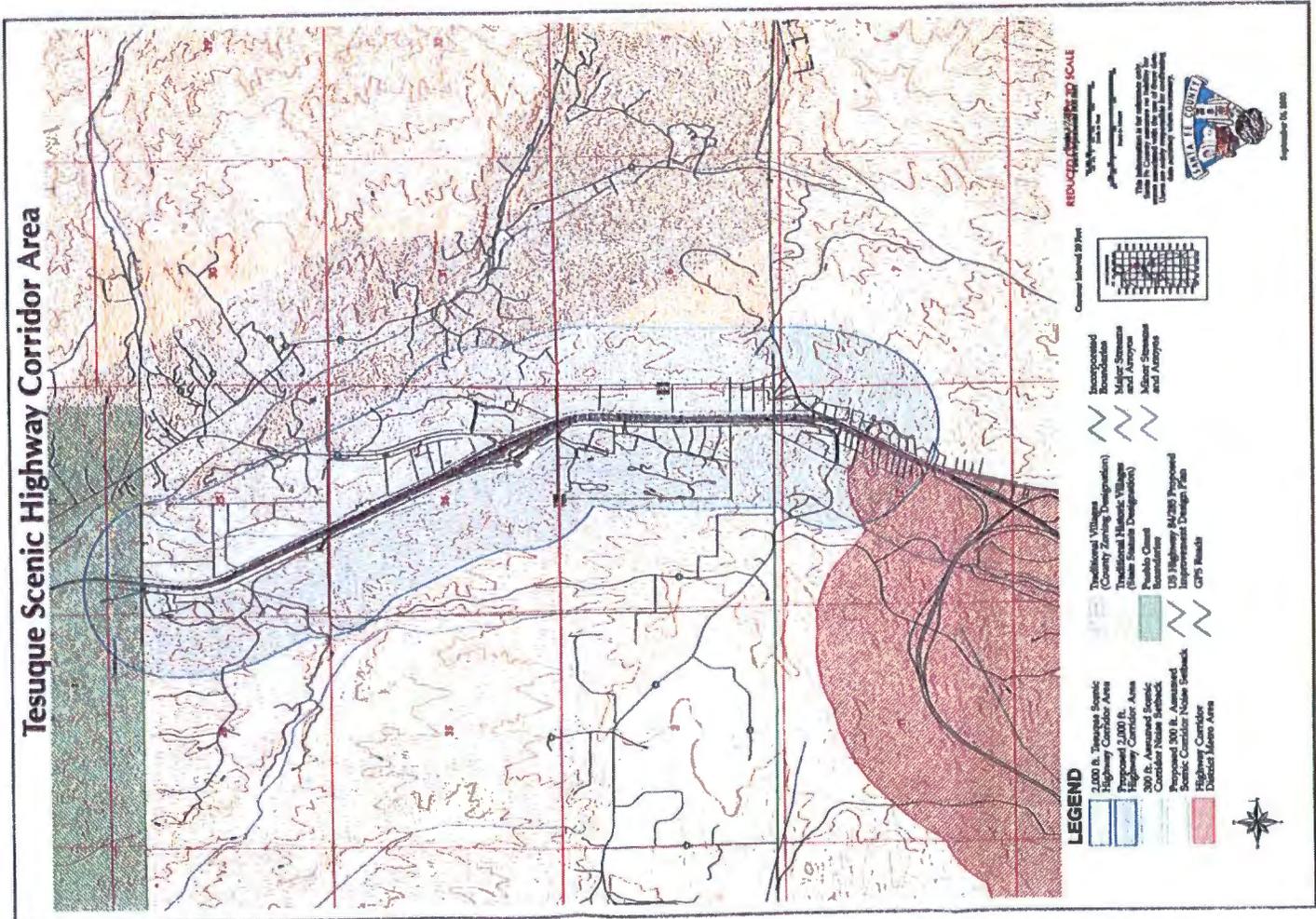
## GRAPHICAL REPRESENTATION OF SCALE

Graphic scale in feet and meters. The information on this map was prepared by the County of Santa Fe, New Mexico, and is not intended to be used for any other purpose. The County of Santa Fe, New Mexico, is not responsible for any errors or omissions on this map.



September 28, 2009

# Tesuque Scenic Highway Corridor Area



**LEGEND**

- 2,000 ft. Tesuque Scenic Highway Corridor Area
- Proposed 2,000 ft. Scenic Highway Corridor Area
- 300 ft. Aesthetic Scenic Corridor Noise Setback
- Proposed 300 ft. Aesthetic Scenic Corridor Noise Setback
- Highway Corridor District Meters Area
- Traditional Villages (County Zoning Designation)
- Traditional Village (Township Zoning Designation)
- Public Open Space
- US Highway M/285 Proposed Improvements Design Plan
- CRS Route
- Reorganized Municipalities and Autonomy
- Minor Streets and Autonomy

**REDUCED SCALE**

Graphic Scale: 1" = 1000'

Graphic Scale: 1" = 500'

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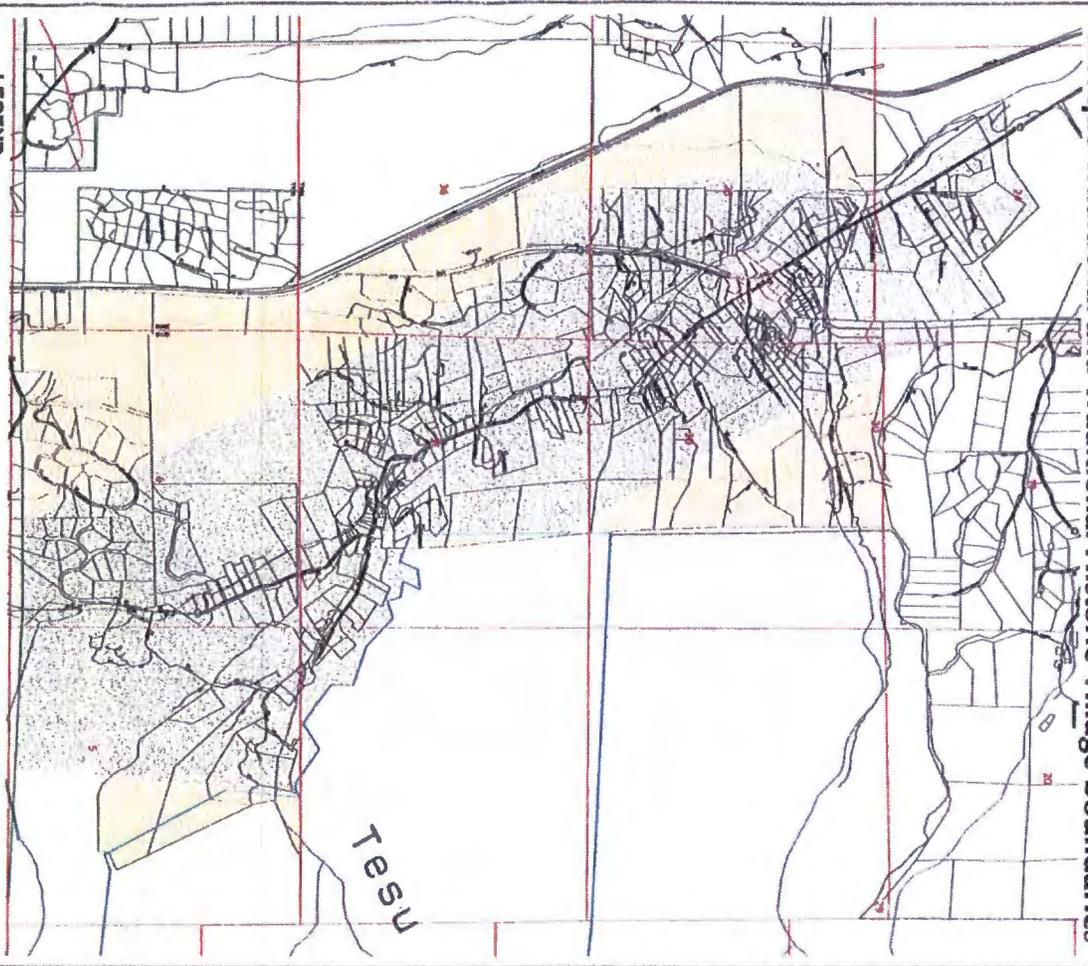
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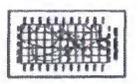
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# Tesque Traditional and Traditional Historic Village Boundaries



- LEGEND**
- Traditional Village (Country Zone, Longjiao)
  - Traditional Historic Village (Old Town, Old Village)
  - Commercial/Industrial Node
  - CPS Roads
  - Incorporated Boundaries
  - Major Streets and Arteries
  - Minor Streets
  - Parcel Boundaries
  - ADAPT STREETS
  - Historical Zone (Old Town, Old Village)
  - Urban Zone Boundaries
  - Mountain Special Reserve District



**REDUCED/ADAPTED TO SCALE**

Scale 1:50,000

This map is for reference only. It is not intended to be used for any legal or administrative purposes. The boundaries shown are based on historical records and field surveys.



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

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## TESUQUE PLAN 2013 – PROTECTING OUR WATER AND OURSELVES

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

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

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

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

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

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

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

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

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

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

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

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

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