

1733567

LOS CERRILLOS COMMUNITY PLAN

Prepared by Los Cerrillos Community Members

Adopted by the Santa Fe County
Board of County Commissioners
Resolution 1999-129
October 12, 1999

SANTA FE COUNTY

Ordinance No. 2000 - 08

1776388

AN ORDINANCE CREATING A NEW ARTICLE XIV OF THE LAND DEVELOPMENT CODE ESTABLISHING TRADITIONAL AND CONTEMPORARY COMMUNITY ZONING DISTRICTS

A new Article XIV, Traditional and Contemporary Community Zoning Districts, is established and reads as follows:

ARTICLE XIV- TRADITIONAL AND CONTEMPORARY COMMUNITY ZONING DISTRICTS

SECTION 1- PURPOSE AND INTENT

- 1.1 It is the intent of this article to establish the zoning regulations for Traditional and Contemporary Community Zoning Districts. All zoning regulations shall be based on an adopted Traditional or Contemporary Community Plan and shall meet all requirements as set forth in Article XIII, Community Planning.
- 1.2 Article III, ZONING REGULATIONS, SUBMITTALS AND REVIEW shall apply except as set forth here within Article XIV.

SECTION 2- LOS CERRILLOS COMMUNITY ZONING DISTRICT

2.1 Location of District

All requirements of Section 2 shall apply to the Los Cerrillos Community Zoning District that is in the records of the Santa Fe County Clerk, Book 427 and Page 29 and is described as the Los Cerrillos Traditional Community Boundaries.

2.2 Density within the Los Cerrillos Community Zoning District; Definition of Legal Lots of Record for Townsite Lots in Los Cerrillos:

- 2.2.1 Lots shall be individually recognized as legal lots of record if they are shown on the plat of the Townsite of Cerrillos that is in the records of the Santa Fe County Clerk, Book 20 and Page 47 and based on a recorded document that individually conveys or

otherwise transfers these platted Townsite lots. Lots within the platted area of the Townsite of Cerrillos created by a pre-1981 recorded plat, a pre-1981 legal conveyancing document and/or a plat signed by the Land Use Administrator after 1980 shall be recognized as legal lots of record for the purpose of obtaining a development permit.

2.2.2 Notwithstanding section 2.2.1, all development in the District shall require a minimum of 5,000 sq. ft. of land per dwelling or commercial unit.

2.2.3 All development in the Los Cerrillos Community Zoning District for lots created after effective date of this section shall meet the following minimum lot size within designated zones as defined herein:

Townsite Zone: Minimum lot size shall be $\frac{3}{4}$ acre per dwelling unit.

Village Zone: Minimum lot size shall be 2 acres per dwelling unit.

Traditional Community Zone: Minimum lot size shall be 10 acres per dwelling unit.

Commercial District: Minimum lot size shall meet the Village Zone requirements.

2.2 Performance Standards for Residential Development

A development permit may be approved only if the following standards are met:

2.3.1 A water resource plan, permit from the State Engineers Office or a community water system water meter membership shall be submitted as part of the development permit process to establish a water source.

2.3.2 The dwelling unit shall have a maximum roofed area lot coverage of fifty percent (50%).

2.3.3 All land surveys and plats shall be tied to monuments delineating the Community District, established and recorded as the Boundary Survey Plat of the Los Cerrillos Traditional Community Boundaries, Book 427 and Page 29.

2.3.4 Pitched roofs and windows shall have a 'Light Reflective Value' (LRV) of 40 or less. This can be done through the use of dulling agents or by using building materials with a LRV rating of 40 or less.

2.3.5 Owner-occupied businesses are permitted in residential areas.

2.3 Commercial District

2.3.1 Residential and other uses shall be allowed within the Commercial District and shall meet all requirements as set forth in subsections 2.2 and 2.3. Commercial uses and non owner-occupied businesses are only allowed within the Commercial District. All requirements of subsection 2.5, Performance Standards for Commercial Development, shall apply to commercial uses located within the Commercial District.

2.3.2 The Commercial District is described as an area of land as shown on "Town Plat of Cerrillos South of the San Marcos Arroyo" recorded in plat book 20, page 47 and "Boundary Survey Plat of the Los Cerrillos Traditional Community Boundaries" recorded in plat book 427, page 29, records of Santa Fe County, New Mexico described as follows: Bounded on the West by the First Street R.O.W.; on the North by the BNSF Railroad R.O.W. ; on the East by the East 1980 Traditional Community Boundary as shown in said "Boundary Survey Plat of the Los Cerrillos Traditional Community Boundaries"; on the South by the projected Waldo Street R.O.W. alignment; excepting a 100.00' strip of land north of and adjoining the projected Waldo Street R.O.W. alignment extending from the projected easterly line of Lot 6, Block 24 as shown in said "Town Plat of Cerrillos South of the San Marcos Arroyo" to the said East 1980 Traditional Community Boundary. The Commercial District also contains the following lots found in Book 20 and Page 47 in the Santa Fe County Clerk's Office. All of Blocks 9 and 10, Lots 1 through 6 on Blocks 11, 23, 24, 25 and 26.

2.5 Performance Standards for Commercial Development

A development permit may be approved only if the following standards are met:

- 2.5.1 Maximum roofed area lot coverage, not including setbacks, septic and onsite parking shall be no more than seventy percent (70%).
- 2.5.2 Pitched roofs and windows shall have a 'Light Reflective Value' (LRV) of 40 or less.
- 2.5.3 Side setbacks shall be a minimum of 5 feet from property line.
- 2.5.4 Rear setback shall be a minimum of 10 feet from property line.
- 2.5.5 No front setback shall be required.
- 2.5.6 No side yard setback is required if fire resistive construction between commercial buildings is used and is approved by the County Fire Marshal.
- 2.5.7 All businesses within the commercial district shall be eligible for on street parking. A maximum of sixty-six percent (66%) of customer parking shall be allowed on the County right-of-way within the commercial district. All designated on street parking shall be parallel parking.

2.5.8 All land surveys and plats shall be tied to monuments delineating the Community District, established and recorded as the Boundary Survey Plat of the Los Cerrillos Traditional Community Boundaries, Book 427 and Page 29.

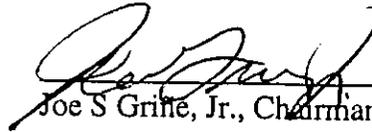
2.6 Owner Occupied Businesses

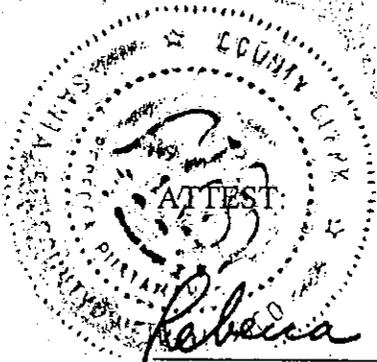
- 2.6.1 All businesses outside the commercial district are required to be owner occupied.
- 2.6.2 An owner occupied business is a structure, meeting commercial zoning requirements, in which the proprietor resides.
- 2.6.3 Owner occupied businesses may fulfill partial parking requirements on the County right-of-way in front of and on the same side of the street as the commercial property, as approved by the Public Works Director. All designated on street parking shall be parallel parking.

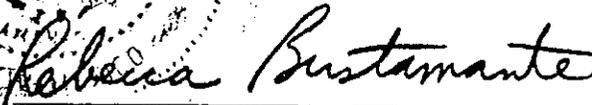
2.7 Commercial Uses

- 2.7.1 All commercial uses shall meet the criteria as set forth in Article III, Subsection 4.3.2, Guidelines for Types of Permitted Uses and Structures on Local or Small Scale Districts.
 - 2.7.2 The following commercial uses shall not be allowed within the Community District:
 - a. Mini-storage units
 - b. Private clubs and lodges
 - c. Shopping centers
 - d. Dry cleaners
- 2.8 Buses capable of carrying more than 15 passengers shall be restricted from River Street.

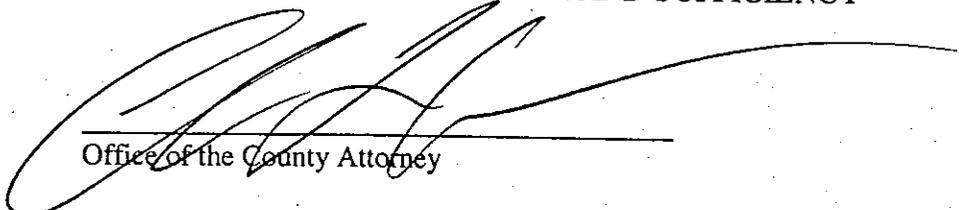
PASSED, ADOPTED AND APPROVED this 13 day of June, 2000, by the Santa Fe County Board of County Commissioners.


Joe S. Griffe, Jr., Chairman




Rebecca Bustamante, County Clerk

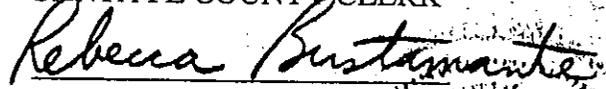
APPROVED AS TO LEGAL FORM AND SUFFICIENCY


Office of the County Attorney

CERTIFICATE OF FILING

I, Rebecca Bustamante, County Clerk, do hereby certify that the foregoing ordinance, designated as Ordinance, No. 2000-08, was filed in my office on the 14 day of June, 2000 in Book Number 1776 at Page 388-392.

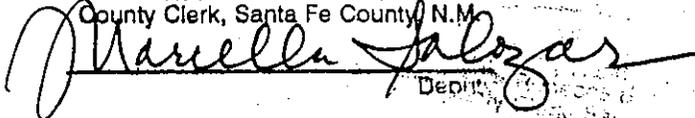
SANTA FE COUNTY CLERK

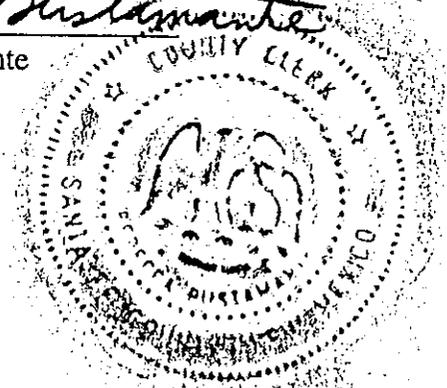

Rebecca Bustamante

1119616

COUNTY OF SANTA FE) SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 14 day of June, 2000 at 1:06 o'clock P.m. and was duly recorded in book 1776 page 388-392 of the records of

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


Deputy



SANTA FE COUNTY

1733565

Resolution No. 1999-129

A RESOLUTION ADOPTING THE LOS CERRILLOS COMMUNITY PLAN PURSUANT TO COUNTY ORDINANCE 1998-5, THE COMMUNITY PLANNING PROCESS.

WHEREAS, the Los Cerrillos Community was authorized to begin a community planning process on September 12, 1996; and

WHEREAS, the Santa Fe County General Plan, Part I, Policies, adopted on December 17, 1997, states that the County will work with Traditional Communities to develop local land use plans with participation from property owners and residents; and

WHEREAS, citizen involvement was a key element in the planning process for the Village of Los Cerrillos and their input has been incorporated into the Plan's vision, goals, objectives and action strategies; and

WHEREAS, public hearings were held before the Board of County Commissioners on September 14, 1999 and October 12, 1999 to consider the approval of the Los Cerrillos Community Plan; and

WHEREAS, the requirements of the County Ordinance 1998-5, the Community Planning Process, for plan process, notice and review have been complied with; and

WHEREAS, the policies of the Los Cerrillos Community Plan conform to the overall goals and policies of the Santa Fe County Growth Management Plan; and

WHEREAS, County Development Review Committee considered the amendment to the Traditional Community Zoning District boundary and zoning on August 26, 1999 and made a recommendation of approval; and

WHEREAS, the status of the community plan is to be used as a guideline for the review and approval of zoning changes or ordinance amendments, acceptance of public dedications, or capital improvements programming; and

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

- 1. Los Cerrillos Community Plan, attached as Exhibit A to this Resolution, is hereby adopted; and
- 2. A designated contact of the Planning Committee will be notified of development proposals within the Traditional Community Boundary.

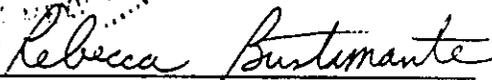
PASSED, APPROVED AND ADOPTED this 12 of Oct., 1999.

BOARD OF COUNTY COMMISSIONERS



 Joe Griñe, Chairman





 Rebecca Bustamante
 County Clerk

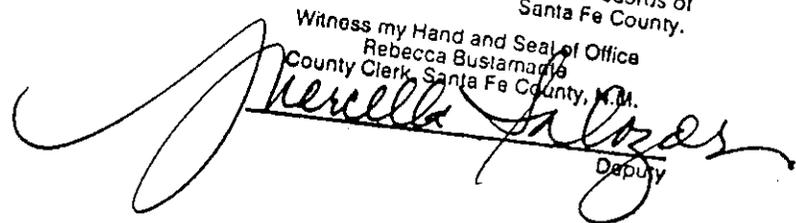
Approved As to Form:



 Denice Brown
 County Attorney



1105.421
 COUNTY OF SANTA FE)
 STATE OF NEW MEXICO) SS
 I hereby certify that this instrument was filed
 for record on the 12 day of Feb. A.D.
 20 00, at 8:11 o'clock P. m.
 and was duly recorded in book 1723
 page 565-032 of the records of
 Santa Fe County.

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


 Merella Flores
 Deputy

Acknowledgements

1733568

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Planner III

Alina Bokde
Planner II
Project Manager

Kenneth Pin
Planner I

A special thanks to the planning committee and all the citizens of Los Cerrillos who participated in the surveys, meetings and public hearings. The Los Cerrillos Community Plan was possible because of all the community help that went into writing it.

For more information contact Santa Fe County Land Use Department, Planning Division, P.O. Box 276, Santa Fe, NM 87504. (505) 986-6225, Fax (505) 986-6389.

The Cerrillos Address

Four Dodge pickups
and seven out-house holes ago
I was brought forth
into the Village of Cerrillos, New Mexico
by way of a Blue Bus

The sight of three overturned cars
crossed my field of view
I felt comfort, so I stayed

Oh the people, they've come and gone
but some of their dogs have stayed
and the nights are well seasoned
by their barking

Not much change have the people made
I feel comfort so I stay

Some said it was time for street signs
and they appeared
Pavement on the earth streets
it too came

others drive thru the village
and see happy, simple people . . .
They shout!

That too much change!

Los Cerrillos Community Plan

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Los Cerrillos Planning Effort

What is Planning? Planning is based upon a vision for a community's future. Formal community planning happens when a community comes up with a common set of goals and concerns, and then forms policies to achieve those goals and address those concerns. The planning process incorporates people's opinions and must reflect the character and be appropriate to the community in which it is done. For example, planning in Los Cerrillos must be consistent with its history and the ways in which people have done planning in the past.

History of the Los Cerrillos Planning Effort. In August of 1996, El Vadito de Los Cerrillos Water Board contacted the Design and Planning Assistance Center (DPAC) at the University of New Mexico to initiate a plan for the community of Los Cerrillos. The Design and Planning Assistance Center provides free planning and architectural services to communities with limited funds. Two graduate planning students, Alina Bokde and Monica Abeita, contacted the Water Board about starting a planning effort. The Water Board was concerned about how growth around and in the Village would affect the quality and quantity of water in Los Cerrillos. Many residents have expressed similar concerns.

At the same time, the Board of County Commissioners requested that Traditional Communities such as Los Cerrillos develop local land use plans. Many Traditional Communities are experiencing rapid growth and communities are developing plans to address the issues that result. Los Cerrillos has been in the planning process for the past three years (1996-1999) and have identified policies that will guide growth into the future. There have been 50 community meetings, a door to door community survey and numerous mailings to property owners, business owners and residents soliciting opinions about Los Cerrillos and management of future growth.

Benefits of Planning. Since Los Cerrillos is an unincorporated community, a way for the community to have a voice about its' future is to develop a community plan. The Los Cerrillos Community Plan addresses the concerns of the residents and what they want for the future of the Village. Once the plan is adopted by the Board of County Commissioners, future developments in the Traditional Community Boundary will reflect the community's vision. The Plan will also provide a guide for the Board of County Commissioners as future development proposals come before them.

Los Cerrillos Community Plan. During November 1996, Alina Bokde and Monica Abeita contacted residents in Los Cerrillos for a community survey. The surveys were home visits and took approximately 45 minutes and asked questions about the current issues in the community and the goals for future growth. The interviewers attempted to interview all family members over 15 years old that wanted to participate. The purpose of the community survey was to ensure that various opinions in Los Cerrillos were reflected in the policies developed in the Plan.

Status of the Los Cerrillos Community Plan. In accordance with Article XIII of the County Land Development Code, Community Planning Ordinance, the adoption of the Los Cerrillos Community Plan will constitute an amendment to the County General Plan. Proposed programs and projects will be considered for funding through County programs such as the Infrastructure Capital Improvements Program (ICIP). Once the community plan is adopted, ordinances will follow that will support in the implementation of the Plan's goals, objectives and action statements.

When a development permit is sought by a landowner within the Community Plan Boundary Area, all regulations adopted by the Board of County Commissioners by ordinance will apply. For example, specific design standards for commercial businesses may be different for businesses within the Plan area rather than those outside the Plan area.

The intent of the Los Cerrillos Community Plan is problem solving. The community, through the community survey and public meetings identified problems for each area addressed in the Plan. The planning committee identified a vision statement for each section of the Plan, portraying the community's wishes for the future of Los Cerrillos. The goals, objectives and action statements provide the detail for the ordinances that will follow the adoption of this Plan.

Los Cerrillos, New Mexico

A Brief History

It is known that prehistoric peoples had occupied the area in which Los Cerrillos is located by 5000 BC and that during the latter Pueblo period (from approximately 1150 AD to the end of the 1200s) large quantities of Los Cerrillos turquoise were mined by the Tano Indians and was used in arts and crafts. The area became a part of a large Western American trade network with a major route running south from Chaco Canyon, and the Rio Grande valley, to central Mexico.

In the mid seventeenth century, Spanish farmers and ranchers arrived in the area which by then was called Los Cerrillos, however in this twilight of history no substantial community existed. Early Spanish explorers mined lead in the same area until 1680 when, angered by Spanish rule, the Indians rebelled. In 1692 the Spanish returned under Diego de Vargas. It is possible that the Spanish mined a little before and after the Indian revolt for lead for use in bullets, but it wasn't until 1788 that a request was made for a "piece of land at Los Cerrillos". During this colonial period, however, most of the Spanish population lived on the north side of the hills.

Until 1866 the region was outside the United States but soon was opened to US citizens. In 1879 public lands were offered for sale and early in that same year a streak of silver-lead ore was discovered in the Los Cerrillos foothills causing a boom--the first population influx. Los Cerrillos was established (officially on "Founder's Day", March 8, 1879) as a tent camp, however by this time a school had already been set up for at least 4 years. Los Cerrillos soon blossomed into a real town with a flourishing assortment of businesses. 1880 was the year of the railroad and the first post office. A railway station was built the following year. Coal had been discovered and mined as early as 1869 in the Madrid area. The railroad took possession of the coal mining property in 1891. In 1882 a town council had been elected by a voting population of 300. Within the next eight years the population more than quadrupled, and may have reached two thousand. There were many hotels and bars, several newspapers, an opera house, and other businesses.

The railroad built in 1892, a dam to collect the San Marcos spring waters to supply the railroad. Ten years later water was piped to the village residents. This original water system was to nourish the village for the next 96 years, until 1988, when a new water association laid new pipes, meters and hydrants. A "Highway 10" passed through the village at 1st St. After several bridges washed out the highway was moved to its current location having also been renamed, State 14 and subsequently, the "Turquoise Trail". In 1903, the Los Cerrillos Masonic Lodge--No. 19, was one of the 1st Masonic Lodges in NM. It operated from what is now Kludgit Sound Recording. This building was also used as an opera house. By 1902 mines in the Los Cerrillos Hills were playing out and the population dropped to less than 500. Two years later, Los Cerrillos dis-incorporated. However, Los Cerrillos avoided the fate of most mining towns--it never became a ghost town. A population of approximately 300 have continuously resided in the village.

Panning for gold was common during the twenties by the locals. A church was built in 1922 for the remaining families. In the 1950s the coal mines closed and the company town of Madrid became a ghost town. During this time the railroad station was removed and the trains no longer used Los Cerrillos as a point of departure. In the early 1960s, Los Cerrillos was not alone when, along with many other rural communities, the elementary school was closed.

Most residents presently work in Santa Fe and Albuquerque or are self employed. There are 4 or 5 active tourist oriented business in town, some of which are thriving in part because of the rich history that is to be found here. Los Cerrillos has retained its old western persona and is valued as a sweet and peaceful place to live.

SOURCES: Turquoise and Six-guns, by Marc Simmons; Cerrillos: Yesterday, Today, and Tomorrow, by Jacqueline Lawson; An Archaeological and Ethnographic Survey Within the Cerrillos Mining District, by D. Levine & L. Goodman, UNM; Stories Around The Fireplace, by Julia V. Weeks.

METHODOLOGY

LOS CERRILLOS COMMUNITY SURVEY, NOVEMBER 1996

History:

In November 1996, two students from the University of New Mexico's School of Architecture and Planning conducted a community survey in Los Cerrillos, New Mexico. The survey will be used by the Los Cerrillos residents and Planning Committee to draft policies and goals for a community plan. Survey results were compiled during the first two weeks of December 1996, and presented to community members on December 11, 1996.

Who was interviewed?

Sixty (60) Los Cerrillos residents from forty-three (43) households were surveyed. Thirty-five (35) of those surveyed were newer residents to the community from twenty-five (25) households, and twenty-five (25) were long time residents from eighteen (18) households. The majority (89%) of newer residents identified themselves as "Anglo or WASP", while the majority (56%) of long time residents identified themselves as "Hispanic." The total number of residents interviewed were 45% male and 55% female. The Demographic Profile for the survey provides more information about the interviewees.

Why is the distinction between long time and newer residents important?

Answers to many survey questions differed between those who have lived in Los Cerrillos most of their lives and/or those who have recently moved here. It is important to document those differences and deal with them before policies for the community plan are discussed. Differences in opinion between the two groups are not necessarily negative. They can be used to make all residents more sensitive to each other's concerns and to develop community plan policies which represent all Los Cerrillos residents.

What is the definition of a long time resident?

Long time residents were defined as people who lived in Los Cerrillos all or most of their lives, and who had family ties to the area. To be consistent in terms of attitudes, long time residents were recorded by household, not individual. Although in some households, the spouse of a long-time resident was not born and raised in Los Cerrillos, he or she had often grown up in the area and had strong family ties to Northern New Mexico.

How were residents chosen to be surveyed?

Interviewees were largely identified by the Los Cerrillos Planning Committee. The primary goal of the survey was to reach those who the community plan would most impact in the future: permanent residents of Los Cerrillos. For this reason, great effort was made to identify long time residents who were not part of the Planning Committee, and home owners who intended to stay in the community. A small number of renters was also

surveyed; however, less effort was made to reach these individuals since they may not constitute a permanent part of the community in the future.

How were residents surveyed?

All but four (4) residents were surveyed in their own homes at a time convenient for them. All participating residents within a single household were interviewed at the same time. Surveys took anywhere from thirty (30) minutes to two (2) hours, depending on how much residents wanted to contribute.

Between the two University of New Mexico students who conducted the survey, one asked survey questions while the other recorded residents' responses. In approximately eight (8) cases, the students split up and conducted the surveys separately because of time constraints.

The advantage of conducting home surveys was significant. Important qualitative information (comments) which would have been absent from a mail-out survey was gained. During the home survey process, many residents themselves suggested ways in which the community could come together on issues on which they were divided. These comments are extremely important to creating plan policies which bring people together, rather than divide them. This survey approach also made residents feel more comfortable with the idea of a community plan and educated many residents about how a community plan could benefit Los Cerrillos.

Twenty-six (26) surveys were dropped off at the homes of residents who the students were unable to contact. Of those surveys, only four (4) were completed and returned. These surveys generally lacked some of the important qualitative information gleaned from door to door survey process. In addition, all four surveys were from newer residents of the community. This indicates that had the survey been conducted through mail, few long time residents would have participated. Los Cerrillos is a traditional community in which long time residents are accustomed to making decisions and passing along information through face to face, verbal contact. For this reason, it was important that an appropriate survey process, such as the home survey, was used in Los Cerrillos.

Confidentiality:

All interviewees were assured complete confidentiality. To ensure this, survey information was prepared in three forms:

- 1) Composite raw data: This includes the totals for all quantitative (yes/no or multiple choice questions), as well as raw comments made by interviewees. To ensure confidentiality, long time residents and newer residents were not separated in this count.

- 2) Spreadsheet tabulation of the raw data: This includes the totals and percentages for all quantitative questions, broken down into three categories:

long time residents, newer residents, and total residents. Raw comments were aggregated into categories and then broken down between long time residents and newer residents. This presentation will allow residents to see the areas in which long time and newer residents differed without being able to associate word for word comments with either party.

3) Findings and Recommendations: The raw quantitative data, percentages, and comments were analyzed for commonalties and differences. The ways in which Los Cerrillos residents answered each question were presented in the form of "Findings." "Recommendations" were then made based on the Findings and additional comments from the survey. Findings and Recommendations will be used by the community and Planning Committee to draft policies for the Los Cerrillos Community Plan.

4) Demographic Profile: A demographic profile was developed for residents who participated in the survey. The profile not only provides valuable information on survey participants, but separates information which could identify survey participants from the surveys themselves.

FINDINGS & RECOMMENDATIONS
Los Cerrillos Community Survey



WATER & SEWER

Findings	Recommendations
<p>Water System or Well</p> <p>^{2.}</p> <ul style="list-style-type: none"> • All residents who live in Los Cerrillos are hooked up to the water system. • One resident who owns a business in the village, but does not live there, is hooked up to a well. 	
<p>Water Use</p> <ul style="list-style-type: none"> • All residents use their water for domestic purposes. • 7% of all residents use water for watering livestock. • 15% more new residents use their water for gardening than do long time residents. 	<ul style="list-style-type: none"> • The Water Board should provide the community with current water levels to evaluate if using water for livestock & gardening is appropriate especially during drought periods.



<p>Factors Affecting Water</p> <ul style="list-style-type: none">• Most residents are concerned about growth in the area affecting the quality and availability of water in the future.• Many residents are concerned about the cost of water.• Many residents are concerned about too much chlorine in the water, as a result of contamination.	<ul style="list-style-type: none">• Plan policies should protect water source from development.• County should inform the Planning Committee of all development proposals near the springs and the village.• Planning Commission should work with the County to establish a reserve zone around the springs.• Work with Water Board to establish acceptable chlorine ratings for children as well as adults & to provide those ratings to residents.
<p>Water Quality</p> <ul style="list-style-type: none">• The majority of residents (76%) rated water quality as good or adequate, indicating satisfaction with water quality.• 15% more long time residents thought water quality was poor than did new residents. This is probably because long time residents have witnessed changes in chlorination with the new system & because more long time residents have small children who could be affected by high chlorine levels.	
<p>Water Quantity <i>which</i></p> <ul style="list-style-type: none">• The majority of residents (80%) rated water quantity as good or adequate, indicating satisfaction with water quantity.	



Water Pressure

- The majority of residents (84%) rated water pressure as good or adequate, indicating satisfaction with water pressure.

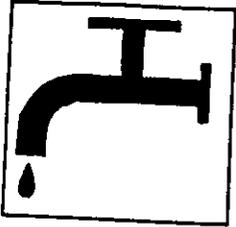
Problems with Septics & Cesspits

- The majority of residents (52%) were not aware of any problems with septic tanks or cess pits in the area.
- 22% more new residents were aware of problems with septic tanks & cesspits than were long time residents.
- Most residents who were aware of problems with septic tanks identified sewage flowing into the outdated septic tanks as the main problem.

- Plan policies should include monitoring of broken sewage lines & dumping.

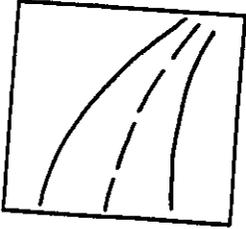
- Look into grant money for updating existing septic tanks and cesspools as an alternative to developing a central sewer system.

17 WITH



Support for a Sewer System

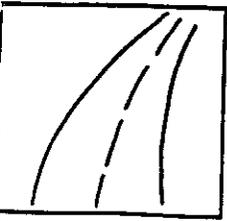
- A majority (60%) of residents support a sewer system in Los Cerrillos.
 - 21% more long time residents support a sewer system than do new residents.
 - Long time residents support a sewer system because it would be cleaner & safer, & would make maintenance easier.
 - New residents support a sewer system to prevent contamination & to upgrade existing sewage systems.
 - Residents who do not support a sewer system feel the cost for the community would be too expensive & that it would invite growth into the area.
 - Long time residents who do not support a sewer system are also concerned about where the system would be located.
 - New residents who do not support a sewer system would only support an ecologically sensitive system.
- The Planning Committee should look into the feasibility of a sewer system by researching possible federal, state & county funding.
 - The pros & cons of a new sewer system should be considered by the Planning Committee.



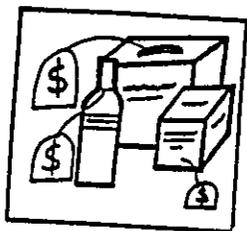
TRANSPORTATION

Concerns about Local Roads

- The overwhelming majority of residents (90%) have concerns about the roads they use.
- Most residents identified reckless driving & dust generated by gravel trucks as a primary concern.
- Restrictions on gravel trucks should be included in the community plan. Restrictions could include speed limits, safe driving requirements, & the use of tarps.
- An alternative route from the gravel pit to HWY 14 should be negotiated.
- Continue & increase representation of Los Cerrillos on the HWY 14 committee.
- A plan policy should state the community's support for improvements on HWY 14.
- Most residents identified needed improvements to HWY 14 as a primary concern.
- Some new residents identified speeding & lack of turn off lanes on HWY 14 & maintenance of village roads as other concerns.
- Work out a schedule for County maintenance of village roads.
- Schedule a response time for emergency events (such as storms) during which the County must service village roads. A set response time would let residents know when to be prepared for road maintenance.
- Some long time residents identified poor County maintenance of local roads as another concern.
- Look into the possibility of the County employing a local resident who would oversee village road maintenance.
- Some long time residents identified dangerous, speeding traffic on village roads as another concern.
- Make stop sign coming into town visible.
- Put up speed limit and "Children at Play" signs.
- Keep dirt roads--speeding would increase with paving.
- Consider speed bumps on 1st Street & on road coming into the village.
- Establish a regular police patrol or community watch to enforce safe driving.



<p>Condition of Village Roads</p> <ul style="list-style-type: none">• The majority of residents (57%) rated village roads as adequate & 27% rated them as poor.• 43% more long time residents rated village roads as poor than did new residents.	
<p>Condition of HWY 14</p> <ul style="list-style-type: none">• Half of all residents (50%) rate HWY 14 as poor & 28% rate it as adequate.• 38% more long time residents rated HWY 14 as poor than did new residents.	
<p>Public Transportation</p> <ul style="list-style-type: none">• A majority of residents (58%) consider public transportation an important service.• Long time residents who support public transportation feel it is important for senior citizens who can't drive & for commuters.• New residents who support public transportation feel it is important for senior citizens to get access to recreation & health care, & for all people in general.• Residents who don't support public transportation feel there are not enough people to support it & that families already coordinate to get each other into town.	<ul style="list-style-type: none">• Some public transportation on a limited basis (perhaps on limited days or on a call-in basis) may be feasible.• Transportation for seniors to senior centers should be provided.• Build on cooperative family network that currently exists, and develop a more extensive car/van pool for errands, commuting, & transportation to senior activities.



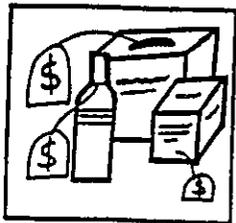
GOODS & SERVICES

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Existing Goods & Services

- The majority of residents obtain most goods & services from Santa Fe.
- Many everyday services are offered in Los Cerrillos. In order of use, these services are: medical care, construction services, auto repair, restaurant, & barber/beauty shop.
- Most residents are pleased with the clinic.
- 14 of 35 new residents eat out in Los Cerrillos. No long time residents eat out in Los Cerrillos.
- There is a strong tradition of self-sufficiency in the areas of auto repair & construction in Los Cerrillos. 11 of 25 long time residents do their own auto repair. 16 of 25 long time residents & 9 of 35 new residents do their own construction work.

- A plan policy should promote the use of local services whenever possible. For example, publicizing local services offered by residents.



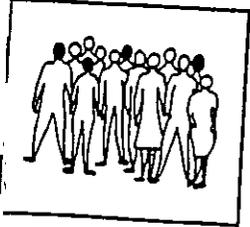
New Goods & Services

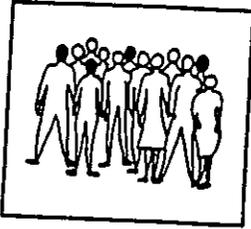
- The majority of residents (60%) would like to see more goods & services offered in Los Cerrillos.
 - Residents who want more goods & services offered would like to see a grocery store & more restaurants in Los Cerrillos.
 - Some long time residents would also like to have an affordable gas station which is closer.
 - Some new residents who want to see more goods & services offered emphasized that new businesses should be small scale, mom & pop operations.
 - Residents who do not want more goods & services in Los Cerrillos feel that there are not enough people to support such businesses & that the businesses would not be able to compete in terms of price.
 - Long time residents who do not want more goods & services feel there is no need for them because people cooperate to get things from town & from each other.
 - New residents who do not want more goods & services moved to Los Cerrillos to get away from lots of commercial activity.
 - 22% more new residents than long time residents do not want more goods & services in Los Cerrillos. This is probably because many new residents moved to Los Cerrillos for the rural atmosphere, quiet, & distance from the city.
- Wants of residents should be communicated to the Kuchar's, a couple who purchased the old "park" area, & wants to know what services the community needs.
 - A plan policy should regulate the scale of new businesses, so that they are appropriate to a small community.
 - New businesses should combine needed goods & services whenever possible to ensure that the business survives. For example, a grocery store & restaurant combination or grocery store & video rental combination.

New Jobs

- A strong majority (77%) of residents support jobs coming from small businesses.
- A strong majority (77%) of residents support jobs coming from public institutions.
- An overwhelming majority (90%) of residents support jobs coming from home businesses.
- Many residents are concerned that new businesses & public institutions are small scale, do not create large amounts of traffic & provide jobs for local people.

- A review board should be established by the Planning Committee which reviews all new developments & businesses for consistency with the community plan & appropriate architectural design. The review board should coordinate with the County Commission so that its recommendations are followed. The board should have equal representation of long time & new residents.
- Plan policies should promote a good mix of residential & commercial development so that strip commercial developments do not occur.
- Plan policies should regulate the scale of new businesses & public institutions.
- Plan policies should require businesses & public institutions to regulate excessive problems with traffic & parking (such as blocking residents' driveways).
- Plan policies should stipulate that all new businesses & public institutions employ a certain percentage of local residents.



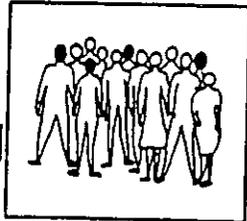


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New Jobs, Continued

- 83% of long time residents support jobs coming from industry such as mining or gravel.
- 31% of new residents support jobs coming from industry & 69% oppose such jobs.
- Many residents are concerned that industry not damage the environment or water, respect the community & hire local people.
- An strong majority (78%) of residents support jobs coming from arts & entertainment, such as movie sets & recording studios.
- Many residents are concerned that movie sets respect the community, give something back to the community & hire local people.

- Plan policies should regulate industry to avoid environmental degradation.
- Plan policies should stipulate that all new industry employ a certain percentage of local residents.
- Plan policies should stipulate that movie sets must contribute something to the community (such as money for a community center).
- Plan policies should stipulate that movie sets employ a certain percentage of local residents.



Jobs Related to Tourism

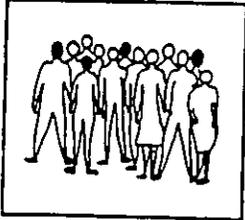
- A majority (62%) of residents feel jobs related to tourism are good for Los Cerrillos.
- 18% more long time residents feel jobs related to tourism are good for Los Cerrillos than do new residents.
- 29% of new residents have mixed feelings about tourism in Los Cerrillos.
- Many residents are concerned that tourism not turn Los Cerrillos into another Madrid, that it employ local people & respect the community.

- Plan policies should regulate the scale of tourist businesses.
- Plan policies should regulate the location of tourist businesses so that they do not form a commercial strip.
- Plan policies should stipulate that tourist businesses employ a certain percentage of local residents.
- Plan policies should promote locally owned tourist businesses whenever possible.
- Plan policies should stipulate that tourist businesses support local artisans & cottage industries.
- Plan policies should require tourist businesses to regulate excessive problems with traffic & parking (such as blocking residents' driveways).

Types of Tourist Jobs

- Of the residents who feel tourism is good for Los Cerrillos, the majority overwhelmingly supported tourist jobs coming from arts & crafts (95%), tourist jobs coming from movie sets (95%), tourist jobs coming from art galleries (86%), tourist jobs related to history of mining (100%), tourist jobs related to the history of the railroad (98%), & tourist jobs coming from services for tourists (98%).

- Plan policies should specify that of all jobs coming from the tourist industry, those related to arts & crafts, movie sets, art galleries, history of mining, history of the railroad, & services for tourists are preferred.



Jobs Related to Tourism

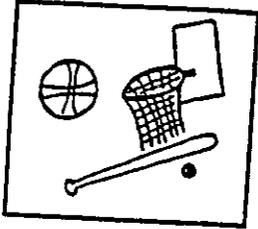
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RECREATION

Existing Recreational Opportunities

- An overwhelming majority (83%) of residents feel that children do not have enough recreational opportunities in Los Cerrillos.
- An overwhelming majority (90%) of residents feel that teens do not have enough recreational opportunities in Los Cerrillos.
- A majority (62%) of residents feel that adults do not have enough recreational opportunities in Los Cerrillos.
- 25% more long time residents feel that adults do not have enough recreational opportunities in Los Cerrillos than do new residents.
- A majority (67%) of residents feel that seniors do not have enough recreational opportunities in Los Cerrillos.
- 43% more long time residents feel that seniors do not have enough recreational opportunities in Los Cerrillos than do new residents.
- A majority (60%) of residents feel that families do not have enough recreational opportunities in Los Cerrillos.

New Recreational Opportunities

- An overwhelming majority (92%) of residents would like to see more recreational opportunities offered in Los Cerrillos.

- Long time residents would like to see (in order of preference) sports activities & facilities for youth, a community center for all, educational activities for youth & closer activities for seniors.

- New residents would like to see (in order of preference) a community center for all, recreational & educational activities for youth, outdoor activities & more activities in conjunction with the church & parish hall.

- Residents who do not want to see more recreational activities offered in Los Cerrillos don't think there aren't enough people to support these activities & that seniors have enough recreation because of the casinos.

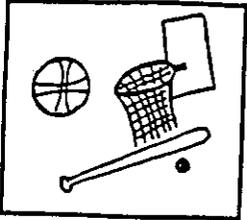
- A community center could incorporate activities for all ages, as well as sports, recreational & educational activities.

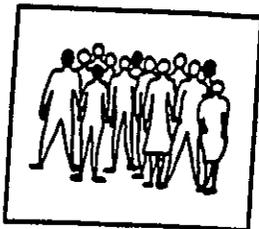
- One alternative to a community center is to look into the possibility of using the old school gym for community activities.

- One alternative to a community center is to organize more activities at the parish hall.

- During the survey, many residents expressed interest in organizing recreational activities for the community. Residents who would be willing to provide services & organize events for free should be identified.

- Activities such as community dinners could be ways that adults & families alike could come together & get to know each other.





GROWTH & CHANGE

Upper Limit of the Population

- The majority of residents (65%) want the upper limit of the population to remain around 500 people. No residents would like to see the population more than double.
- 39% more long time residents want the upper limit of the population to remain around 500 people than do newer residents.
- 23% more newer residents want the upper limit of the population to be between 501 & 1000 residents than do long time residents.

- The water service boundary should be redefined in the community plan, & give priority to people living in the village.

- The water study should be completed in order to better understand the capacity for growth in the village.

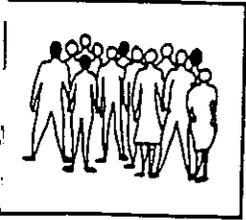
What Kind of Community Los Cerrillos should be in the Next 10 Years

- 47% of residents want Los Cerrillos to be a relatively self-sufficient community with local jobs in the future.
- 37% of residents want Los Cerrillos to remain as it is now in the next 10 years.
- 20% of residents don't want to see Los Cerrillos become a bedroom community to Santa Fe in the future.
- 12% of residents don't want to see Los Cerrillos become a retirement community in the future.
- Many residents don't want Los Cerrillos to become like Madrid, a developed community with big city problems, or a community without identity.

- Plan policies should focus on keeping Los Cerrillos as it is now, while promoting some new jobs & businesses to make the community more self-sufficient. The important keys are scale & offering local jobs.

Helpful Growth Regulations

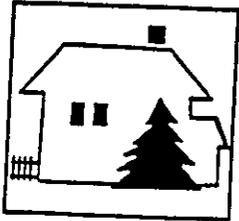
- Most residents felt that regulations on large lot sizes in areas surrounding the village, open spaces around Los Cerrillos & limiting growth based on water availability would be helpful to Los Cerrillos.
- Some newer residents felt that some de-regulation for starting small businesses (such as the off-street parking requirement) would be helpful to Los Cerrillos.
- Some long time residents felt that no regulations should be developed.
- Growth regulations in the community plan should emphasize large lot sizes & open space in areas surrounding the village, & limiting growth based on water availability. Coordination with Santa Fe County is important to ensure that these regulations are included for the Cerrillos area in the Santa Fe General Plan.





Feelings about Mobile Homes

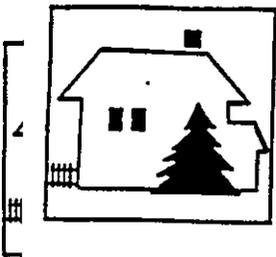
- A majority (57%) of residents feel that mobile homes should be allowed in the village and outlying areas.
- Long time residents (96%) overwhelmingly feel that mobile homes should be allowed in the village and outlying areas.
- Many long time residents recognize the need for upkeep of mobile homes.
- Long time residents see mobile homes as a form of affordable housing. Many would prefer a single family home, but this is difficult due to high prices & strict building codes.
- 43% of new residents feel that no additional mobile homes should be allowed. 29% of new residents feel that mobile homes should be allowed in the village and outlying areas.
- 67% more long time residents feel that mobile homes should be allowed in the village and outlying areas than do newer residents.
- 23% more new residents feel no additional mobile homes should be allowed than do long time residents.
- Many new residents disapprove of mobile homes because they are afraid Los Cerrillos will turn into a mobile home park.
- Plan policies should not restrict mobile homes in Los Cerrillos.
- Plan policies should emphasize good upkeep of mobile homes.
- Plan policies should look at creating financing options for long time residents who want to buy or build their own homes.
- Plan policies should promote building codes & permitting processes which are less strict & more affordable.
- Building codes & permitting processes which are appropriate to Los Cerrillos should be included in the Santa Fe County General Plan.
- A local review board could allow flexibility for residents who want to build new, affordable homes which are constructed correctly.
- Plan policies should discourage clusters or strips of mobile homes which would make the community look like a mobile home park.



HOUSING

Housing Situation

- An overwhelming majority (87%) of residents own their homes. This figure may be abnormally high because more permanent members of the community (who are typically home owners) were preferentially surveyed over temporary residents.
- 23% more long time residents own their homes than do newer residents.
- An overwhelming majority (82%) of residents live in single family homes. This figure may be also be abnormally high because home owners typically live in single family homes.
- 18% more long time residents live in mobile homes than do newer residents.
- 44% of long time residents have family members who live on their land. No new residents have family members who live on their land.
- 64% of long time residents have family members who live next door. No new residents have family members who live next door.
- No long time or new residents have family members who live in an apartment or house connected to their home.
- Plan policies should note that residents who live in mobile homes in Los Cerrillos are not a transient population. In fact, long time residents represent a permanent part of the community.
- Plan policies should note the extended family relationships maintained by long time residents in Los Cerrillos. Policies that support subdividing land within families & greater densities for such families should be considered.



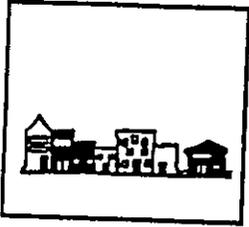
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COMMUNITY LIVING

<p>What Makes it Easier for your Family to Stay in the Village</p> <ul style="list-style-type: none">• All residents felt that lower property taxes & rents, & changing the permitting process to make it easier to fix, add to, or change homes would help them stay in the village.	<ul style="list-style-type: none">• Plan policies should support property taxes based on household income.• Plan policies should promote building codes & permitting processes which are less strict & more affordable.
<p>Quality of Life</p> <ul style="list-style-type: none">• Long time residents listed (in order of preference) community interactions & people, physical environment, safety & security, & affordability & jobs as the characteristics that result in a good quality of life.• Newer residents listed (in order of preference) physical environment, tranquillity, community interactions & neighborhoods, & safety & security as characteristics that result in a good quality of life.	<ul style="list-style-type: none">• Plan policies should promote existing relationships between people in the community, the existing physical environment of Los Cerrillos, & security & safety.
<p>What to Improve about Los Cerrillos</p> <ul style="list-style-type: none">• Long time residents listed (in order of preference) recreational activities, public safety, improvements on local roads, and the relationship between Los Cerrillos & Santa Fe County as things they would improve about living in Los Cerrillos.• Newer residents listed (in order of preference) a healthy physical environment, recreational & educational activities for all, more services, & community environment as thing they would improve about living in Los Cerrillos.	<ul style="list-style-type: none">• Plan policies should recommend new recreational activities in Los Cerrillos as a primary goal.



Best Reasons for Living in Los Cerrillos

- Long time residents listed (in order of preference) tranquillity, the physical environment, community interactions & people, & safety & security as the best reasons for living in Los Cerrillos.
- Newer residents listed community interactions, location / environment of the area, tranquillity, village atmosphere, & safety & security as the best reasons for living in Los Cerrillos.

- Plan policies should promote existing relationships between people in the community, the existing physical environment of Los Cerrillos, tranquillity in the village, & security & safety.

Major Change in Los Cerrillos

- Long time residents listed changes associated with new residents (dislike), end of mining (dislike), new services (like), & gravel trucks (dislike) as the major changes they have seen occur in Los Cerrillos.
- Newer residents listed increasing property values (dislike), growth in the area (dislike), mobile homes in the area & Cerrillos hills (dislike), gravel trucks (dislike), new people moving in & renovating old home (like), & different caliber of people moving into the village (like) as changes they have seen occur in Los Cerrillos.

- Plan policies should regulate gravel trucks, regulate growth, & propose changes to the ways in which property taxes are evaluated.



<p>What Brought you to Los Cerrillos</p> <ul style="list-style-type: none">• This question was not applicable for long time residents.• Newer residents listed the people & size of the community, affordability, & tranquillity as the things which brought them to Los Cerrillos.	
<p>Most Important Qualities about Los Cerrillos to Preserve</p> <ul style="list-style-type: none">• Long time residents listed historic buildings in town, tranquillity, small size, physical environment, traditions, & security & safety as the qualities they most want to preserve about Los Cerrillos.• Newer residents listed economic, ethnic & social mix of the community, historic buildings in town, & tranquillity as the qualities they most want to preserve about Los Cerrillos.	<ul style="list-style-type: none">• Plan policies should protect historic buildings, promote tranquillity in the village, suggest ways to maintain existing traditions, & allow the mix of people in the village to remain in Los Cerrillos.
<p>What People Want in Los Cerrillos in the next 10 Years</p> <ul style="list-style-type: none">• Long time residents want recreational activities & facilities for all, more goods & services, maintenance of traditions & sense of community, public transportation for seniors, & more police patrol in Los Cerrillos in the next 10 years.• Newer residents want facilities for recreational & educational activities, more businesses, the current mix of people, very little growth, & economic growth in terms of jobs in Los Cerrillos in the next 10 years.	<ul style="list-style-type: none">• Plan policies should recommend new recreational activities in Los Cerrillos as a primary goal, & should promote more goods & services to offer more jobs in the village.

Los Cerrillos Community Plan

Goals
Objectives
Actions

Los Cerrillos Community Plan

RESIDENTIAL DEVELOPMENT

When Los Cerrillos was founded, most of the Village area was divided into 25' x 100' lots, less than 1/10 acre. The Santa Fe County Land Development Code recognizes these lots if they were recorded prior to the Code in 1981. The small size of these lots is cause of local concern because their development on a singular basis would create high density development. This could create potential health problems because of the resulting close proximity of adjacent septic systems. The State Environment Department currently recommends a minimum lot size of two (2) acre for both an individual well and septic system.

Vision

- To maintain the Village as a predominately residential community.

Problems

- Increased residential development.
- Development without proper development permits.
- Homes built on ridge top impacting scenic qualities of existing residences.
- Excessive density resulting from structures built or placed on traditional railroad lots.
- Excessive density resulting from development of ¾ acre lots within the Traditional Community Zoning District.
- No consideration of water availability when development permits are issued.
- No maximum lot coverage requirement.
- Potential of development to cause increased property taxes creating hardships for elderly and low income families.
- Santa Fe County Land Development Code prohibits alternative architectural styles.

Goals

- Control development on ridgetops.
- Support diverse methods of home building which includes alternative architectural styles.
- Establish source of water availability before building permit is issued.
- Hold property tax increases to reasonable levels.
- Enforce building permits for all development.
- Maintain character of village which nurtures cultural and organizational traditions.

Objectives

- Evaluate permitting requirements to determine solutions for problems relating to high development densities.
- Do not allow creation of dry lots.

- Mandate that a source of water for building permit shall be a State well permit, an El Vadito de Los Cerrillos water meter permit.
- Inventory the types of diverse housing types and materials used in the Village.

Actions

- Support building of homes away from ridge tops.
- Establish ordinance for requirement of a water resource plan that would establish a water source such as an El Vadito Water Board approval, well installation before a development permit is issued.
- Evaluate methods of tax assessments to control tax increases.
- Establish maximum lot coverage of 50% to be implemented by the County which includes roofed areas.
- Require a minimum of 5,000 sq. ft. of land per one dwelling unit.
- Require a ¾ acre minimum lot size within the Townsite District.
- Require a two (2) acre minimum lot size within the Water Service Boundary District.
- Require a ten (10) acre minimum lot size within the Traditional Community District.
- Require that any new land surveys/plats be tied to the monuments delineating these Districts.
- Require that future plats and surveys tie into County approved monumentation designating the Zoning Districts.
- Educate residents about development permit requirements.
- Work with the County Code Enforcement staff to minimize unpermitted development.
- Pitched roofs and windows shall have a 'Light Reflective Value' (LRV) of 40 or less. This could be done through dulling agents.

Land Use Policy for recognizing 25' by 100' lots for Los Cerrillos.

1. These lots are individually recognized as legal lots of record if they are shown on the plat of the Townsite of Cerrillos that is in the records of the Santa Fe County Clerk.
2. Recorded documents that individually convey or otherwise transfer these platted Townsite lots will be sufficient for providing legal lot of record for the purpose of obtaining a Land Use Development Permit.
3. Lots within the platted area of the Townsite of Cerrillos created pre 1981 recorded plat, pre 1981 legal conveyancing document and/or plat signed by the Land Use Administrator after 1980 will be recognized as legal lots of record for the purpose of obtaining a Land Use Department permit. Original Townsite lots will not be recognized as legal lots if they have been replatted or reconfigured after a 1981 legal conveyancing document, post 1981 recorded plat and/or plat signed by the Land Use Administrator after 1980.

Los Cerrillos Community Plan

COMMERCIAL DEVELOPMENT

Commercial uses that are small in scale and that support the needs of the community are appropriate for the predominately residential character of the Village. Local businesses that are owner occupied are appropriate for areas outside the designated commercial district. Supporting the development of the Village as a mix of residential and commercial uses is important to the community. Tourist related businesses are encouraged, although there are concerns about parking and other negative impacts within the Village.

Vision

- Develop a business district and support businesses that promote local employment and provide local services and do not disrupt the quiet of the Village.

Problems

- Need more expanded sources of local employment.
- Not enough tourist "spending opportunities".
- Not enough local "spending opportunities".
- Business parking is a problem for residents.
- Unattractive business signs.
- Santa Fe County Land Development Code inhibits business start ups.
- Tour busses invade residential privacy.
- Los Cerrillos residents must expend energy, money and time by seeking work and purchasing goods from sources outside the community.

Goals

- Support the rural, residential and historic character of Los Cerrillos.
- Make Los Cerrillos self-sufficient by creating jobs and spending opportunities in the Village.

Objectives

- Promote a variety of businesses to encourage diverse sustainable economy.
- Promote tourism and other businesses that utilize local employment.
- Support owner occupied businesses outside the designated commercial district.
- Prohibit commercial and Industrial development within the Community Plan Boundary Area except within the designated commercial district.
- Accommodate business and tourist parking without adversely influencing residential living.

- Assist businesses with inexpensive and attractive signs in designated areas.
- Establish architectural guidelines to incorporate future businesses into the residential character.
- Explore the possibility of developing sidewalks/boardwalks along County right-of-way to maintain traditional character within the Village.
- Support individual or family owned businesses.

Actions

Commercial District

- Designate a 'Commercial District' (See attached map)
 - Main Street – From the east side of Second Street to approximately 400 feet east of First Street's road right of way. All businesses shall access the property from Main Street.
 - First Street – From the south side of the railroad tracks to the north side of River Road. All businesses shall access the property from First Street.
- Businesses within the 'commercial district':
 - Shall not be required to be owner occupied.
 - Shall be eligible for on street parking.
- Businesses outside the district, but in the 9 block area of the Village are required to be owner occupied.
- Find resources, such as economic development grants for businesses, to offer local employment opportunities such as: an Artist's Cooperative, a Community Grocery Store, an Ice Cream Parlor and/or a Laundry.

Parking

- Allow sixty-six percent (66%) of the customer parking on County right-of-way/street within the 'commercial district'.
- Establish employee parking on site per Code requirements.
- Designated parallel street parking.
- Work with County to identify possible public parking areas east of town before the entrance into the Village. If the public parking areas are created, these lots shall be used to fulfill parking requirements.
- Based on approval from the County Public Works Department, home businesses and owner occupied businesses shall fulfill partial parking requirements on the street right of way within the bounds of the width of the property.

Architectural Design Guidelines

- Apply to all businesses within the 'commercial district'.
- Maximum lot coverage 70% (seventy percent) to restore the historic character of the Village, this shall not include requirements for setbacks, septic and onsite parking.

- Pitched roofs and windows shall have a "Light Reflective Value" (LRV) of 40 or less.

Setbacks

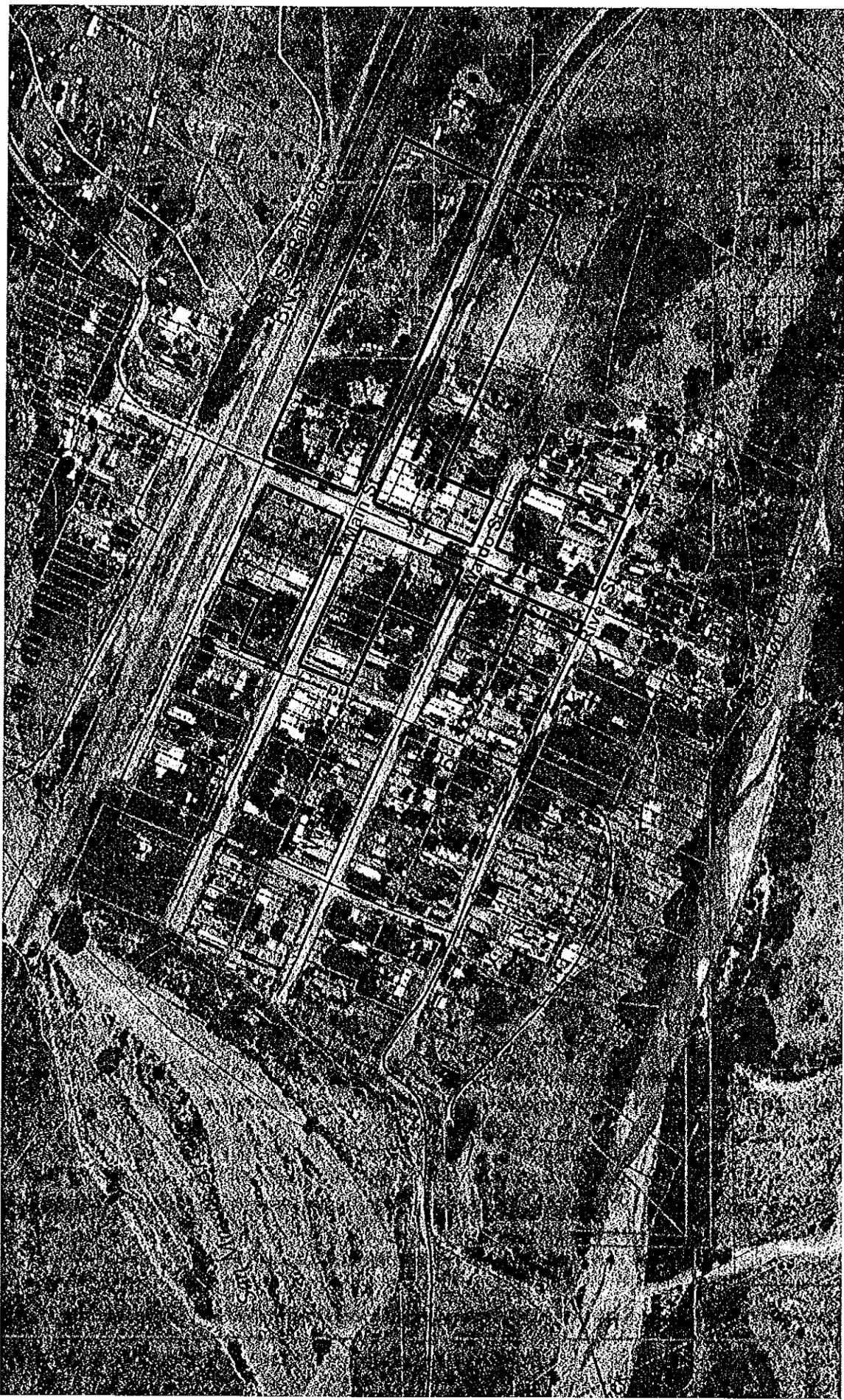
- Side setbacks shall be 5 (five) feet from property line. (Equates to 10' between buildings)
- Rear setback shall be 10 (ten) feet from property line.
- Front: None.
- No set back if fire resistive construction between commercial buildings.

Signage

- Directory Sign at NM State Highway 14.
- Village map visible at intersection of Main and First Streets.
- Plaques, signs or markers at designated sites of historic interest.
- The residential section of Community Plan would govern home businesses.
- The Village of Los Cerrillos should consider joining the Turquoise Trail Association to apply for both Main Street Program funding and Highway Beautification funding for Village projects such as replanting trees in the Village.

Commercial Business Types

- Prohibited Businesses within the Traditional Community Boundary.
 - Mini-storage units
 - Private clubs and lodges
 - Shopping centers
 - Dry Cleaners
- The Village should work with the Turquoise Trail Association and the County to acquire funding for a Main Street Program. The Main Street Program will assist Los Cerrillos in acquiring funding for projects such as promotion and replanting trees in the Village.



Los Cerrillos Commercial District



Los Cerrillos Community Plan

WATER AND FIRE PROTECTION

El Vadito de Los Cerrillos is a unique water source. First created by the railroad, the source consists of a dam on the San Marcos Arroyo, whose upstream reservoir has filled up with sediments. Ground water and storm infiltration accumulates in the now in-filled valley. The water is collected from a well about fifty feet above the dam and flows by gravity to Los Cerrillos about a mile away. Thus El Vadito shares its' water resources with development in the Lone Butte area, Silverado, Eldorado and Canada de Los Alamos. El Vadito's capacity, development in the upper watershed and it's sensitivity to extended drought, is poorly understood.

Water quality and supply are a major concern for the community. Los Cerrillos has a community water system, El Vadito de Los Cerrillos, that supplies some residents within the plan area. The water system also provides water for haulers that live within the vicinity of the Village. There is a concern that water should not be the only determining factor when it comes to growth and that other factors, such as traffic and the rural character of the area need to be considered. Since the water system is the main source of water for many within the plan area, there needs to be a stronger connection between water and future development. Protection of both the springs and the reservoir is critical for the sustainability of the water system. As growth continues within the watershed area, water quality and supply will become a more pivotal issue within the community.

El Vadito is also the source for fire protection for the Village and surrounding area. The low hydrant flow rates in Los Cerrillos of 240 to 290gpm are well below the required commercial flow rate of 1,000gpm. As a result, national rural guidelines are utilized by the Fire Marshal that may include fire sprinkler systems and alternative water storage. This has posed a problem for small, commercial businesses to establish within the Village. As a result, improvements must be made to the fire protection system in order to support more commercial development and protect the safety of both the community and the fire fighters.

Vision

Protect local domestic water and fire protection water for all residents.

Problems

- Any future lot splits would increase the demand on a scarce water resource.
- Over-stressing of water supply.
- Water supply for the Village has not been quantified.
- Securing sufficient water rights for the Village.
- Insufficient water flow and duration for fire protection.
- Chlorine taste and overuse in the water system.

- Growth outside the Village boundary is determined through County zoning that is based only on self-supplied or unverifiable hydrology of the area.
- Leaky dam of the El Vadito Water System.
- High number of domestic wells within the watershed area, which includes Eldorado.
- Potential of water pollution from septic systems within the watershed area.
- Population density within the Village boundary.
- Population density outside of the Village boundary.

Goals

- Protection of water source from pollution and over-development.
- Increase water system for adequate fire protection.
- Increase water conservation practices in the Village.

Objectives

- Promote protective zones around the Village water sources.
- Establish responsible growth practices, such as appropriate densities, infrastructure impacts and limitations and retaining open places for the Village.
- Ensure that water availability is not over-allocated.
- Recognize that the railroad lots of 25 feet by 100 feet created in the 1800's are too dense for current best use (water and wastewater limitations).
- Recognize that the County's 1980 Traditional Community Zoning District lots of $\frac{3}{4}$ acre for Los Cerrillos are too dense for uncertain, future water availability and maintenance of rural life qualities.
- Remain independent from the City or County water system.
- Educate septic owners within the watershed of possible water contamination and proper practices.
- Encourage water conservation programs, such as water harvesting.
- Look at other factors other than water that may dictate zoning outside Village boundary such as appropriate densities for a rural quality of life.
- Develop a long term water supply and demand plan with watershed consideration.
- Explore the possibility of providing an adequate fire protection system in conjunction with El Vadito de Los Cerrillos community water system.

Actions

- Study what the membership limit for the El Vadito should be in relation to water supply.
- Develop a forty (40) year public water resource plan, including water projections, and the means of securing and protecting existing and new resources.

- Develop an overlay zone to protect the springs and other water sources, collection areas and water management systems from pollution, depletion and encroachment of development.
- Develop a buffer area around the reservoir to protect the water supply.
- Buffer area upstream from the reservoir along contributing arroyos, including the San Marcos, Gallinas and Coyote Arroyos.
- Increase the lot sizes inside the Traditional Community Zoning District.
- Implement a water conservation program for the Village.
- Work with State Engineers Office to quantify the San Marcos, Gallina and Coyote springs.
- Fix leaky dam through the Infrastructure Capital Improvements Program (ICIP) and other available funding sources.
- Get another and/or relocate storage tank for the water system.
- Conduct studies and apply for grants to improve fire protection systems, requirements and capabilities within the Village.
- Apply for State funding to upgrade fire protection system, including a holding tank and fire hydrants with eight inch (8") transmission lines.
- Develop in conjunction with the County Fire Marshal, short and long term fire prevention/protection plans.
- Support State and County watershed planning efforts.
- Work with State and County agencies to protect the watershed and get assistance with implementation of the community plan.
- Community should be involved with any adjudication for the Galisteo Basin.
- Establish a water efficiency program for retrofitting toilets and shower heads.
- Explore the potential of acquiring a potable water supply from the Los Cerrillos Hills vicinity.

Los Cerrillos Community Plan

ROADS

Road infrastructure is a primary concern for many residents of Los Cerrillos. The nine block area experiences the heaviest amount of traffic as a result of tourist, local and mining traffic. Complaints from the residents include very limited maintenance and speeding through the village.

According to Public Works, the roads within the Village are not maintained on a regular basis according to a schedule. Public Works responds to a call from a community member. If the call is regarding a pothole, Public Works will respond within 24 hours to temporarily fix the pothole and within 30 days to repair the pothole. If the call is regarding grading the roads, Public Works will respond within 7 to 10 working days. It is too difficult to adhere to a schedule because of additional projects that take time away from road maintenance, machinery disrepair and regular employee attendance.

County Roads 57 and 59 are maintained monthly by Public Works. According to the 'Road Grading Schedule', these County roads are part of District 2-Route 14 and are maintained every third week of the month. Included in this section is a County road grading schedule showing when these County roads are maintained by Public Works.

Vision

Safe and well maintained roads.

Problems

- Traffic speed in the Village is too fast.
- Pot holes, weeds and poor road conditions in the Village.
- Roads in the community plan area are not maintained on a regular basis, only after washouts or if there are severe pot holes.
- Wide roads in the Village contribute to higher speeds.
- Public Works only grades Main Street.
- Stop sign at the entrance to the Village is not visible.

Goals

- Slow the traffic speed in the Village.
- Maintain roads in the Village more consistently.
- Do not pave the dirt roads in the Village to preserve the rural character and control speeding.

Objectives

- Determine appropriate traffic slowing techniques for the Village.
- Work with the County Public Works Department to establish a more consistent maintenance schedule of roads.
- Develop maintenance techniques which do not require paving.

Actions

- If the County implements a 'Speed Hump Policy', the Village should work with the County to install a speed hump with a warning sign near the Stop sign at 1st and Main to slow traffic coming into the Village.
- Maintain a clear line of sight to the Stop sign when entering the Village.
- Install a warning sign that will alert drivers of the stop sign into the Village.
- Support the monthly grading schedule for County roads.
- Work with Public Works and the Road Advisory Committee to add base course as needed.
- Request that the Sheriff Department enforce speed limits in the Village.
- Set lower speed limits to fifteen (15) miles per hour.
- Adopt the "entry" road (Main Road) into the Village through the Road Acceptance Policy. This strip of road needs resurfacing, striping and signing.
- Work with the State Highway Department to replace speed limit signs for northbound traffic on NM 14 between Madrid and Los Cerrillos. This will improve safety conditions at the NM14/Main Street Intersection. (Brasher and Lorenz, Inc, 1999)
- Work with the State Highway Department to change the location of the speed limit sign going southbound over the bridge on NM 14 near the entrance into Los Cerrillos, to make it visible for traffic.
- Install speed limit signs for both eastbound and westbound traffic on Main Street between NM 14 and First Street. (Brasher and Lorenz, Inc. 1999)
- Develop a comprehensive study for the Village. This study should address the heavy truck traffic, increased residential and tourist traffic.
- Examine the NM 14 and Main Street intersection. Improvements may be needed for safety concerns including channelization and turning lanes or accel/decel lanes.

Los Cerrillos Community Plan

POLLUTION

Pollution from gravel trucks and tourist buses is a problem that affects residents primarily within the Village. Pollution concerns include dust, exhaust, noise and noxious fumes. Dust from the gravel trucks is a major concern for residents living along 1st and Main Street and up through County Road 59 up to the gravel mine. The County has adopted regulation regarding light pollution, yet they only apply to installations after April 30, 1996. The community wants to maintain the rural character while supporting practices that will limit polluting practices.

Vision

A cleaner and healthier environment in the Village.

Problems

- Noise, dust, gravel and exhaust from gravel trucks and tourist buses.
- Light from neighbors; County regulations regarding light are not enforced.
- Trash burning which may result in emission of polluted gases.
- Illegal dumping.

Goals

- Minimize dust, noise and exhaust from gravel trucks and tourist buses.
- Control tourist traffic in the Village.
- Provide for accessible disposal of solid waste/garbage.
- Develop a recycling program for residents.
- Enforce pollution regulations in the County Code.

Objectives

- Evaluate new businesses to prevent environmental pollution, including noise.
- Educate Village residents about outdoor regulations, such as light and trash burning regulations.
- Make adequate solid waste disposal facilities and programs available to all residents to minimize illegal dumping and pollution to the community.

Actions

- Research and make recommendations for a solid waste program, such as trash pick-up and dumpster for the Village.
- Work with the County to enforce all stipulations relating to gravel mining and gravel trucks to minimize pollution.

- Work with appropriate County, State and Federal agencies to become informed about pollution emissions from Industrial and Commercial businesses within the Community Plan Boundary Area.
- Set up a review process for new businesses that will meet community guidelines for pollution.
- Work with County to enforce light and noise regulations.
- Designate routes for tourist buses.
- Work with tourist companies to minimize impact of the tourist bus pollution, including dust, exhaust and noise, for example, turning off engines when letting tourists out.
- Restrict buses from River Street.

Los Cerrillos Community Plan

COMMUNITY FACILITIES AND ENVIRONMENT

According to the community survey, recreation was a big need for both the youth and elderly. There are not enough places or facilities to provide recreational opportunities such as basketball, educational programs and music events. An architectural program was developed to investigate sites and costs for a community center that would address some of these needs.

The possibility of a wastewater system for the community was researched. Although the cost of a wastewater facility was too high for the community to support at this time, there is still a concern that water contamination from septic tanks is a problem and will need to be addressed. Educate the community about the regular maintenance of septic tanks will assist concerns regarding water contamination, for example pumping the septic tank every three years and ensuring that the tank is water tight.

North of the Village are the Los Cerrillos Hills. These hills contain some of the oldest pre-historic Indian and Spanish mining sites in North America. The major features of the hills were formed by volcanic activity and rise from an elevation of 5,700 feet to about 7,000 feet. Although gently rounded, they are deeply channeled by numerous arroyos. Another defining feature of Los Cerrillos are the tall, Cottonwood trees and Chinese Elms that line the streets of the Village, providing a rural and residential character. The Galisteo River is a major water way through the Village that provides riparian habitat within the arid climate.

Vision

Provide for recreational, educational, environmental and service needs of the community.

Problems

- No public recreational areas for the community.
- No park or plaza area.
- No space for public computers, tutoring, library, music.
- No outdoor sports facility.
- No public restrooms.
- No public gathering places for community.
- No community festival area.
- Sub-standard septic systems.
- The potential of a wastewater treatment facility may allow a higher density not appropriate for Los Cerrillos.
- Loss of informal access to open spaces, grazing.

Goals

- Increase recreational opportunities for youth and elderly.

- Create access to educational programs for students.
- Obtain and maintain areas and facilities for public gatherings and recreation programs for community.
- Reduce the need for visitors to use private restrooms.
- Protect water quality in the Village and provide for economical wastewater facility or improved septic maintenance.
- Rehabilitate the Galisteo River with native vegetation.
- Support the development of the Los Cerrillos Hills Park to provide recreational opportunities and protect natural areas.
- Support the regeneration of native plant species in Los Cerrillos.
- Maintain the visual resources outside the Community Plan Boundary. (See photos at the end of this section)

Objectives

- Determine recreational activities that serve the youth and elderly.
- Assess the need for adult recreational activities for community center
- Provide educational programs, library and computer room in community center.
- Ensure future water quality through wastewater treatment facility or improved septic alternatives.
- Provide visitor and public facilities such as restrooms and information center.
- Identify resources to fund construction and maintenance of facilities.
- Educate land owners to the benefits of a local and County wide trails program, including the tax benefits to landowners.
- Support open spaces and parks for the community.
- Determine how to preserve grazing for Village use.
- Initiate an educational and technical replacement program for water efficient technology.
- Encourage land owners to give easements for trails through a voluntary trail easement program that is coordinated with a County-wide trails plan.
- Maintain and protect the rural qualities of the surrounding areas by protecting open spaces and the natural environment, including the hilltops and mesa tops.

Actions

- Compile information from past surveys to determine recreational needs that serve the youth, adults and elderly.
- Implement community center program that includes library, computer room, tutoring programs and public restrooms.
- Create volunteer group to assist and maintain public facilities and programs.
- Re-evaluate the feasibility of a wastewater treatment facility which can operate with little or no operational costs and evaluate impacts upon growth density within the Village and upon water usage.
- Identify funding sources to upgrade existing individual septic systems to meet the State Environment Department standards.
- Educate the community about the importance of regular maintenance of septic tanks.
- Work with governmental entities to acquire funding for construction and maintenance of

- facilities and programs.
- Apply for grants, such as the Community Development Block Grant and sources of private donations for construction and maintenance of facilities and programs.
- Support the efforts of the Los Cerrillos Hills Park Coalition through community involvement and education.
- Reserve a common grazing area in the Los Cerrillos Hills Park.
- Work with the Los Cerrillos Hills Park Coalition to secure a site for the creation of a Los Cerrillos Community and Visitor Center. This Center would include historical information about the Village, educational opportunities for local residents and tourists and provide community meeting spaces for social and business functions.
- Apply for grants for open space planning and acquisition.
- Work with willing landowners in both the riparian areas and the Village, to initiate programs for cottonwood and willow regeneration, planting native vegetation such as native grasses and preserving the Village shade elm trees.
- Support rural zoning to remain 40 acres or more in the area surrounding the Traditional Community Zoning District.
- Enforce the County Terrain Management Ordinance.

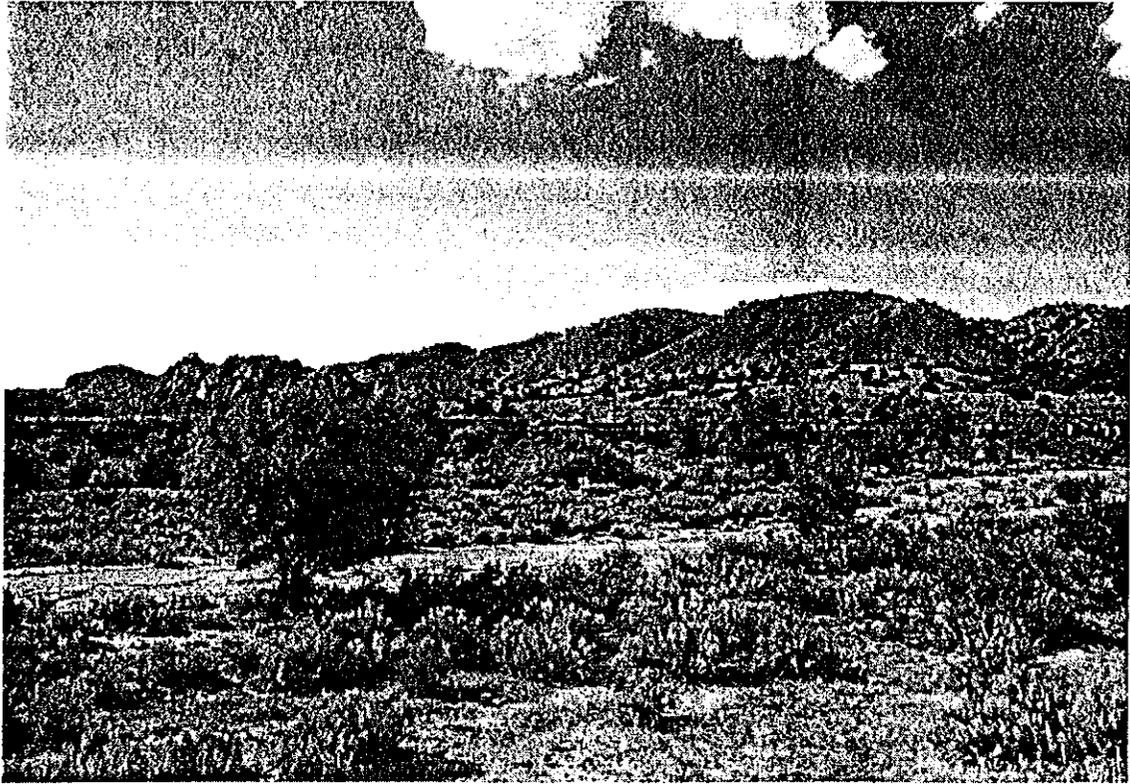
Los Cerrillos Community Plan

VISUAL RESOURCES

The following photographs were taken July 1999 from points at various locations and directions near the perimeter of the Los Cerrillos Traditional Community Boundary as a record of visual resources. The photographs indicate areas surrounding the Village that contribute to the character of the community, for example, the rolling hills, the vegetation and the mesas. The intent is to acknowledge the beauty and the setting where Los Cerrillos has developed. The approximate points are indicated on the *Visual Resources Map*, A through G.

Locations of Photographs:

- A: The far end of River Street.
- B: Up a trail along the foot-hills.
- C: In the San Marcos Arroyo near the cemetery.
- D: Near the intersection of the road into Los Cerrillos Hills and Vicksville.
- E: Near the intersection of Main and Turquoise Trail.
- F: On Camino Querencia.
- G: Up Gold Mine Road.



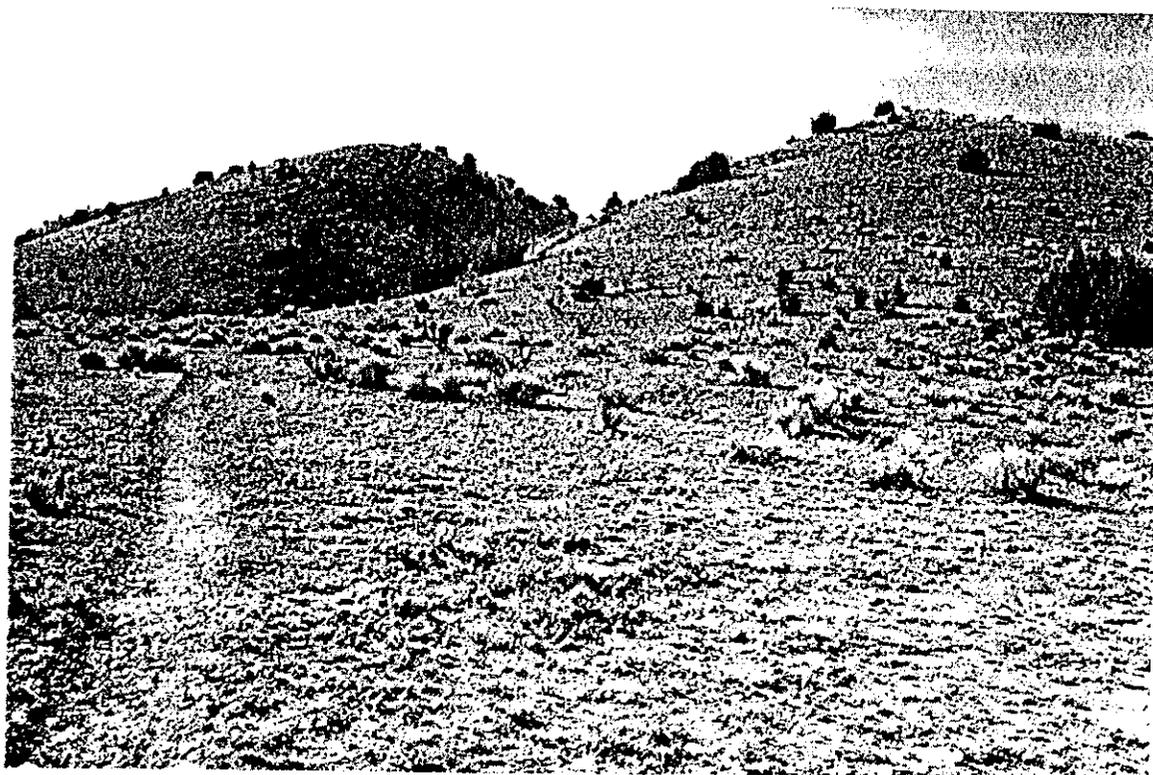
A: the far end of river street looking northwest



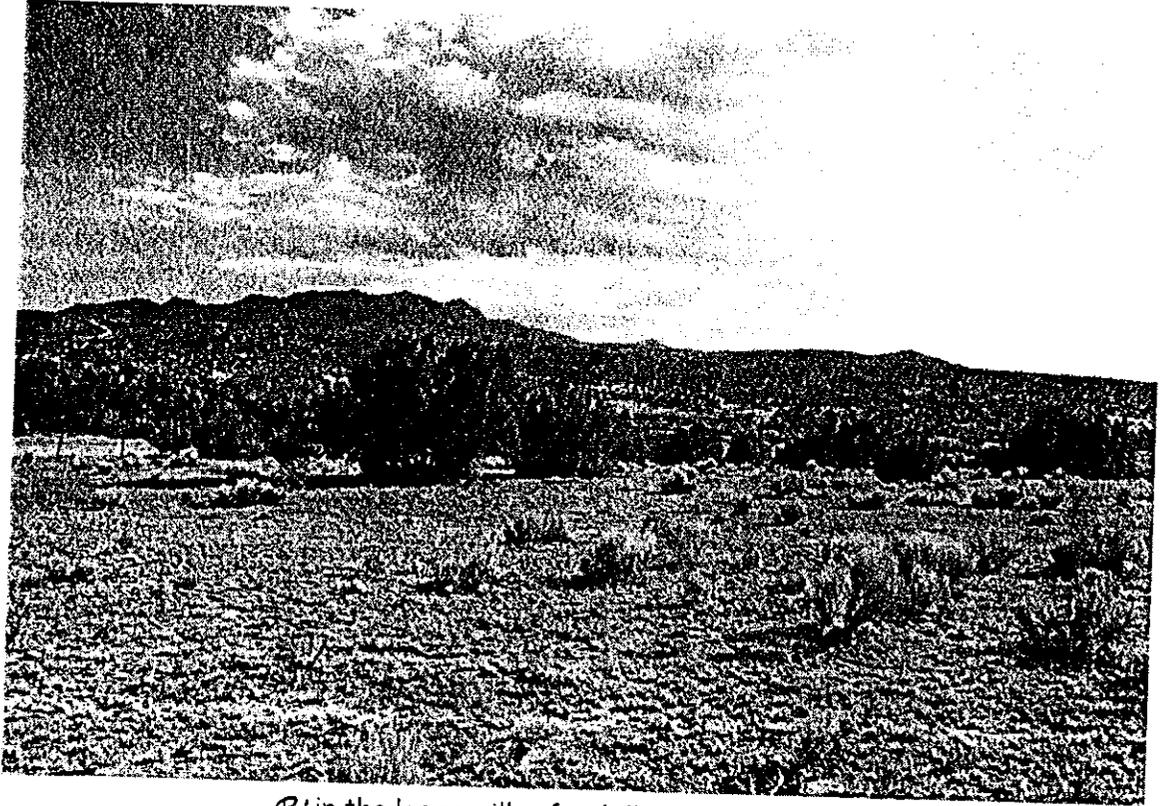
A: the far end of river street looking south



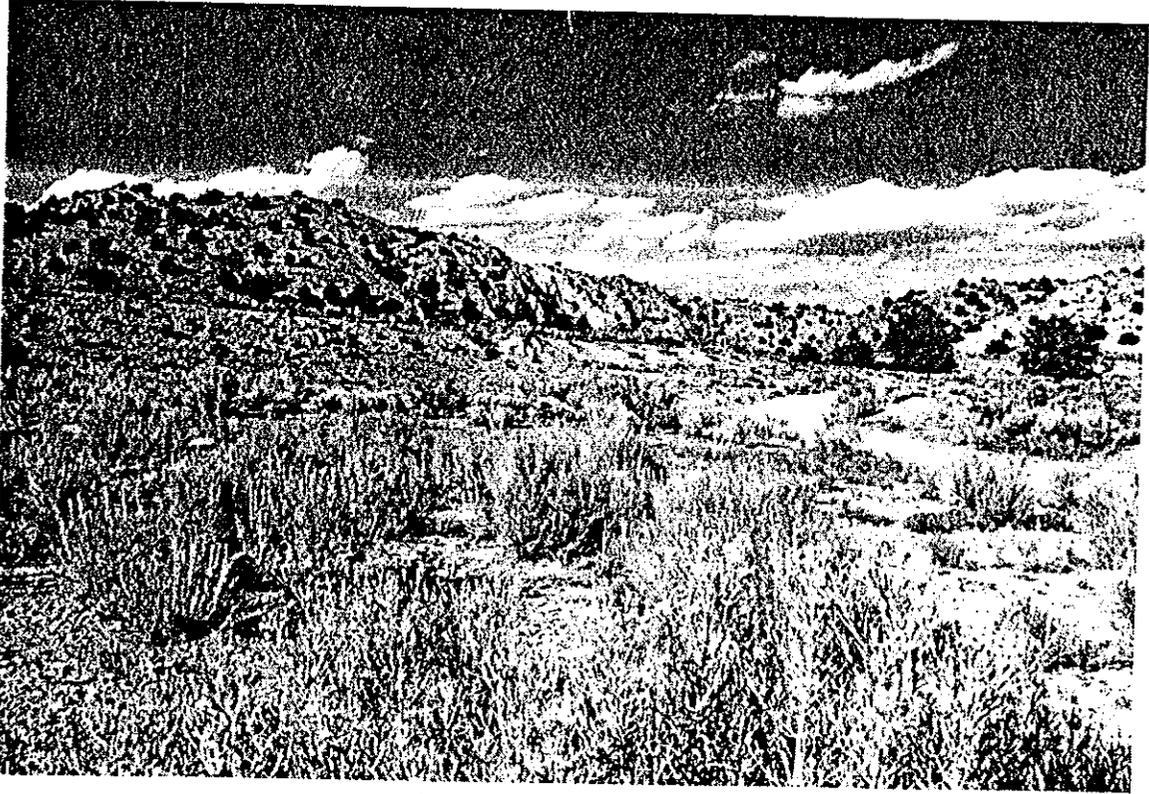
B! in the los cerrillos foothills looking north



B! in the los cerrillos foothills looking northwest



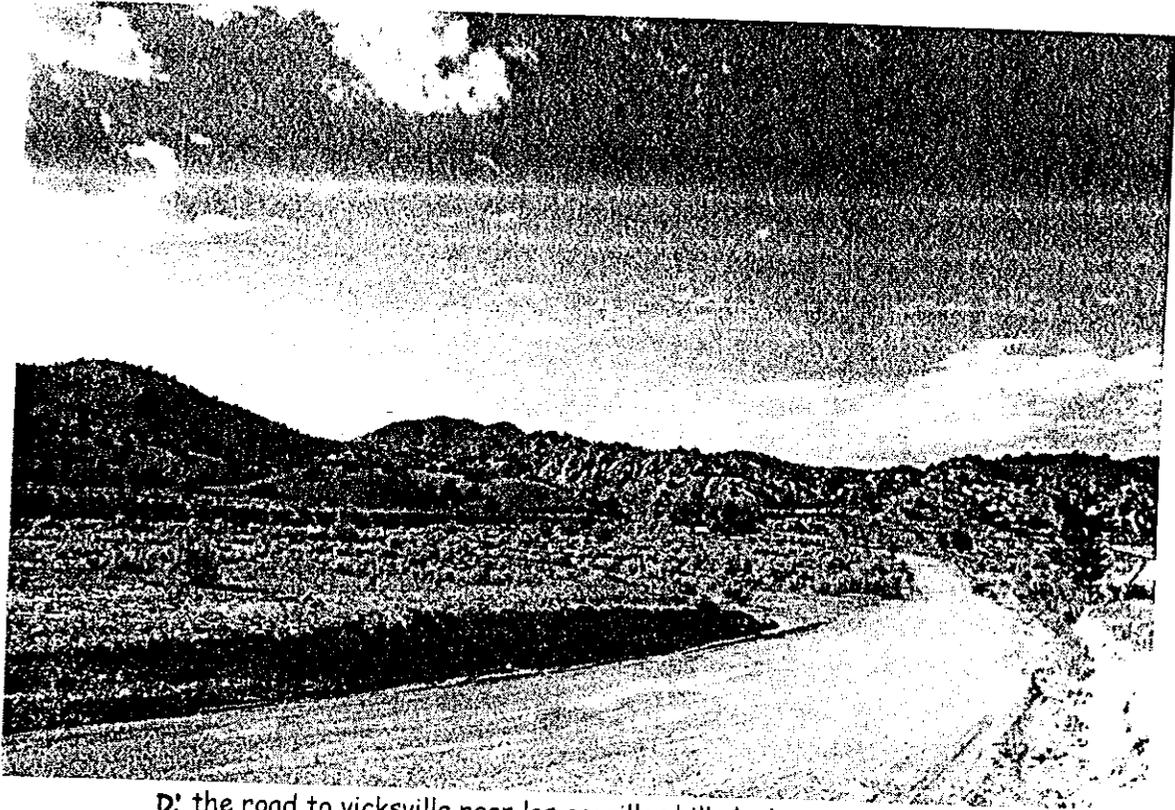
B: in the los cerrillos foothills looking south



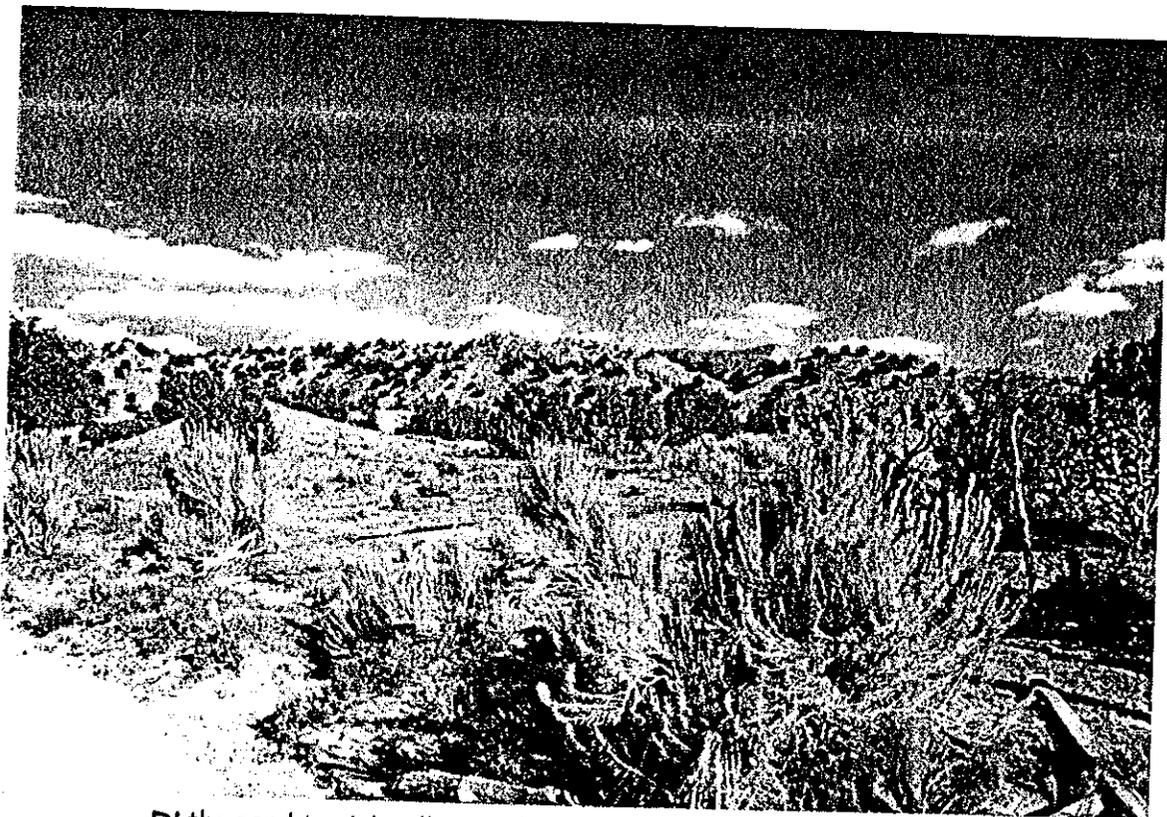
C:\graveyard/san marcos arroyo looking north



C:\graveyard/san marcos arroyo looking south



D: the road to vicksville near los cerrillos hills looking northwest



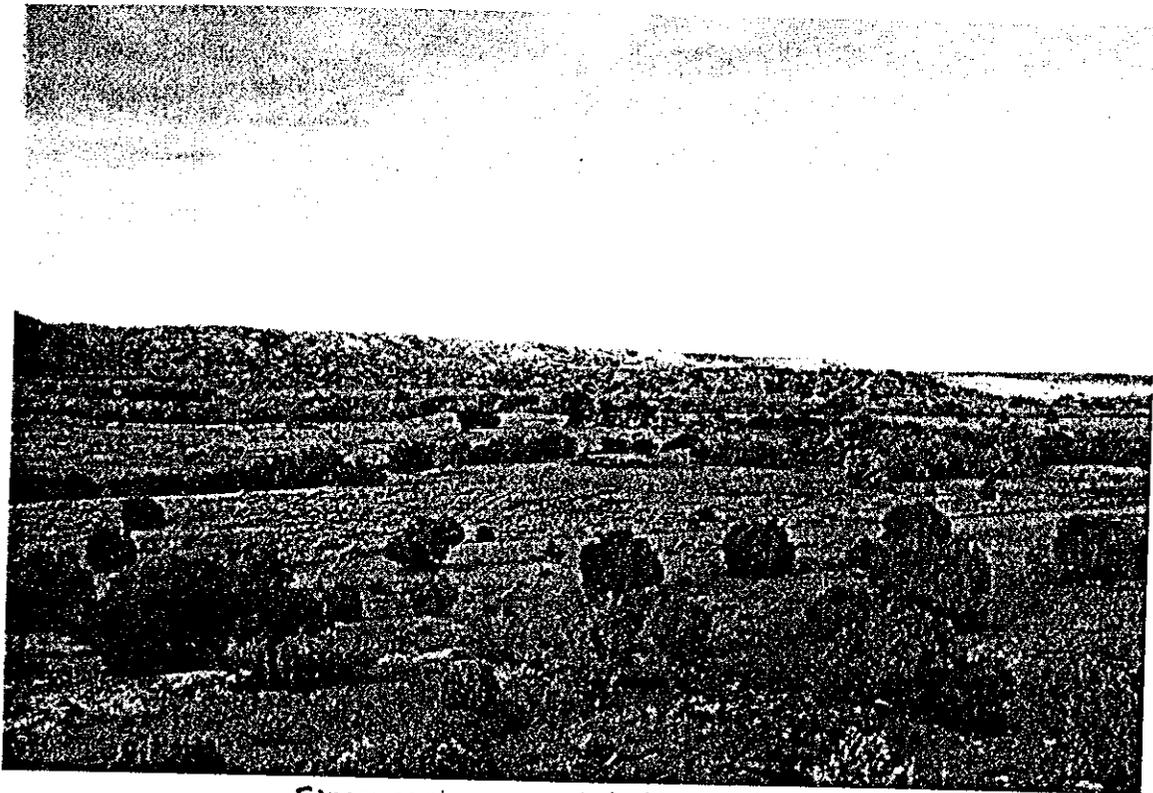
D: the road to vicksville near los cerrillos hills looking southeast



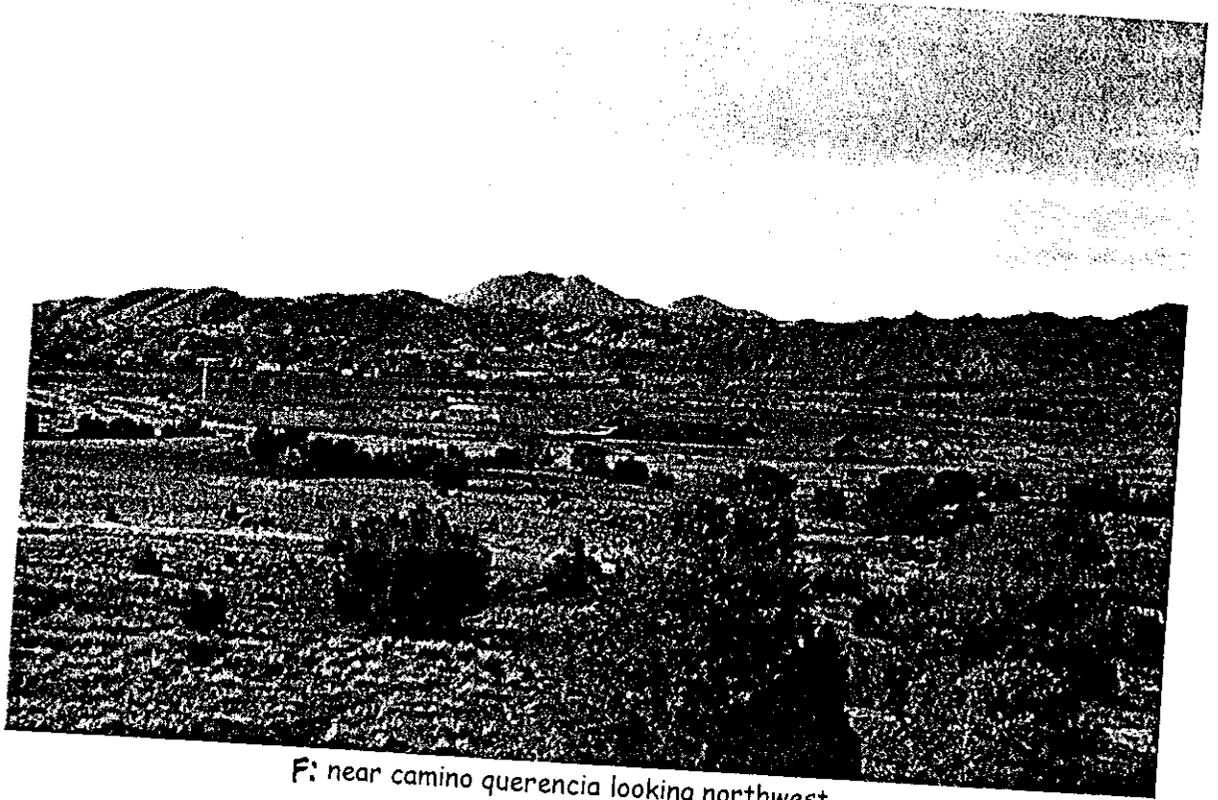
E:main and turquoise trail intersection looking north



F: near camino querencia looking east



F: near camino querencia looking northeast



F: near camino querencia looking northwest



Village of Cerrillos

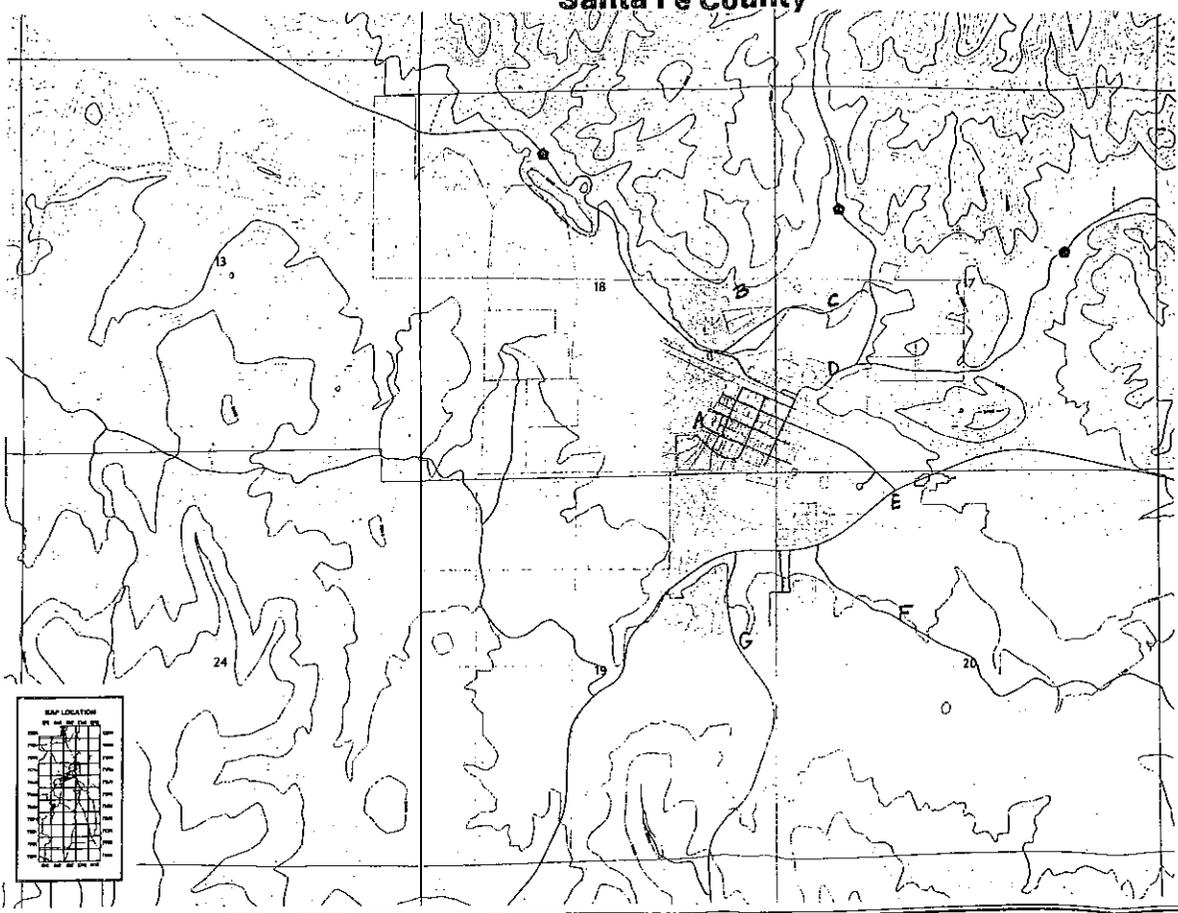
VISUAL RESOURCES

Santa Fe County

LEGEND

-  Parcel Boundaries
-  County Maintained Roads
-  Roads Maintained by Other Entities
-  Dirt 2-Track
-  Driveways (where available)
-  State Land
-  Traditional Village (County Zoning Designation)

Information on map is based on County Assessor Data and Input from Community Members. This map is approximate.



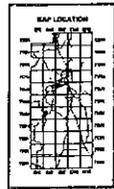
REDUCED Scale 1:700 TO SCALE
 1 inch represents 600 ft.
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DRAFT

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 conducting data accuracy when necessary.

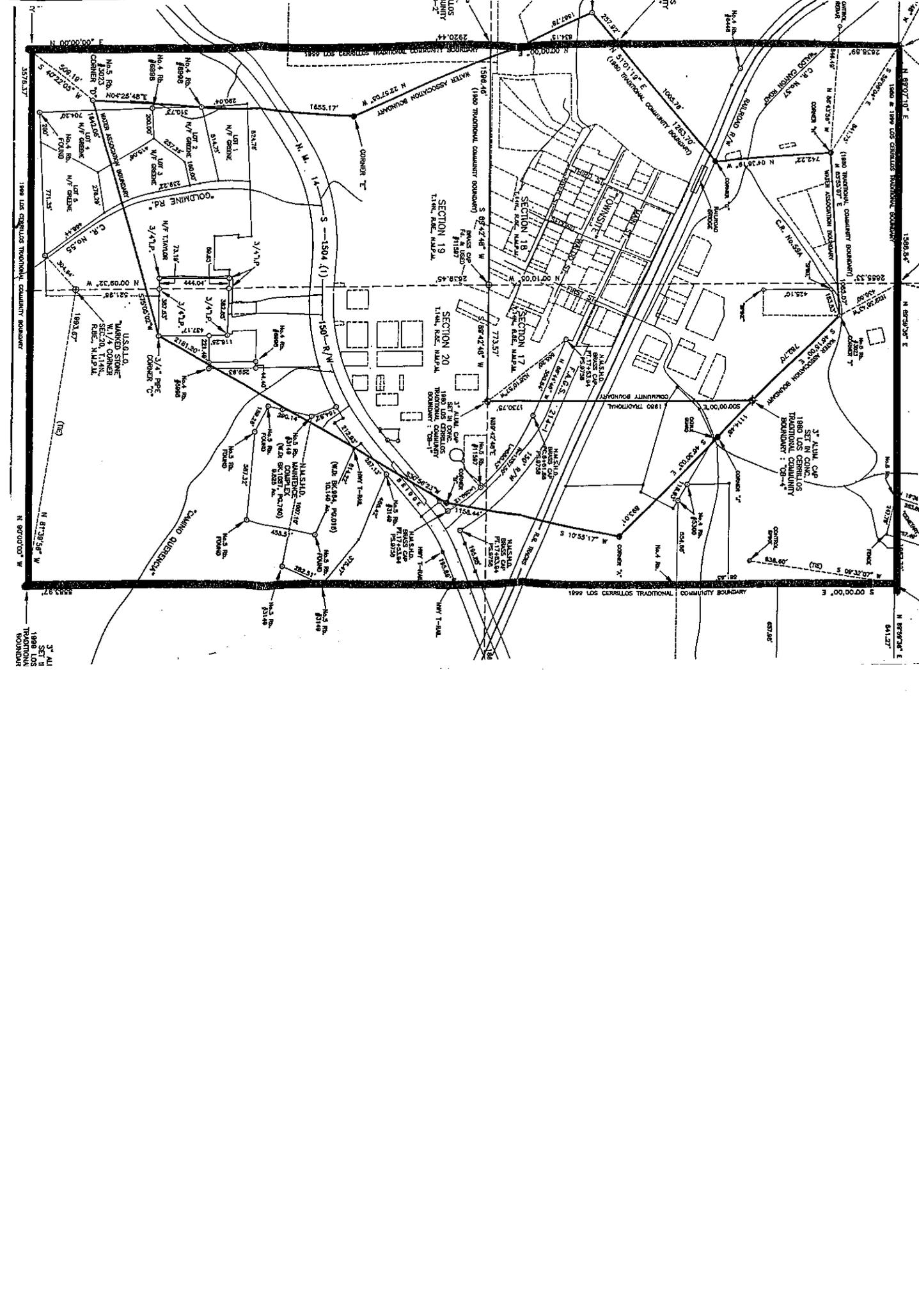


August 09, 1999





Los Cerrillos Proposed Traditional Community Zoning District Boundary



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D. LOS CERRILLOS
TRADITIONAL
COMMUNITY
BOUNDARY

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