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Santa Fe County, New Mexico

# Sustainable Land Development Plan

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Volume I: A Sustainable Vision  
*Policy Framework and Implementation*

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## 1-1 Executive Summary

The Sustainable Land Development Plan (SLDP), is a coordinated and comprehensive revision and update of the General Plan (adopted in 1999). The SLDP is the duly adopted statutorily authorized General Plan for the County. Typically, communities adopt comprehensive plans for a 20-year planning period, though the plans are generally updated every five to ten years. The Santa Fe General Plan reflects the conditions and preferences that were important at that time. New and challenging issues require consideration and action to ensure that policies and decisions reflect County preferences and values.

The Sustainable Land Development Plan is a statement of the County's vision for its own future and a guide to achieve that vision through the year 2025. The view of the future expressed in the Plan will be shaped by local community values, ideals and aspirations about the best management and use of the County's resources.

The Sustainable Land Development Plan will be a guide to growth and development for public and private decision-makers, and will be implemented through a new Sustainable Land Development Code (SLDC), a Capital Improvement Plan, an Official Map, and a detailed, timed and prioritized Action Plan to be carried out over the life of the SDLP. The SLDP will identify County goals; establish objectives and policies to guide the development approval process and the adoption of the SDLC; identify appropriate development types; and prioritize implementation strategies. The Plan also will address land use, housing, economic development, fiscal impact, green development, sustainable design and improvements, environmental review and protection, renewable energy, natural, historical, archaeological and cultural resource protection, water, transportation, and public facilities and services.

The SLDP and its accompanying SLDC are based on the extraordinary and extensive cooperative work among the County, the Board of County Commissioners, the CDRC, the communities, citizens, citizen groups interested in the developing CPO process, developers, realtors, non-profit organizations and consultants. This unprecedented cooperative public-private endeavor has established a County Vision, goals, policies and strategies that define diverse future growth areas; implement sustainability and green development; identify and preserve the County's quality of life including protection of its open space, trails, parks, scenic vistas, agricultural, ranch and rural areas and communities; provide for a fiscal balanced method to extend and finance public and private infrastructure and services;; protect the environment and support renewable energy; and establish land use and infrastructure processes, standards and policies. It is a guide to action that will:

- Focus on the adequate and concurrent provision of facilities and services to be available at the time of development;
- Establish the relationship between future growth, public facilities, economic development, fiscal integrity, community and environmental character and quality of life;
- Establish the standards and review processes by which applications for development approval and land use legislation and regulations are evaluated;
- Maintain and extend adequate public facilities and services for existing and new development;
- Designate preferred growth/economic development areas that emphasize jobs-housing balance, mixed use communities, opportunity centers and identify appropriate incentives; and
- Make recommendations to implement growth management techniques, amend regulations, and prioritize budgets and capital facility improvement plans.

The Sustainable Land Development Plan is organized in five volumes as follows:

**Volume I: A Sustainable Vision**

*Policy Framework and Implementation*

**Volume II-A: Plan Elements**

*The Systems and Settings of Santa Fe County*

**Volume II-B: Plan Elements**

*Oil and Gas Element*

**Volume III: Suitability Analysis**

*Sustainable Land Development Suitability Analysis (SDLSA)*

**Volume IV: Capital Improvements Plan and Financing**

**Volume V: Community Planning**

**Maps Atlas**

**Appendix**

## 1-2 A Sustainable Land Development Plan (“SLDP”)

### 1-2.1 Sustainability and Smart Growth

Sustainability seeks to accomplish the best outcomes for the human and natural environments both today and in the future. The SLDP will be sustainable if it meets the needs of the present without compromising the ability of future generations to meet their own needs. Related to land use and community planning, regulation and action programs, sustainable development integrates four overarching principles:

- 1. Participation.** Continuous commitment to support the broadest community and citizen participation, through the establishment of rights to citizens, property owners, Community Planning Organizations (CPOs) and Registered Organizations (ROs) to participate in the development of legislative amendments to the SLDP and the SLDC; to monitor the success of the SLDP; to participate in the development approval process; and to participate in the implementation and enforcement of the SDLP.
- 2. Resource Protection.** Maintenance and improvement of the historical, cultural, archaeological, natural and built environment through: environmental review; requiring and incentivizing renewable energy systems and green development; protection of the quality and quantity of ground water resources, environmentally sensitive lands and air quality; regulation of oil, gas, mineral and rock excavation, major land alteration and grading, and other potentially noxious development activity; and reduction of green house gas emissions and vehicle miles traveled to reduce global warming and other pollution.
- 3. Fiscal Balance.** Ensuring County fiscal balance and the ability of the County to meet community needs by requiring development to finance its fair share of infrastructure and services; and improving the quality of life through the availability of planned infrastructure and services concurrent with development.
- 4. Economic Prosperity.** Supporting the creation of new industries, jobs-housing balance, and commercial and service opportunities. Commitment to the development community that new flexibility of development entitlement will include efficient and concurrent development approval; opportunities to build a diversity of housing types with increased densities, including mixed use communities and planned development; and unique development projects in opportunity centers.

Sustainable planning seeks to achieve each of these goals in a coordinated and comprehensive manner, not sacrificing one to achieve another. Sustainable planning encompasses the past, present and future effects of each decision or policy, and will require the County, communities and developers to take into account both long- and short-term considerations. Most importantly, the SLDP will constitute the “constitution” for all county, community, utility, public improvement districts, state and federal agencies and private sector land use decisions. The SLDC, all development approvals, all regulations, action programs, the CIP, the Official Map and all other applicable County legislation and codes will be required to be consistent with the SLDP.

Incorporating the concepts of sustainable development, "Smart Growth" is the management of growth through fiscally sound, balanced growth incorporating “new urbanism”, “rural design”, “green development” and other environmentally responsible building techniques and development patterns. Smart Growth requires that adequate public and private facilities and services at planned levels of quality are available at the time of new development, and emphasizes the designation of phased growth in tiers and sustainable development areas. New development is designed to include a mix of uses, a reasonable jobs-housing balance, expanded transportation options, reduced vehicle miles traveled, and to protect open spaces and agricultural areas. Opportunities are created to focus development in appropriate areas to minimize environmental impact and to encourage and require new urbanism and traditional neighborhood development, infill development and transit oriented development.

Smart growth is not achieved through the use of a single tool that accomplishes all of a community's objectives; it is achieved through the use of an integrated approach that uses carefully chosen tools calibrated to the County's needs and ability to implement specific programs. Smart Growth directs growth into compact and sustainable development patterns within areas already served with adequate public and private infrastructure, or in areas where infrastructure provision is planned and included in a prioritized and timed Capital Improvement Program (CIP). Smart growth protects environmental and cultural resources, urban, rural and community sustainable design and improvements

and lifestyles. Smart growth does not seek to change the character of the community, but instead builds on the community's existing characteristics and supports amenities that improve the quality of life for residents. It is a framework for achieving Santa Fe County's vision for the future.

## 1-2.2 Vision and Guiding Principles

Santa Fe County has undertaken an ambitious, visionary path to protect the future of County residents and businesses and preserve the environmental and cultural resources we all cherish. Our community-oriented 1999 County General Plan / Growth Management Plan laid the foundation upon which nearly 10 years of community plans and community ordinances were based. But it wasn't until the threat from oil and gas extraction did residents realize that we needed to transition from a sub-area (community level) focus to a countywide (regional) focus. This transition doesn't mean that we will lose the victories won, the plans and ordinances drafted, community by community, but that we draw together as a unified Santa Fe County to solve the larger challenges facing us. By collaborating and coordinating efforts, we are identifying ways to accommodate development without sacrificing our environment or our culture and protecting fiscal resources.

Broad-based community support for development of a growth plan is achieved by directly involving citizens and stakeholders and "vesting" them in the planning process. Any interested person or group should be encouraged to provide input and review and discuss key recommendations. A participatory planning process that addresses the concerns of citizens will set the stage for successful implementation of Plan strategies.

The SLDP reflects the interests, values and desires of citizens and groups within the County. The planning effort included extensive public involvement throughout the process, including interviews with key civic leaders, focus groups, public workshops, a project website and media outreach. It also focused on inclusion of all the community involvement and planning that occurred prior to the start of this particular planning project, recognizing that the County made a commitment to honor the community plans and extensive work that went into the creation of those plans, as well as the fact that planning generally builds on the successes and failures of past planning efforts in a bid to continually improve the quality of our built and natural environment, quality of life and sense of community.

The public participation process has led to a series of guiding principles that provide a foundation for the SLDP and establish the context for the goals, objectives, policies and strategies, as follows:

***Principle 1: Santa Fe County is a diverse and historic landscape, where community and the environment must be protected and enhanced without being subsumed by economic growth.***

- We will continue to support community-based planning efforts.
- We will support the on-going vitality and viability of Santa Fe County's diverse communities and rural areas.
- We will protect our archaeological, historic and cultural sites and resources.
- We will support the ability of Native Americans and others to use the land for religious and cultural purposes.

***Principle 2: We will protect and enhance our natural environment.***

- We will protect the quality and quantity of our limited water supply.
- We will promote sustainable water use throughout our community.
- We will protect our natural landscapes and vistas that define our community.
- We will require that land uses be compatible with environmental characteristics.
- We will create natural and built connections among our protected natural resources.

***Principle 3: We will foster balanced, compatible development.***

- We will encourage development that integrates a mix of land uses, preserves open space, is fiscally responsible and provides transportation options.
- We will ensure that new development and redevelopment reflects the character of traditional Santa Fe County.
- We will foster livable neighborhoods and communities, with a variety of housing options and adequate community services, amenities and infrastructure.
- We will support and expand sustainable mobility options through our development patterns and transportation investments.
- We will ensure that regulatory requirements and processes are fair, predictable, and protect the interest of the community as a whole.

***Principle 4: We will protect and enhance our lifestyle and economy.***

- We will create opportunities to diversify our economy in order to support our high quality of life.
- We will encourage low-impact economic development dependent upon our natural landscape, including eco-tourism.
- We will support agricultural and ranching uses that have long defined the character of Santa Fe County.
- We will support opportunities to protect and conserve natural resources, including acquisition of parks and open spaces.

***Principle 5: We will seek opportunities for local and regional coordination and partnership.***

- We will coordinate with our cities, communities, Pueblos, land grants, acequias, surrounding counties and other regional stakeholders to accommodate development while protecting our natural resources and cultural heritage.
- We will coordinate infrastructure provision and development decisions with other public and private providers to increase efficiency and maximize our investment.
- We will coordinate service provision with other public and private providers to increase customer service and maintain a high quality of life.

### 1-2.3 Implementing Sustainability

The land use policies and strategies of this plan have been developed to facilitate the sustainable growth of Santa Fe County. There are three concepts that should be considered when interpreting and implementing Plan policies that apply to all applications for development approval:

The proposed project must be **suitable** for the site on which it is located. The proposed change must be **compatible** with existing and future planned and zoned development on adjacent properties, ensuring the rights of property owners to enjoy and use property without inappropriate encroachment or nuisance from neighboring activities. The proposed change must be **sustainable**, ensuring that today's developments will not sacrifice the quality of life for tomorrow's residents.

The following definitions of suitability, compatibility and sustainability will be used to balance the priorities established in this Plan and to decide how goals and policies should be implemented.

**Suitability.** Decision-makers will ensure that the site is suitable for the proposed change. The following criteria shall be considered, but not limited to, the review of each proposal as to whether:

- Adequate water, community wastewater, parks, recreation, trails, open space, fire, police, emergency response, storm water drainage, schools and transportation facilities are available concurrent with the development;
- Any physical constraint creates an unacceptable hazard to life or property;
- Environmental impacts and effects of the development have been adequately mitigated; and
- Development is located within a primary or secondary sustainable development area, meets the sustainable design and improvement standards of the SLDC and will impose negative fiscal impact on the County.

**Compatibility.** If a proposed change is determined to be suitable, decision-makers will consider:

- Whether the proposed development is compatible with the existing and future planned and zoned use or function of adjacent properties; and
- Whether the applicant has taken or committed to take sufficient measures to mitigate potential negative impacts and effects on adjacent land.

**Sustainability.** If suitable and compatible, the decision-makers will ensure that the proposed action will not reduce the quality of life for future residents of the County. To achieve this end, the decision-makers will consider their action's long-term impacts on:

- Economy – the action should contribute to the long-term economic health of the County and its communities.
- Environment – the action should not degrade the quality of the land, air or water, damage sensitive environmental features or destroy key wildlife habitat areas. While most development results in some loss in the natural environment, actions should ensure that delineated environmental features and ecosystems are protected to the greatest extent practical.
- Equity – the action should enhance the quality of life for most residents and give all residents equal access to the decision-making process.

### 1-2.4 The County's Leadership Role

Santa Fe County believes in sustainability and that County operations should lead the rest of the community by example. The County recognizes the pivotal role that local governments play in helping to achieve the vision for a

long-term sustainable future and is a model for other New Mexico counties and cities by developing and implementing an actionable and defensible Sustainable Land Development Plan. In particular, the County will promote simple, easy to use best practices that promote sustainability. Since local government typically is resource-stressed, the County also will promote tools that offer cost-effective solutions and long-term savings.

The power of local government is substantial. Simply adopting a goal, objective, policy, strategy or ordinance, Santa Fe County can significantly impact the energy and carbon footprints of its residents and stakeholders. Santa Fe County can use County building and infrastructure projects to demonstrate how best to accomplish a range of County goals, how to develop housing that is affordable and sustainable, how to leverage economic development opportunities for local businesses and for green businesses, how to be sustainable while preserving environmental, archeological and cultural resources, and how to be sustainable and support community planning. In addition to other strategies identified in this Plan, the County will undertake and support the specific sustainability strategies.

This is a particularly critical time for Santa Fe County, as numerous challenges to sustainability are at the forefront, encompassing oil, gas and water extraction, and both small- and large-scale renewable energy proposals. Despite significant budgetary challenges, sustainability – climate action, energy and water use efficiency, smart transportation, planning and growth, solid waste reduction, and renewable energy – continues to be a high priority for residents.

### **1-2.5 The Role for the SLDP**

Effective plans guide decision-makers as they weigh competing objectives so that short-term interests of today are balanced against the long-term considerations for the future. The SLDP is structured as a guide to manage the development of land and to time the provision of public facilities to adequately serve the expanding population. It sets out in one document the basic parameters that must be considered when managing the use of the land. Avoiding inefficient and costly development patterns and providing for greater variation, densities and mixed use planned development growth in the County (in both incorporated and unincorporated areas) requires a coordinated approach.

The SLDP is a statement of the County's vision for the future and a guide to achieve that vision. The view of the future expressed in a plan is shaped by local community values, ideals and aspirations about the best management and use of the community's resources. Such a plan uses text, maps and diagrams to establish goals, policies and strategies that address physical, economic and social issues. Goals, objectives, policies and strategies describe how the County meets the challenge of future development. Contained within the SLDP will be adopted community plans and specific area plans as they may be adopted. The County CIP and Official Map will be a part of the SLDP.

The SLDP is a tool to manage change, to achieve the desired quality of life, to build on the efforts of several recent and concurrent community, county and regional planning processes, and will be a strategic document that defines a discrete work program by prioritizing tasks in order to achieve the vision of the combined planning efforts. The SLDP provides the structure and guidelines for the County Sustainable Land Development Code.

The planning process identifies emerging trends and changing conditions in Santa Fe County, identifies reasonable growth and infrastructure extension areas and improves the ability of service providers to provide public facilities and services. It also identifies growth trends, existing and projected infrastructure deficiencies and needs and provides the factual framework to analyze alternative growth strategies. The planning process balances competing interests and objectives; private costs and benefits are weighed against public costs and benefits. A key element of this process will be to incorporate a Growth Tiers approach, which structures growth management planning and implementation by geographic areas. This mechanism establishes a framework for determining which of many varied techniques should be used to achieve growth management objectives for different areas of the County. Each tier has specific strategies appropriate for the nature and extent of development in that tier.

Public-private partnerships are important to the planning process. Santa Fe County recognizes the vital role that private development plays in shaping the community's future; therefore the Plan will also coordinate the orderly provision of public facilities with public and private development activities in a manner that is consistent with the fiscal resources of the County. Public and private investment in public facilities will ensure that there is adequate

infrastructure and emergency response to serve new growth at adopted levels of service. Land use policies will be implemented through the County's land development regulations, capital improvement plans and agreements and partnerships with public and private service providers, and private land owners, residents, and businesses and developers in Santa Fe County.

### 1-2.5.1 Implementing the SLDP

Implementation of the SLDP goals, objectives, policies and strategies must be a joint public-private effort of the Board of County Commissioners, the Planning Commission, County Manager, County Attorney, Santa Fe County department heads and staff, public improvement districts, utilities, the Housing Authority, Community Planning Organizations, Registered Organizations, developers, property owners and citizens. The policies and strategies of the SLDP must be implemented in a timely manner to ensure that the vision becomes a reality. The Action Plan section identifies and prioritizes strategies to ensure that the sustainable growth framework is implemented. It also guides private decisions to support SLDP priorities.

By ensuring that individual actions are consistent with the goals, policies and strategies of the SLDP, the County can effectively achieve its vision for coordinated sustainable growth. The SLDP must guide the preparation of detailed facility plans, the Official Map, the SLDC, all development approvals, the CIP and all implementing action programs. The SLDP must be a dynamic document, subject to periodic amendment.

### 1-2.6 Consistency with State Planning

The 1996 New Mexico state legislature passed Senate Joint Memorial 34 requesting the Local Government Division to “conduct a comprehensive study of the costs and benefits of growth and evaluation of growth management alternatives.” That report, “Growth in New Mexico: Impacts and Options” (Department of Finance and Administration, Local Government Division, 1996) sets forth various growth management alternatives to employ in New Mexico communities to comprehensively manage and address the impacts of growth. The SLDP is consistent with planning principles and recommendations of that report, as follows:

#### *Land Use Strategies:*

- Make more explicit policies on where new development should and should not occur
- Make more efficient use of land that has already been developed
- Establish procedures for local review of proposed development activities
- Encourage counties to offer incentives to landowners for clustered development
- Offer infill and redevelopment strategies
- Measure the level of services currently existing in a community
- Require consistency between adopted plans and decisions

#### *Intergovernmental Agreements:*

- Create a growth management consensus project
- Adopt and implement comprehensive land use plans to remain eligible for infrastructure and economic development funds or to enact impact fees
- Establish a regional review and permitting process
- Develop growth management joint powers agreements

- Require coordinated planning
- Set up a rural comprehensive planning framework
- Support local and regional planning
- Encourage intergovernmental urban service agreements when planning and developing facilities
- Offer incentives to keep land in farming and open space
- Encourage jurisdictions to share revenues and costs of regional facilities

**Public Facilities Techniques:**

- Set service standards for minimum levels of service
- Require new developments to have adequate public facilities prior to construction
- Focus scarce public dollars into public investment areas
- Set facility financing fees on a marginal cost basis
- Encourage communities to conduct a property tax impact statement

**Economic Development Options:**

- Analyze economic development options on a cost-benefit basis
- Incorporate economic development into any growth management package
- View environmental quality and quality of life as economic assets
- Promote diverse small businesses
- Put a premium on human resources
- Recognize that growth and development are not synonyms
- Develop an economy without growth
- Put technological change to work to dissuade low density development rather than encourage it

**1-2.7 Background**

Planning efforts today build on those of the past – important history, trends, assumptions and goals can be carried forth as a reminder of past ideas, successes and failures to inform future planning efforts. While much of the 1999 Plan has become outdated, an overview of the assumptions and directives of that Plan guide and frame the current update.

### 1-2.7.1 1999 General Plan

Santa Fe County's 1999 General Plan outlined an ambitious and laudable vision:

*Santa Fe County will be a place of communities where social connections and local uniqueness are valued and fostered; where local communities have an opportunity to plan for their future; where the natural environment and open space are protected; where water resources are conserved and available for present and future generations; where diversified housing and economic development are integrated and assured; where the plan directs the location of growth to efficiently accommodate the use of limited resources; and where private property rights are protected and development requirements shall strike a reasonable balance.*

The assumptions of the 1999 Plan were:

- That growth rates would continue to be higher in the County than the City;
- That this growth endangered some important values held by County residents, such as protection of traditional communities and protection of the special places & open spaces in the County;
- That there would be a greater demand for existing and "new" services from County government; and
- That there would continue to be limited resources to provide services.

To address these concerns, the 1999 Plan concluded that growth should better directed and brought into alignment with the values expressed by County residents. The specific actions to manage growth according to principles defined in the County Growth Management Plan include:

#### 1) Focus on community needs, values and feedback in relation to future planning and local economic development.

- a) Continue the County's programs of community, district and corridor planning.
- b) Local land use decisions should support a healthy, diverse and resource adaptive regional economy as an essential component for the County's ability to provide a high quality of life and a high level of community services and amenities.
- c) Accommodate local small businesses such as live/work, home occupation and light industries.

#### 2) Decide on the location and character of future growth.

- a) Growth should be focused in "communities," both existing & new, where infrastructure and services can be delivered more efficiently, where diversified housing, jobs and social opportunities can be provided.
- b) The County should contain a diversity of housing choices to enable residents within a wide range of economic levels and age groups to live within its boundaries. Housing opportunity should be an integral component of a coherent plan for future County growth.
- c) The County's character should express and reflect the highly unique sense of place and the desirable qualities of Santa Fe County through innovative new development and preservation of historic communities.
- d) There should be definable distinctions between the traditional and modern – the rural and urban – through sensitive scale and design. There should be a clear definition of sprawl in the context of Santa Fe County's development patterns with the recognition that a great part of the County's distinctive character is the opposite of sprawl.
- e) Implement innovative or creative new development patterns and concepts that enhance or reflect local character.
- f) Designate select areas of the unincorporated County to be developed at urban densities, provided that services and infrastructure exist to serve the area.

- g) Plan for clear edges between the urban and the rural either by creating physical edges (through protected areas) or by looking at intermediate appropriate densities.
- h) Implement zoning that encourages and allows for creative design.

**3) Protect the natural environment, including rural and open spaces between communities.**

- a) Restrict development in areas of ecological, archaeological or cultural sensitivity.

**4) Conserve water and other infrastructure resources for present & future generations.**

- a) The amount and type of growth shall relate to future water supply. The County water supply remains a limited resource; therefore, growth should occur in accordance with available, sustainable sources.
- b) The extension of infrastructure and services should occur in a logical, responsible and efficient manner. Development should also be responsible for its fair and equitable share of the costs associated with growth.
- c) To assess and require private homeowners and associations to pay to operate and maintain private infrastructure represents an unreasonable burden for the public.
- d) Make local government responsible for the operation and maintenance of infrastructure designed to public infrastructure standards.
- e) Require that internal infrastructure be installed and paid for by developers.

**5) Balance individual property rights with the values expressed by communities.**

**6) Provide the appropriate governmental resources to implement a unified growth management strategy.**

- a) Coordinate with adjacent counties and municipalities on joint planning efforts and plans.

**1-2.7.2 County Strategic Plan**

As a continuation of the 1999 Growth Management Plan, Santa Fe County began a strategic planning process to identify issues related to growth in the County. The County Strategic Planning process was informed by previous planning initiatives such as water plans, community and district plans, departmental working and fiscal plans, open space plans and roads planning, all related to growth in the County. A Strategic Plan process was initiated with a Strategic Planning Retreat in 2003. Two action items resulted from the retreat:

1. Work on specific projects in inter-departmental “teams” to ensure communication and collaboration.
2. Move toward a two year budget cycle enabling County-wide planning to be tied effectively to the budget cycle.

In October 2005, senior staff and management reconvened for a two-day workshop where the goal was “A Plan for Managing Santa Fe County Growth.” Staff identified implications for growth and as a result held interviews and focus groups with the Board of County Commissioners and department heads.

A subsequent planning retreat was held with key senior staff and Commissioners in February, 2006, the result being a recommendation that the County focus on managing growth through a unified growth management plan that identifies implementation actions. Study sessions with the Board also were held in March 2006, resulting in a “Strategic Plan for Managing Santa Fe County Growth,” which included a vision and description of the desired future of Santa Fe County. The County was directed to determine where growth should occur and how the growth would be supported with infrastructure and utilities. The plan also recognized that effective growth management should:

- Plan for efficient and sustainable energy alternatives;
- Better fund the operation and maintenance of open space, parks and trails;

- Implement an economic development plan;
- Plan for a future transportation network;
- Develop a County Housing program emphasizing home ownership, rental, and workforce housing for County employees;
- Direct growth to areas where services can be more economically delivered;
- Use zoning to maintain the rural economy and separation between communities; and
- Direct and phase growth to allow the County to manage its operations and budgets.

The “Strategic Plan for Managing Santa Fe County Growth” was adopted by County Resolution 2006-58 on March 28, 2006.

The Growth Management Strategy process was the foundation for the current planning process, along with the need to address oil and gas development and establish a coordinated and comprehensive growth management framework. During the strategic planning process, public presentations, workshops, and study sessions resulted in the Board of County Commissioners authorizing staff to move forward with a Growth Management Zoning Strategy, which will be designed and implemented through the LDC update following validation of the General Plan update policy framework.

### **1-2.7.3 Implementation Challenges**

Implementation of the 1999 Plan has been undermined by a variety of incremental planning and development decisions.

Subdivisions and large scale development have occurred outside of growth areas, where infrastructure is not available. Water limitations and base densities are exceeded on a regular basis, causing harm to the environment and threatening the sustainability of these communities.

Much of the recent growth in Santa Fe County is located within sensitive environmental and cultural areas, threatening the delicate environment and the character of Traditional and Contemporary Communities and rural areas.

Transportation and utility deficiencies in new and existing development in many areas of the County cause increased demands on County resources, which in addition to straining the County budget cause significant emergency access and service difficulties.

A lack of consistency and predictability in the planning and development review process has resulted in adverse impacts to County service providers, residents and developers alike.

Shifting urban and suburban service demands to areas that lack adequate services and facilities threatens to create detrimental fiscal impacts.

The purpose of the Plan update is to establish a growth management framework that gives legal weight to the Plan and identifies and prioritizes implementation strategies. There are a wide variety of growth-related issues at play in Santa Fe County, including population and demographic changes, development patterns that continue to alter the natural and built environment, and environmental and economic challenges, which are best addressed through a comprehensive growth management framework. Growth management is a multi-faceted concept that attempts to address the complex dynamics of growth, economic development, housing, environmental and cultural resource protection, facilities and service provision and a variety of other aspects of community development.

## **1-2.8 Public Participation**

Santa Fe County has a strong tradition of community-based planning. Without the support of residents and decision-makers, the Sustainable Land Development Plan will gather dust on the shelf. With support, the Plan will have local champions that help the vision become a reality.

Broad-based community support for development of a Plan is achieved by directly involving citizens and stakeholders and vesting them in the planning process. Any interested person or group should be encouraged to provide input and review and discuss recommendations. A participatory planning process that addresses the concerns of citizens will set the stage for successful implementation of Plan strategies. **Figure 1-1** provides an overview of the general planning process.

### 1-2.8.1 Charrettes

A Charrette is a multi-day collaborative land use and design process that provides a consensus-based foundation for planning. The Charrette is not only a planning and design process, but also a forum for the community to come together, to discuss issues and to prepare for the future. The intensive schedule and extended time required for the Charrette allow the Planning Team to gather public input, respond to public concerns, provide opportunities for public education on planning principles, and maintain a community-based planning approach.

The Sustainable Land Development Plan is centered on a Charrette process that took place during February and March 2009. Recognizing the vast changes in the physical, cultural, historic and environmental conditions across the County, as well as the need to hold meetings in locations convenient to the public, a series of four three-day Charrettes were scheduled, one for each Growth Management Area (GMA) in the County: El Norte, El Centro, Galisteo and Estancia. The boundaries of each Growth Management Area (GMA) were delineated for growth management planning purposes according to the following criteria:

- Geographic Boundaries with topographic features and hydrologic basins;
- Continuity with existing Community Planning areas and boundaries to avoid fragmentation;
- Observation of political boundaries (*i.e.* Tribal lands, Federal lands, State lands);
- Consideration of major transportation networks as corridors connecting all GMAs;
- Existing parcel boundaries;
- Sensitivity to the Landscape and Historical context (*i.e.* Land Grants, Archaeological Sites, Historic communities, settlement patterns and transportation routes); and
- Consideration of open space buffers.

The Charrette process was used to identify key issues and opportunities for the Plan Update, define a Plan Vision, identify draft goals and policies and develop the Sustainable Growth Alternative Tiers Map. Citizens were encouraged to attend the Charrette in the GMA in which they live, but were welcomed to attend the public meetings at any of the Charrettes, held in El Norte, El Centro, Galisteo and Estancia.

The intensive schedule and extended time spent in the County, with stakeholders, allowed the Planning Team to gather public input, respond to public concerns, provide opportunities for public education on planning principles, and maintain the “community-based” planning approach that has been established in the County.

Each Charrette included:

- An introductory meeting with elected and appointed officials who represent or have an interest in the GMA, to ensure that the Planning Team understands the Area’s needs and opportunities;
- A “Kick-off” meeting with the public that included a presentation and hands-on activities;
- A day-long public open house, where County residents could drop by to talk with a planner, view project maps and see how the planning process was progressing;
- More than a dozen stakeholder work sessions, including meetings with community leaders, service providers and interest groups; and
- A final public workshop, at which the Planning Team presented findings from each of the stakeholder work sessions and provided additional opportunities for public input and recommendations.

The stakeholder work sessions were roundtable interviews with small groups of participants that were invited to share their experiences and ideas with the Planning Team. These interviews were formatted to gather critical information in a limited timeframe and, while not closed to the public, were not intended to be an open forum, such

as the public workshops and open house.

Each Charrette was held at a location in the GMA being addressed. The Charrettes were advertised in the *Santa Fe New Mexican*, the *Albuquerque Journal North*, the *Independent*, and the *Mountain View Telegraph*, as well as on the project and County websites. The Charrettes were publicized formally and informally via e-mail distribution lists and other news media.

### **1-2.8.2 Additional Outreach**

#### ***Survey***

An on-line survey was also conducted via the project website, as described in detail in the Charrette Report. Paper copies of the survey were also available at the Charrettes and at the County Planning Office. The purpose of the survey was to identify the common concerns and ideas of the people who live and work in Santa Fe County.

#### ***Frequently Asked Questions (FAQs)***

A series of FAQ brochures were developed to update the public about the direction and progress of the project. The FAQs were made available on-line and at the County Planning Information Center. Topics included:

- The Role for Charrettes
- Growth Management Primer
- Planning for Communities

#### ***Fact Sheets***

Fact sheets were prepared and distributed on the topics of Coordinated County Planning and the Sustainable Land Development Plan Next Steps (process, schedule and participation opportunities).

#### ***Youth Outreach***

Inclusion of youth and young adults in the planning process, including schools, universities, and youth centers and coordinators, including specific outreach to young artists and environmentalists.

#### ***Latino/Hispanic Outreach***

Coordination of outreach efforts through community leaders, organizations, and the Archdiocese of Santa Fe. Outreach efforts included distribution and translation of key FAQ documents into Spanish.

#### ***Stakeholders***

Additional meetings with stakeholders, such as ranches, developers and property owners and organizations.

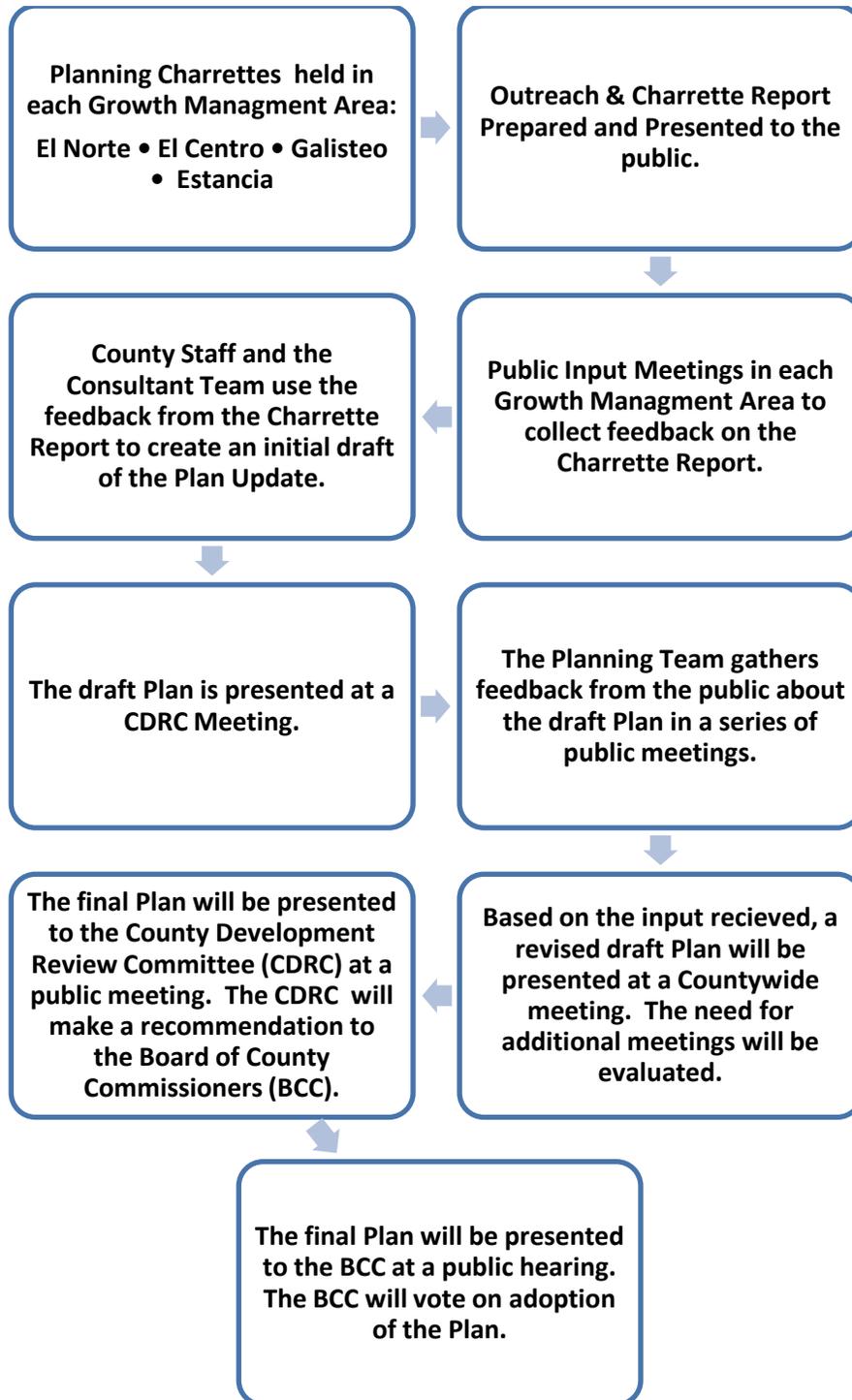
#### ***Communities***

Several meetings and coordination with Community representatives and the United Communities, an organization with outreach and participation from communities throughout the County.

#### ***Websites***

The County website ([www.santafecounty.org](http://www.santafecounty.org)) and project website ([www.plansantafecounty.org](http://www.plansantafecounty.org)) are valuable tools for providing information to the public, gathering feedback and enhancing communications. Both websites were established prior to the Charrettes and include meeting notices, background information, project updates and other information. The websites include tools that allow stakeholders to register for notification of upcoming events and send comments to the Planning Team.

Figure 1- 1: Planning Process



## 1-2.9 Issues & Opportunities

Santa Fe County and its communities face challenges as it prepares for and responds to growth demands. As the population continues to grow in outlying areas, and these areas become “urbanized”, demands for land and public facilities and services change the character of once rural areas. Residents are concerned about the long-term impact of these trends on the quality of life within Santa Fe County. Through the participation process, key issues and opportunities were identified as priorities that should be addressed through the Plan’s policy framework and implementation strategies. The goals, policies and strategies of the Plan are essential to address the following challenges facing Santa Fe County:

### 1-2.9.1 Community

**The need to create meaningful opportunities for public participation.** The residents and businesses located in Santa Fe County are vested in the land use and community development decisions that impact their communities. Public notice and participation in planning and development decisions is an important tool for building community support and are supported through SLDP policies.

**The need to honor and integrate the existing Community Plans and Ordinances.** The integration of the community involvement and planning that occurred through Community Planning processes and resulted in the adoption of community plans and ordinances is critical to the success of the SLDP. Incorporation of these plans into the SLDP will help build on the successes and failures of past planning efforts in a bid to continually improve the quality of our built and natural environment, quality of life and sense of community.

**The need to recognize the history, culture and environment of the various areas in the County and to recognize the desire for self-sufficiency and independence.** The self-sufficient spirit of the SLDP participants and the desire for sustainable communities with flexible planning tools was evident throughout the planning process. The SLDP supports this spirit through implementation strategies that respond to the unique needs of each community.

### 1-2.9.2 Sustainability

**The need to support and require sustainability.** “Sustainability” is one of the key principles of Smart Growth, which is inclusive of economic, social and environmental sustainability, which are most comprehensively addressed when viewed as interdependent elements. These concepts are addressed throughout the SDLP as they relate to current conditions in the County and the larger national and global trends that will impact how we live, work and play in the coming decades.

**The need to protect water quantity and quality.** Protecting water quality and quantity from the negative effects and impacts of growth and development is absolutely critical to the sustainability of the region. The viability of life in Santa Fe County is dependent upon a safe and available water supply. The County must ensure that existing and future development not only maintains and protects the available water, but also protects the aquifer recharge areas and the ability of the natural water system to maintain its function and refresh its supply. Growth and development must not negatively impact the County’s hydrogeology. Water is a limited vital resource, and should be treated as such. Water conservation should be the norm, and protection of groundwater quality and aquifer recharge areas is a priority.

**The need to protect agricultural and ranching land.** Agriculture and ranching are vital to the economic, environmental and character components of the County. A wide range of fiscal incentives and tools are needed to ensure the ongoing viability of these important endeavors.

**The need to achieve coordinated growth strategies.** While the County’s hydrologic zoning scheme sets forth maximum densities throughout most of the rural portion of the County, the system has been manipulated, leading to a low-density subdivision pattern that is neither urban nor rural, a pattern that requires urban facilities and services but is not dense enough to fiscally support such services. The Tiers system defines areas of specific levels of service in order to efficiently direct growth and preserve the remaining rural character. The Tiers system is the first step in moving the County to a more reliable and functional land use scheme with a future land use and zoning map that will provide confidence to residents and businesses about future development expectations.

**The need to protect natural and cultural resources.** The County’s abundance of prime ranching and agricultural areas, environmentally sensitive areas and important historical archeological and cultural sites makes preservation an important goal. Any strategy for agricultural, environmental or culturally sensitive land preservation must balance property owners’

development preferences with the public benefits of protecting such land. In addition to the land's specific features and agricultural, environmental and/or cultural value, adopted strategies must address a variety of factors which influence the viability of a particular tract of land for preservation, including parcel size, adjacent development patterns, available utilities and market value.

**The need to balance urban growth and environmental integrity.** While sustainability is a simple and appealing concept, it is difficult to measure. Incremental losses of agricultural lands, open space or habitat rarely have measurable or predictable impacts -- it is the cumulative impact of many decisions over time that have more profound effects. This, combined with the fact that developed land is rarely redeveloped as open space, increases the importance of ensuring that adequate land is set aside to maintain the community's environmental integrity, including the ability to incorporate adequate stormwater and aquifer re-charge management practices. By protecting the environment, Santa Fe County can maintain the viability of the landscape for continued habitation as well as the on-going economic and cultural benefits derived from a healthy natural environment. Key components of the County's economy are dependent upon a healthy and intact natural environment, such as tourism, arts-related development, real estate, movie filming and production, agriculture and ranching.

**The need for fiscal balance and responsibility.** A balanced, vigorous economy in combination with fiscally responsible policies ensures the long-term fiscal health of the County and its residents and businesses. The County must balance the need to protect its environment and promote and protect economic development with various impacts on the land and County costs. Through its partnerships with the private sector and the use of available revenue and regulatory programs (such as tax increment financing (TIF), enterprise zones, assessment/benefit districts and development excise fees), Santa Fe County and its cities and communities can successfully manage and direct new development to achieve the maximum benefits while minimizing negative fiscal externalities.

**The need to encourage development of alternative energy sources.** Rising energy costs across all sectors, especially natural gas and gasoline, have had a large and immediate impact on personal, corporate and public budgeting and wealth over the past few years. Diminishing supplies and global politics are likely to accelerate these cost increases. Budgetary impact, combined with a strong feeling of personal and public responsibility to minimize human impact on the environment, has fueled the impetus for energy conservation in the community, including increased interest in green building techniques and standards, as well as support for alternative forms of transportation. As Santa Fe County deals first hand with the impacts of oil and gas development it becomes even more clear how critical it is to reduce our dependence on fossil fuels. There are already homes in the County that are "off the grid," using solar energy to meet their personal needs. There is an opportunity for Santa Fe County to support alternative energy development and use on a greater scale as a demonstration product and as a show of commitment to protecting the environmental resources of the County.

### 1-2.9.3 Development

**The need to provide a variety of opportunities for different development types.** Santa Fe County is a geographically large and diverse landscape with a variety of lifestyles celebrated by residents and visitors. It is the duty of the Plan to provide opportunities for these various lifestyles and development patterns while ensuring sustainability and preventing incompatibilities.

**The need to consider the cumulative impacts of development.** The approach to planning and development regulation must be comprehensive, considering the end in mind and not considering the permitting of each individual development proposal independently. It is the cumulative impacts of individual development projects that impact the character of the County and the way it functions as a place. Facility and service deficiencies exist in many parts of the County due to unplanned development that is too expensive to serve.

**The need to prepare for long-term growth.** The relatively low capital costs associated with rural tracts and rural subdivisions (no sidewalks, curbs or gutters, limited fire flow, etc.) create an incentive for low intensity development. When land is developed at low intensities at the edge of communities it can create a political and physical barrier to growth at urban intensities. Physically, the costs of extending urban facilities through suburban subdivisions can be very costly. Politically, residents who feel that they live in a rural environment are likely to protest urban intensity development. It is in the best interests of the County, its cities and communities, to ensure that rural development in the Future Growth Tiers is

configured to allow for future urbanization while areas in the Conservation Tier are preserved for agricultural and ranching, low-impact recreational, environmental and cultural preservation and other similar uses.

**The need to limit sprawl while allowing a variety of lifestyles and development patterns.** Limiting sprawl and premature development is critical to maintaining the area's character, preventing traffic congestion, maintaining natural resources and efficient provision of facilities and services. Edges and open space buffers should be maintained around existing and new communities.

**The need to minimize traffic congestion, air quality degradation, green house gas emissions and global warming by reducing vehicle miles traveled and numbers of daily and peak hour trips.** Coordinating roadway CIP and ICIP improvements within priority growth areas and among cities and adjacent counties and consistent with the regional MPO transportation and land use plans as mandated by the federal and state highway and energy acts will provide opportunities for transportation network improvements and circulation patterns that address congestion, connectivity and accessibility for existing and projected traffic volumes. It also supports integrated planning for Growth Tiers, key intersections and along critical corridors. Roadways should be improved and maintained to standards that allow road users to interact safely and adequate emergency response.

**The need to protect and preserve right-of-way for future roadway needs and fund future roadway improvements.** As the community grows and development occurs, accessibility becomes a critical determinant of land utilization. The SLDP, the Official Map and the SLDC shall ensure that the site plan and development approval processes address the need for dedication and reservation of adequate future right-of-way. The County and cities will need to explore all funding options to pay for future transportation needs generated by new development, which may include a percentage of fair-share participation from new development, impact fees, public improvement district assessments, adequate public facilities and traffic impact assessments, and development agreements vesting future phased development through contribution or advancement of deficient, regional or later year CIP scheduled transportation facilities.

**Facilities & Services.** New development necessitates public facilities and services, and if proportional improvements are not made to serve new development, the overall level of service declines for County taxpayers. New development should contribute equitably to the funding of facilities and services necessitated by such development. However, numerous facility and service deficiencies within the County have been identified that are a result of existing, not new development. Tools for equitably funding improvements to correct deficiencies in a timely manner should be identified.

## 1-2.10 Vision Statement

A long-term, consensus-based vision, rooted in community values, is the foundation of the Santa Fe County planning process. The *vision statement* helps citizens and decision-makers remember the ends to which the Plan aspires. In concert with Plan goals, it should temper and guide the interpretation, application and amendment of the Sustainable Land Development Plan over time.

## VISION

### *Santa Fe County is a place of sustainable communities, where:*

- » The County is a model for growth management, new urbanism, rural design, renewable energy, sustainability and smart growth;
- » Community participation is ensured and diversity desired;
- » Partnerships are valued and the County and its communities engage in a cooperative manner;
- » Communities are linked, interconnected and integrated;
- » Agriculture, farmland and food production are supported and maintained;
- » Archaeological and cultural resources are preserved;
- » History and heritage are respected;
- » Private property rights are respected and protected;
- » Water conservation is essential;
- » Wildlife, habitat and natural resources are protected;
- » Ecosystems provide the ability to sustain life for future generations;
- » Open space, scenic vistas, parks and trails are protected, integrated and connected;
- » Energy efficiency and renewable energy are incorporated into all development;
- » Development takes advantage of sustainable technologies;
- » Guiding principles for development include carrying capacity of ecosystems and self-sufficiency in energy, food and water; and
- » Diversified and affordable housing choices are part of all communities.

## 1-3 Goals, Objectives and Policies

Goals, objectives, policies and strategies are developed to describe how the County will meet the challenge of sustainable development.

**Goal:** Description of a desired state of affairs for the community in the future. Goals are the broad, public purposes toward which policies and programs are directed. Goals are phrased to express the desired results of the Sustainable Land Development Plan.

**Objective:** A quantitative benchmark used to measure progress.

**Policy:** Statements of government intent against which individual actions and decisions are evaluated. Policies indicate the *direction* actions and decisions should take.

**Strategy:** Individual regulations and action which, taken together, will enable the community to achieve Goals, Objectives and Policies. Strategies are the basis for implementation of the Plan by identifying and recommending specific courses of action.

Since goals and policies are action-oriented, each goal and policy below begins with an “action term.” To provide the mandatory consistency with the SLDP, the following definitions for each “action verb” shall be used to guide their interpretation.

**Allow** – to permit.

**Conserve** – to protect from loss or harm

**Discourage** – to try to prevent, show opposition to; to express disapproval of

**Encourage** – to promote, advance, or foster; give support, aid

**Enhance** – to raise to a higher degree, magnify; to improve

**Ensure** – to secure or guarantee; to make sure or certain

**Limit** – to confine or restrict; to reduce to the smallest possible amount

**Preserve** – to maintain and uphold; keep up for continued survival

**Protect** – to defend or guard from attack; to keep safe, shield from damage

**Provide** – to supply or equip; to make available, furnish

**Pursue** – to seek to attain or accomplish; to carry on, continue

**Require** – to place under an obligation; to demand; to order

**Seek** – to try to locate or discover; to search for

**Support** – to uphold by physical or financial aid.

### 1-3.1 Sustainable Growth

**Goal 1:** Develop a sustainable land development and growth management program that ensures that development approvals are based upon rational development patterns and compatible uses and the County's ability to provide adequate public facilities and services, at adopted levels of service, while protecting the County's fiscal well-being.

Policy 1.1: Establish a Development Tier program to manage growth that protects agricultural uses and environmental lands, preserves communities based on the need for necessary infrastructure and services described below and shown in the **Tiers Map (Map 2)**.

- i. The **Communities Tier** is intended for most types of residential and non-residential development in the County. This development is planned in developing areas adjacent to the cities and in communities consistent with adopted community plans. The highest density and intensity development will be located in areas closest to the cities, where urban and suburban facilities are available; lower density and intensity development will be located at the edges of the Community Tier communities and developing areas.
- ii. The **Rural Tier** is intended to retain this rural character rather than to support new urban development in these rural areas. Conservation subdivisions may be appropriate so long as that development is clustered, necessary facilities and services are provided by the conservation subdivision and adjacent agriculture, ranch and equestrian uses are protected from negative externalities from the new development.
- iii. The **Agriculture Tier** is intended to protect residents and lifestyles engaged in agricultural, ranching and equestrian activities. It is designed to retain this agricultural and ranching character rather than support encroachments of urban or suburban development in these very rural areas. The Agriculture Tier offers the opportunity to preserve agriculture and open space while still allowing some development through the use of conservation subdivisions.
- iv. The **Conservation Tier** identifies includes public parks and other land which, because of its environmental characteristics and importance to the regional ecosystem and open space, should experience little or no development. Development is not likely to occur, except low intensity recreational uses may be acceptable in these areas.

Policy 1.2: Establish a Sustainable Development Area (SDA) program that maintains a balanced, sustainable land use pattern based on the availability, adequacy and equitable funding of necessary infrastructure and services described below and shown in the **SDA Map (Map 1)**.

- i. **SDA-1** identifies where urban and suburban development is likely and reasonable to occur within the next 10 years. Infrastructure is either planned, budgeted or reasonably available. New infrastructure may be installed provided that there is required participation by new development to fund. These primary growth areas are largely developed, but include infill opportunities. Full urban services will be required for any development in SDA-1, including approved public water and wastewater systems, urban road improvements, and urban service levels for public safety, fire and emergency medical assistance. County, and service provider, Capital Improvement Projects should be utilized for these primary growth areas first, before investment in SDA-2 areas.
- ii. In **SDA-2**, urban and suburban development is likely and reasonable to occur in these areas over the next 10 to 20 years. Infrastructure may not be currently available, but it is planned and identified in short- or long-range Capital Improvements Programs. Infrastructure may be reasonably available (it may be close, in time or location) and funding alternatives may be identified, but participation by new development would be required. These secondary growth areas are not expected to develop at urban intensities until public facilities, primarily water, sewer and improved roads, are installed, which is not intended to occur until years 10 to 20 of the SLDP planning term. Clustering will be required, but some large lot development may be permitted provided that significant open space is provided and total development capacity occurs at the maximum density identified on the future land use map.
- iii. In **SDA-3** areas, there are no plans to provide urban or suburban facilities and services. Infrastructure is not available or budgeted and any use that requires infrastructure to be provided solely at expense of new development. Urban and suburban development is not likely and reasonable to occur in more than 20 years, if at all. As this area contains agricultural and

equestrian development, natural resources, wetlands, hillsides and areas identified as environmentally sensitive, lands will not be sewered nor receive other capital infrastructure.

**Goal 2: In SDA-1 ensure that development is consistent with the efficient provision of public facilities and services.**

- Policy 2.1: The County shall require connection to a centralized water supply system for new development. Water system improvements to adequately serve new development must be available prior to issuance of a building permit.
- Policy 2.2: The County shall coordinate development review and approval with affected water suppliers to ensure that adequate capacity and fire flow will be available to serve proposed development.
- Policy 2.3: Connection to a centralized wastewater system shall be required for new development. Wastewater collection and treatment capacity needed to adequately serve new development must be available prior to issuance of a building permit.

**Goal 3: In SDA-2, balance the demand for development with the efficient provision of public facilities and services.**

- Policy 3.1: The County shall require connection to a centralized water supply system for new development. Water system improvements to adequately serve new development must be available prior to issuance of a building permit.
- Policy 3.2: New development shall be served by a centralized wastewater system unless the County finds that a proposed alternative, such as a decentralized sewer facility or on-site wastewater treatment system, can safely and efficiently provide for the wastewater treatment and disposal needs of future occupants of the proposed development.
- Policy 3.3: The County may allow decentralized sewer facilities when the systems are designed to be connected to a regional system, the systems satisfy state and County environmental objectives and standards, and the costs of future connection to a regional system are assured by the development served by the interim facilities. Systems may be financed through a special assessment district or community improvement district.
- Policy 3.4: Large non-residential projects may be permitted prior to provision of services if adequate surety for completion of improvements is provided and occupancy is denied until required improvements are completed.
- Policy 3.5: Development shall be consistent with Community Tier Future Land Uses and should not include rural large lot development.
- Policy 3.6: Provide for a balanced and sustainable transition between expanding development areas and rural areas.
- Policy 3.7: The County may approve proposals for rural development in the if the County finds that a lower density is necessary to address the site's unique environmental characteristics or if the development is compatible with planned uses in the area and will not interfere with the provision of suburban facilities and services for future suburban development.

**Goal 4: In SDA-3, balance the demand for development and the need for facilities and services with the preservation of rural, agricultural, equestrian and ranch uses and protection of environmental lands.**

- Policy 4.1: The County shall require connection to a community water supply system for all new development where feasible.

- Policy 4.2: New development shall be served by a centralized wastewater system unless the County finds that a proposed alternative, such as a decentralized sewer facility or on-site wastewater treatment system, can safely and efficiently provide for the wastewater treatment and disposal needs of future occupants of the proposed development.
- Policy 4.3: The County may allow decentralized sewer facilities when the systems are designed to be connected to a regional system, the systems satisfy state and County environmental objectives and standards, and the costs of future connection to a regional system are assured by the development served by the interim facilities. Systems may be financed through a special assessment district or community improvement district.
- Policy 4.4: The County may allow on-site wastewater treatment systems designed in accordance with Santa Fe County standards and approved by the County where centralized wastewater systems are unavailable and decentralized wastewater systems are unfeasible.
- Policy 4.5: New development may be approved if it is consistent with the SLDP, if services are available at appropriate rural levels and if it is consistent with other applicable development regulations.
- Policy 4.6: When determining the maximum density of rural development, the County shall consider the availability of services, access to the properties, natural resources, environmental constraints on the property and the cumulative impacts of development within the area, including to existing agricultural, ranch and equestrian uses.
- Policy 4.7: The County may permit non-residential uses associated with agricultural, ranch or equestrian uses if such proposed uses provide significant employment opportunities for County residents, have safe and adequately designed access, satisfy requirements for normal and emergency water demands, have adequate wastewater supplies and are compatible with existing or planned land uses in the vicinity.
- Policy 4.8: Establish a Future Land Use (FLU) program that establishes a rational and sustainable pattern of compatible land uses, described **Figure 1-2** and shown in the **FLU Map (Map 3)**.

**Figure 1- 2: Future Land Use Categories**

FLU	Density / Intensity (AVG)	Purpose / Intent
<b>Rural Life:</b>		
Ag / Ranch	160 acres	Agricultural, ranch and equestrian uses. Also may include eco-tourism and resource-based activities.
Agriculture	100 acres	Agricultural uses, such as the growing of crops and raising of livestock, along with equestrian and very large lot residential uses.
Rural Conservation	20 acres	Intended to allow for minimal residential development while protecting agricultural, areas and environmental that are inappropriate for more intense development due to their sensitivity. Review factors to be based on balance between conservation, environmental protection and reasonable opportunity for development.
Rural Fringe	5 acres	Rural homes on large lots, sometimes as part of rural subdivisions (a subdivision of only a few lots and very low densities). Provides intermediate steps in development density between more typical open space lands and low residential densities.
<b>Community Life:</b>		

FLU	Density / Intensity (AVG)	Purpose / Intent
Rural Estate	1.75 acres	Single-family rural large lot residential development, consistent with traditional community development. May include limited agricultural use secondary to residential. Primarily limited to existing traditional community planning areas.
Traditional Community	.75 acres	Single-family residential development, consistent with traditional community development. Primarily limited to existing traditional community planning areas.
Residential Low Density	2.5 DU/ac	Single-family residential suburban development. May serve to buffer more dense residential development from large lot and rural uses. Subdivisions with large lot sizes, but low densities. The smallest form of a neighborhood.
Residential Medium Density	8 DU/ac	Includes single family and planned residential developments with shared open space, recreation and other amenities. Intended to encourage development of a wide variety of dwelling unit types. The most common subdivision type, a few homes sharing each acre of land. The size of a traditional neighborhood.
Residential High Density	12 DU/ac	Allows for the greatest diversity of residential development, including attached single and multi-family dwellings. Most suitable for planned communities and affordable and senior housing, where smaller units and higher densities may be appropriate.
<b>Activity Centers:</b>		
Community Centers	0.2 FAR	Neighborhood scale shopping centers and personal and professional services conveniently located near residential areas. Typical sizes are 8 to 10 acres providing approximately 40,000 to 100,000 square feet of gross leasable floor area. Includes businesses which are agriculture and natural resource-based, such as co-ops, feed stores, etc. Intended to be designed and integrated as part of mixed use / planned development.
Regional Centers	0.2 FAR	Larger, regional scale shopping centers, which may be anchored by department or home improvement stores or other large-scale anchors, and employment centers. Intended to be designed and integrated as part of mixed use / planned development.
Opportunity Centers	0.2 FAR	Unique, site- or purpose-specific uses, not likely to be replicated in other locations, benefiting from locational attributes, such as wind, natural resources, viewsheds or recreational/environmental amenities. Non-residential uses range from energy, to eco-tourism, to supporting other economic development activities.

Policy 4.9: Establish the Santa Fe County **Official Map**, which may be shown as a series of maps, to identify the location of lands which the County has identified as necessary for future public streets, recreation areas, and other public facilities. By showing the area on the Official Map, the County furthers the implementation of the SLDP by establishing the location of existing and proposed streets, open space, parks, other public lands and facilities, waterways and floodplain, informing property owners and developers of planned public improvements and land and easement acquisitions and provides for the coordination of public and private goals as property owners are informed early in the capital

improvements planning process of long-range County goals for public facilities and services which allows development plans to be adjusted before detailed and costly plans are prepared.

Policy 4.10: Maintain and update the Official Map to include:

- i. Maintain and Identify Existing and Proposed ROW (streets, widenings, extensions, openings or closings)
- ii. Maintain Bikeway routes (trails and along existing roads)
- iii. Identify proposed public parks, playgrounds, and open space reservations.
- iv. Identify Pedestrian ways and easements.
- v. Identify Railroad and transit rights-of-way and easements (including those that may be vacated or abandoned and have potential use as trails).
- vi. Maintain Environmentally critical areas (such as unique and scenic areas, or habitats of endangered species)
- vii. Identify Flood control basins, floodways, and areas prone to flooding external of the FEMA floodplain
- viii. Identify Stormwater management areas, and Drainage easements.
- ix. Identify Potential public well sites or groundwater resources areas.
- x. Maintain Historical and Archaeologically significant areas.
- xi. Identify Sites planned for public facilities (such as County buildings, police and fire stations, libraries, community centers, and schools)

Policy 4.11: The County shall use the Tiers Map, Sustainable Development Areas Map, Future Land Use Map and Official Map to guide land use, development approval and infrastructure and service provision and ensure that these maps are regularly updated to reflect any changes in development patterns or infrastructure and service provision. Prior to amending these maps, the County shall make findings that the proposed amendment will be consistent with SLDP goals, objectives, policies and priorities and will enhance the overall quality of life in the County.

Policy 4.12: Require that all development projects participate in comprehensive public facility financing plans on a pro-rata basis as a condition of development approval, except where an increased level of participation exceeding these requirements is established through negotiated legal mechanisms.

Policy 4.13: Require that all development be phased in accordance with a comprehensive development phasing program, which shall include development timing that establishes phasing allocation commensurate with roadway, water, wastewater, public safety and other public facility capacities and an overall build-out development plan which can be supported by the implementation of the planned infrastructure.

Policy 4.14: Require that development complies with the infrastructure availability standards as a condition of development. Infrastructure shall be considered "available" if any one of the following is true: (i) Infrastructure is constructed and available for use, (ii) Infrastructure is privately funded and guaranteed through an appropriate surety instrument, or (iii) Infrastructure is funded for construction and scheduled for completion within two years.

**Goal 5: Require consideration and compliance with sustainability, conservation of energy and green development policies at all levels of decision-making to ensure that the County’s resources are available to sustain future generations.**

- Policy 5.1: Promote environmentally responsible building, site, and community design, improvement and development standards.
- Policy 5.2: Require the use of “green” construction and neighborhood development materials and techniques for residential and non-residential development equivalent to silver LEED rating, to achieve environmental benefits and low utility costs, using federal, state and county tax credits, tax deductions, loan and grant incentives and flexible regulation.
- Policy 5.3: Reduce production of greenhouse gases through use of renewable energy systems.
- Policy 5.4: Reduce production of greenhouse gases through the reduction of vehicle miles traveled and number of trips by prioritizing growth within planned development that includes walkable, mixed use, transit-oriented, traditional neighborhood and opportunity centers.
- Policy 5.5: Encourage sustainable use, re-use and conservation of land and water.
- Policy 5.6: Pursue development and mobility options designed for people, not cars.
- Policy 5.7: Encourage xeriscaping and natural vegetation shading of buildings and hardscape surfaces.

**Goal 6: Promote the County government as a leader in sustainability for its internal operations and comprehensive sustainability planning, serving as an example to County, city and regional residents, businesses and governments.**

**Objective 6.A: Train a minimum of 20 County Staff members annually through 2020 on sustainability initiatives as ambassadors and operational support staff to sustainability programming.**

**Objective 6.B: Reduce energy use by County departments by 20% by 2020.**

- Policy 6.1: Promote social and environmental justice in the siting of controversial land uses.
- Policy 6.2: Support the use of capital investment to fund sustainability as part of a long-term County plan for sustainable government.
- Policy 6.3: Promote sustainability for County residents and businesses.
- Policy 6.4: Prepare the County for Global Climate Change.
- Policy 6.5: Encourage opportunities for locally grown food to support food security and local agricultural markets.
- Policy 6.6: Encourage and provide assistance to individuals and local businesses that pursue sustainability incentives.
- Policy 6.7: Encourage “green” purchasing programs that focuses on locally-produced, organic, low-toxicity, recycled and fair trade products.

**Goal 7: Promote the use of traditional, regional and innovative design solutions to minimize impacts of development and achieve sustainability, such as revival of sustainable historical/traditional settlement precedents and other compact, mixed-use development types that promote walkability, transit use and minimize impacts to air and water quality.**

- Policy 7.1: Allow for a greater variety of compatible uses within mixed use centers and transit corridors.
- Policy 7.2: Encourage use of natural/locally available building materials with low-embodied energy, such as adobe, earth, pumice, stone and wood.
- Policy 7.3: Continue to support opportunities for ‘off-the-grid’ lifestyles in the County.
- Policy 7.4: Encourage the use of walkable, compact, infill, transit oriented and traditional neighborhood development.
- Policy 7.5: Promote transit use, walking and biking to work, especially within communities and to large events and venues.
- Policy 7.6: Promote jobs-housing balance; directing, prioritizing and phasing capital improvements in the Capital Improvements Plan to sustainable development areas.

## 1-3.2 Land Use

**Goal 8: Establish logical and efficient countywide land use and development patterns that support sustainable development through Sustainable Development Areas, New Urbanism development patterns and Green Development techniques.**

**Objective 8.A: Reduce per capita land consumption by 50% by 2020 in Sustainable Development Areas over existing levels for conventional development patterns.**

- Policy 8.1: Provide a range of land uses which create a destination and provide opportunities for a wide range of residential lifestyles, work environments, and neighborhood and regional serving retail, entertainment, and services. To meet this goal, this plan proposes the following guiding land use principles: (i) Develop compact pedestrian-oriented zoning standards that allow for a mix of uses and higher densities; (ii) Encourage mixed-use development with a range of residential housing types and a vibrant mix of uses; and (iii) Encourage shops which offer goods and services that serve transit riders and the local residential population.
- Policy 8.2: Require public and private development to meet established minimum/maximum densities based on the availability and supply of sewer systems in lieu of individual septic tanks; community water resources at adequate pressures to meet fire and safety requirements in lieu of individual ground water wells.
- Policy 8.3: Require public and private development to demonstrate the availability of adequate public facilities and services at adopted levels of service
- Policy 8.4: Require clustering of new residential development within secondary growth areas surrounding or adjacent to priority growth areas so as to permit future urban density on the remainder of the parcel or tract of land until public sewer, water and transportation capacity becomes available.
- Policy 8.5: Allow a range of development patterns and types of development, including but not limited to mixed use, transit-oriented, neo-traditional neighborhoods, infill and a range from single family detached to town home and multi-family attached to support different lifestyle options and income opportunities.
- Policy 8.6: Prevent evasion of the subdivision regulations through unauthorized speculative development, land division or family transfers that do not comply with the lot size and adequate public facility requirements of the Sustainable Land Development Code.
- Policy 8.7: Discourage piecemeal development plans; encourage that all land in common ownership prepare comprehensive, coordinated and phased development plans for development approval.
- Policy 8.8: Provide incentives to re-plat undeveloped or partially developed antiquated subdivisions to conform to SDLC standards.
- Policy 8.9: Discourage leapfrog development; encourage contiguous development patterns through the use of tiered growth areas and the prioritization of capital improvement and service investment to priority growth areas and to timing and phasing of development approval within secondary growth areas.
- Policy 8.10: Limit the supply of land available for development of communities and residential subdivisions to a 20- to 50-year supply.
- Policy 8.11: Allow mixed use commercial/residential development in proximity to designated interchanges and Rail Runner stops.
- Policy 8.12: Direct commercial development to well-defined, compact nodes and centers, rather than allowing strip commercial development or spot commercial zoning.
- Policy 8.13: Allow higher densities close to existing urban areas, where central water and sewer can be efficiently provided, and require central water and sewer to be provided in these “growth areas”, in order for any substantial development to occur. Higher densities on central water and sewer should generally be allowed only in such growth areas and in identified communities, and should not be allowed in areas identified for agriculture on the County’s land use plan.

- Policy 8.14: All development proposals should be required to be accompanied by a demonstration of water supply availability, even for development at base densities.
- Policy 8.15: Require any substantial development in identified “growth areas” to take the form of complete, integrated, master-planned communities, with a mix of land uses and housing types, an interconnected system of local roads, and requirements for clustering, minimum net densities, and open space preservation.

**Goal 9: Encourage development of land patterns that are timed and phased, compact and clustered; minimize sprawl and land consumption; include central, mixed use walkable centers and places; include a jobs/housing balance; ensure that development is served by adequate public facilities at established levels of service; minimize trip generation and vehicle miles travelled and include a variety of accessible transportation options to automobile use.**

**Objective 9.A: Reduce vehicle miles travelled and number of daily trips from new development by 20%.**

- Policy 9.1: Promote existing examples of compact development that can serve as models for development of new urban-density communities as well as rural development.
- Policy 9.2: Support the use of family compounds as an alternative to family transfers in order to cluster development.
- Policy 9.3: Encourage the reuse of existing buildings and infill development rather than building on open greenfields.
- Policy 9.4: Support the integration of compatible commercial and residential uses to reduce trip generation.
- Policy 9.5: Support annexation of urbanizing areas on the edges of and/or surrounded by incorporated areas.
- Policy 9.6: Encourage compatible growth along corridors and in centers served by facilities and services.

**Goal 10: Encourage and promote the development of transit-oriented development in Sustainable Development Areas served by adequate public facilities and services.**

**Objective 10.A: Provide accessible transit stops within a half mile of 50% of all County-wide development by 2020.**

**Objective 10.B: Provide accessible transit stops within a half mile of 80% of all new development in Sustainable Development Areas by 2020.**

- Policy 10.1: Provide a range of land uses which create a destination and provide opportunities for a wide range of residential lifestyles, work environments, and neighborhood and regional retail, entertainment, and services.
- Policy 10.2: Develop compact pedestrian-oriented zoning standards that allow for a mix of uses and higher densities.
- Policy 10.3: Encourage mixed-use development with a range of residential housing types and a vibrant mix of uses.
- Policy 10.4: Encourage shops which offer goods and services that serve transit riders and the local residential population and create a balance between independent/locally-owned business and franchise and corporate entities.
- Policy 10.5: Provide safe, active, and inclusive communities in areas surrounding transit stations to support community participation and transit ridership, in addition to other sustainability goals.
- Policy 10.6: Provide rental and ownership housing opportunities for a variety of household types (including families, young professionals, and older adults).
- Policy 10.7: Provide affordable housing opportunities within transit-oriented development to encourage socioeconomic diversification.
- Policy 10.8: Encourage the construction of mixed-use buildings with residential uses over ground floor commercial uses.
- Policy 10.9: Develop a strong identity and character for transit-station areas through high quality architectural and streetscape design in order to foster an attractive walking environment.
- Policy 10.10: Enhance the local character by requiring design appropriate in look and scale to the local context and pedestrian orientation.

- Policy 10.11: Improve streetscapes and create a sense of arrival at key gateways.
- Policy 10.12: Incorporate appropriate public art to increase neighborhood pride.
- Policy 10.13: Provide pedestrian oriented signage.
- Policy 10.14: Promote a built environment that reduces crime and the fear of crime through lighting and other pedestrian scaled infrastructure which improves quality of life.
- Policy 10.15: Provide transportation choice and enhanced connectivity through improved transportation options within and around transit-station area.
- Policy 10.16: Enhance street network connectivity within developments and to external connections.
- Policy 10.17: Establish a multi-modal access hierarchy from the station area to residential, commercial and institutional uses.
- Policy 10.18: Improve pedestrian connections across major intersections.
- Policy 10.19: Provide continuous bike lanes on streets which access transit stations.
- Policy 10.20: Enhance pedestrian, bicycle and vehicle connections between the station area and surrounding residential areas.
- Policy 10.21: Enhance and coordinate intermodal connections
- Policy 10.22: Provide an appropriate supply of parking for transit-station area land uses, while avoiding an oversupply of parking.
- Policy 10.23: Encourage the use of shared parking with neighboring properties.
- Policy 10.24: Make parking less visually intrusive and physically limiting by placing parking behind buildings.
- Policy 10.25: Reduce overall parking requirements and establish maximum parking limits.
- Policy 10.26: Require the provision of bicycle parking in new development and adjacent to public destinations.

### 1-3.3 Governance

**Goal 11: Support meaningful community involvement in on-going growth management planning and development review activities in the County, viewing the public as an integral component of County governance.**

- Policy 11.1: Enhance opportunities to improve communication with and engagement of the public in development review, SDLP and SLDC amendments, budget, Official Map, CIP and ICIP deliberations and any other matters with the potential for or likelihood of significant impact to County residents, businesses, facilities, services or natural resources.
- Policy 11.2: Ensure County strategies and programs are tailored to respond to unique conditions in the various areas and communities of the County.
- Policy 11.3: Ensure the County planning process and outreach efforts are inclusive of the whole community.
- Policy 11.4: Authorize the establishment of Community Planning Organizations (CPOs) and Registered Organizations to participate with and advise on planning, regulation and the development approval process in the County.
- Policy 11.5: Establish a registration process for Registered Organizations (ROs), including acequias, assessment and public improvement districts, neighborhood associations and other non-profit associations.
- Policy 11.6: Create a Pre-Application Neighborhood Meeting process for proposed developments to ensure early and effective communication. Such a meeting should give the applicant and the community an opportunity to share ideas and input before the project reaches a stage where changes are more difficult to consider. Such a meeting should be held before filing an application for discretionary development approval; optional for ministerial development approvals.

**Goal 12: Establish a County government that is informed, coordinated and integrated, applying state-of-the-art planning principles and policies.**

- Policy 12.1: Ensure a coordinated and efficient County government structure.

Policy 12.2: Provide and support a detailed, County-wide GIS database of existing data and enhance data inclusion and availability.

**Goal 13: Ensure clear, consistent, efficient and equitable development regulation and review.**

**Objective 13.A: Reduce the use of variances by 80% by 2020.**

Policy 13.1: Ensure all County code standards are strictly enforced throughout the County.

Policy 13.2: Provide opportunities for flexibility in the Sustainable Land Development Code.

Policy 13.3: Limit the use of variances as part of the development review process to ensure high quality, compatible development.

Policy 13.4: Expand the authority of the Board of County Commissioners including but not limited to:

- i. Use of development agreements;
- ii. Development and use of area and specific plans;
- iii. Wider utilization of the Housing Authority to create affordable and work force housing programs;
- iv. Create and delegate powers to a Planning Commission;
- v. Creation of a Hearing Officer position;
- vi. Adoption of a Housing Code;
- vii. Creation of numerous Public Improvement Districts for infrastructure and service provision to reduce the burden on the General Fund;
- viii. Utilization of Beneficial Use Determinations to avoid regulatory takings and eliminate use variances;
- ix. Expansion of impact fees to all public facilities and services;
- x. Create funding and incentives for renewable solar, wind, biofuel energy and rain water capture, treatment and re-use;
- xi. Empower community planning and registered organizations to maximize community participation;
- xii. Establish a transfer and purchase of development rights program including creation of a County Land Bank;
- xiii. Authorize issuance of a general bond or a County-wide assessment bond for the funding of the County Land Bank and for acquisition of environmentally sensitive lands, agricultural and ranching lands, conservation easements, and for establishment of County-wide interconnected open space, scenic vista, trail, park and recreation area program utilizing public and private dedications and reservations;
- xiv. Incentives for the siting and funding of electrical transmission lines to carry renewable solar and wind farm energy; and
- xv. For all other essential duties necessary to carry out the SLDP and enforce the SLDC.

Policy 13.5: Create a County Planning Commission to hold public meetings and hearings, prepare written development orders on applications for development approval and appeals from the Administrator including findings of fact and conclusions of law. Where the Planning Commission does not have final development approval authority, prepare recommendations to the Board on applications for development approvals, development agreements, amendments to the SLDC, the SLDP, area, specific or community plans, conditional use permits, site plans, subdivisions, and variances.

Policy 13.6: Establish the position of Hearing Officer to assist in the decisions on discretionary development approval applications. A Hearing Officer should be used to conduct the public hearings and make written findings and recommendations for the Planning Commission and Board.

Policy 13.7: Create the position of Administrator to administer and enforce the provisions of the SLDC. This position shall make all final decisions on the interpretation and definitions of the SLDC and handle all other administrative decisions, subject to appeal to the Planning Commission.

Policy 13.8: Establish a Technical Advisory Committee to serve as a review and recommending body, assisting the Administrator, Board, Planning Commission and Hearing Officer with the review of applications for development approval. The Committee should be used to gather advice and recommendations on

technical details such as environmental, planning, fiscal, design, engineering, transportation, utility, geo-hydrological, water availability and sustainability issues.

- Policy 13.9: Develop a process for legislative development approvals for applications which involve a change in land-use policy by the Board, upon recommendation of the Planning Commission.
- Policy 13.10: Develop a process for quasi-judicial development approvals for applications which involve the use of a discretionary standard applicable to a parcel or parcels of land.
- Policy 13.11: Develop a ministerial development approval process for the Administrator for nondiscretionary application of the standards of the SLDC to an application
- Policy 13.12: Use the SLDP as the constitution to the SLDC and all other codes and regulations within the County. The SLDP will be the standard against which all development approvals, the SLDC, other applicable ordinances, codes, regulations and decisions are made, requiring consistency with all elements of the SLDP, the CIP, the Official Map and all applicable area, specific or community plans.
- Policy 13.13: Develop a process for the creation and submission of specific plans to accompany the development of an individual property or properties, providing a bridge between the SLDP and other applicable plans.
- Policy 13.14: Use area plans to guide development approval applications, the development of facilities and services and infrastructure, annexation, regulation of developments of county-wide impact, including but not limited to oil and gas exploration and production, mining, mineral, rock and sand extraction, major land alteration and grading, establishment of assessment and public improvement districts, and other area-specific needs.
- Policy 13.15: For communities designated as traditional historic communities, use traditional community plans to provide specific planning, design and implementation guidelines which are more specific to the community than the SLDP.
- Policy 13.16: Use concept plans to assure compatibility with surrounding development, infrastructure and environmental characteristics.
- Policy 13.17: Establish additional requirements for compliance with sustainable goals, objectives and policies before approval of preliminary plats.

**Goal 14: Promote intergovernmental cooperation and coordination to address regional planning issues and support County goals.**

- Policy 14.1: Support coordination and communication among entities and jurisdictions with authority in the County, including Federal, State and local entities such as the Bureau of Land Management (BLM), the Forrest Service, the State Land Office, the New Mexico Highway Department, the Office of the State Engineer, the New Mexico Environment Department, Acequias, Land Grants and Pueblos.
- Policy 14.2: Support coordination and communication among the County, its communities, municipalities and surrounding municipalities and counties.
- Policy 14.3: Coordinate and cooperate with the Pueblos in Santa Fe County to pursue efficient facility and service provision, coordinated growth management strategies and other mutually beneficial goals.
- Policy 14.4: Utilize state and federal transportation and land use legislation governing air, water, energy, the environment, flood protection and transportation to require reduction of vehicle miles traveled and numbers of daily and peak hour trips; to incentive and require renewable energy, electrical transmission lines from solar and wind farms; green development design and improvement standards; rain water capture, treatment and re-use; and other sustainability techniques and practices.

### 1-3.4 Adequate Public Facilities and Financing

**Goal 15: Preserve and protect public health, safety, welfare, property and quality of life through adequate provision of social and community services.**

- Policy 15.1: Support the County's role as a social service provider to provide assistance to non-profit and private providers rather than expand government role as primary provider of services.
- Policy 15.2: Support the efficient provision of services and facilities by directing growth to areas most effectively served.
- Policy 15.3: Enhance provision of youth facilities and community recreation.
- Policy 15.4: Promote community support for quality education.
- Policy 15.5: Pursue establishment of County-wide library services.
- Policy 15.6: Provide for zoning and housing assistance for group homes, college students, disabled individuals and other essential quasi-public needs.

**Goal 16: Ensure provision of adequate public facilities and services.**

- Policy 16.1: Require adequate public facilities and services assessments of the availability of infrastructure and public services for proposed projects. Use these assessments to: (a) determine whether development approval should be granted or denied, taking into account facilities available during the first five years of the CIP; the payment of impact fees, dedications and exactions to meet the roughly proportional needs generated by the development; or, (b) whether conditional development approval should be granted based on the phasing of development by sections until adequate public facilities and services are available or the applicant agrees to advance facilities and services. .Require an assessment of public improvement districts to cover operation, maintenance and repair of facilities, the provision of facilities and for incentives to the developer for the installation of solar or wind turbine systems or for monetization of rain water capture, treatment and re-use systems. The provision of adequate public facilities in a timely manner shall be a required precondition to development approval in order to prevent urban sprawl, assure a positive fiscal impact for the County, provide a high quality of life through infrastructure and service provision and protect the health, safety and general welfare of the County.
- Policy 16.2: Establish fiscal impact assessments (FIA) in order to study the fiscal implications of a proposed project and to assure that the costs to the County do not exceed the tax revenue generated by the project.
- Policy 16.3: Ensure that administrative fees are sufficient to cover the costs of development review and permitting and that user fees for public services reflect true costs to provide service.
- Policy 16.4: Ensure the fiscal sustainability of the County through the efficient provision and phasing of public facilities and services that are funded through the full range of revenue-generating tools.
- Policy 16.5: Support provision of adequate telecommunications, cellular service and high speed internet; solar and wind electrical transmission grid and infrastructure; and the installation of rain water capture, solar and wind turbine facilities on new and existing buildings and structures .
- Policy 16.6: Ensure that the design and operation of public facilities and utilities is compatible with the character and intensity of surrounding areas.
- Policy 16.7: Provide animal control services throughout the County.
- Policy 16.8: Coordinate and manage growth and development to maximize service efficiency.

**Goal 17: Protect and enhance the County's fiscal resources and ensure high quality public facilities and services.**

**Objective 17.A: No increase in County tax rates for existing residents to fund facilities and services for new development.**

- Policy 17.1: Require new development to participate in funding all public facilities and public services need generated by the development.
- Policy 17.2: Ensure that community facilities meet green building requirements, encouraging attainment of Leadership in Energy and Environmental Design (LEED) gold standards when applicable.

- Policy 17.3: Ensure that the provision of facilities and services does not shift the costs of such facilities and services to existing residents and businesses.
- Policy 17.4: Coordinate with other service providers on the timing and location of installation or replacement of utilities.
- Policy 17.5: Maintain adequate levels of service for road capacity, operation and maintenance, law enforcement, fire protection, emergency medical response times, and parks and trails.
- Policy 17.6: New development shall fund the proportional share of costs for on- and off-site capital improvements required to serve new development.
- Policy 17.7: Use improvement districts to assess new development with the cost of needed public facilities and services.
- Policy 17.8: Develop an annually capital improvements plan, for current year and 5-year terms, building on the strategies identified in the SLDP. Prioritize capital improvements based on an assessment that includes, but is not limited to, the following factors:
- i. Improvements that resolve existing deficiencies in developed areas;
  - ii. Improvements that support new urban/suburban development in areas with otherwise adequate public facilities ;
  - iii. Improvements that support new urban/suburban development that is contiguous with existing urban/suburban development;
  - iv. Improvements that remove or prevents imminent threat to public health or safety;
  - v. Improvements that improve the quality or corrects the deficiency of existing facilities or services;
  - vi. Improvements that provide an incentive for and encourages sustainable development;
  - vii. Improvements that provide an incentive for and encourages economic development;
  - viii. Improvements that reduce long-term operating costs; and
  - ix. Improvements that further the goals of the SLDP.
- Policy 17.9: Develop an annually strategic plan, for current year and 5-year terms, building on the strategies identified in the SLDP. Prioritize strategies based on an assessment that includes, but is not limited to, the following factors:
- i. Protects agricultural and environmental lands;
  - ii. Prevents sprawl;
  - iii. Provides for adequate facilities and services;
  - iv. Provides incentive for sustainable development; and
  - v. Furthers goals, objectives and policies of the plan.

### 1-3.5 Open Space, Trails, Scenic Vistas, Parks and Recreation

**Goal 18: Preserve significant public and private open spaces, trails, scenic vistas, recreation, and a trails network throughout the County to protect the environment, maintain the rural character and as a benefit for current and future generations of residents and visitors.**

- Objective 18.A: Create \_\_\_ acres of new recreational facilities and parks.**
- Objective 18.B: Create \_\_ new acres of permanently protected private open space (i.e. ranchlands protected by conservation easements).**
- Objective 18.C: Create \_\_new acres of protected public open space (i.e. passive recreation areas owned and maintained by the County).**
- Objective 18.D: Create \_\_ new miles of public trails.**
- Policy 18.1: Protect and acquire significant lands including open space; parks, recreation areas, trails (walking, biking and equestrian), scenic vistas, environmentally sensitive areas including flood hazard areas, hillsides above 11% grade, areas accessible or proximate to rivers, streams, creeks and springs,, acequias, public lands, existing preserved land, wildlife habitat or migration corridors, and areas of important native vegetation; archaeological, historic, community and cultural areas; agricultural areas and ranching lands and the inter-connections among these spaces and all other areas on the official map relating to the above lands.
- Policy 18.2: Adopt an official map showing planned open space and trails.
- Policy 18.3: Encourage the use of the following techniques to acquire and/or protect open space: (a) use of transferrable state tax credit to contribute to the cost of conservation easement donations and stewardship costs; (b) Include open space acquisition in the CIP; (c) Encourage land swaps among private and public property owners that provide open space, trails, scenic parks, and recreation; (d) Obtain development rights and transfer same to the County land bank; (e) Obtain donations of conservation easement and fee simple interests; (f) Obtain open space dedications or reservations; (g) Seek fee simple or conservation easements through purchases of development rights; (h) Encourage transferable state tax credits or deductions; and (i) Utilize a County general obligation bond issue or the establishment of a County-wide public improvement district to finance open space acquisition and to provide the financing for the County Land Bank.
- Policy 18.4: Support partnerships with other governmental agencies, non-profits, non-governmental agencies and private interests to permanently protect desirable open space and natural resource areas.
- Policy 18.5: Provide an interconnected system of trails with continuous regional trail connections for pedestrians, equestrians and cyclists.
- Policy 18.6: Ensure that the construction, design or location of trails corridors does not negatively impact environmental features or waterways.
- Policy 18.7: Ensure that open space is high quality and contiguous.
- Policy 18.8: Support community-based stewardship of open spaces, trails and public spaces.

### 1-3.6 Natural Resources and Conservation

**Goal 19: Protect, preserve and conserve the health of the County's vast natural resources to enhance the local quality of life and maintain a healthy and sustainable natural environment.**

- Objective 19.A: Eliminate all regional air quality non-attainment days by 2020.**
- Objective 19.B: Increase recycling volume Countywide by 20% by 2020.**
- Objective 19.C: Decrease annual solid waste output Countywide by 20% by 2020.**
- Objective 19.D: Reduce paper consumption in County operations by 20%.**
- Objective 19.E: Increase recycling in County departments by 20%.**
- Objective 19.F: No net increase in measurable pollution levels throughout the County.**

- Policy 19.1: Establish the production of environmental impact reports (EIR) to inform the County, the public and the applicant of the significant environmental effects and impacts of a project, identify possible ways to minimize the significant adverse effects or impacts, and describe reasonable alternatives to the project.

- Policy 19.2: Support an integrated framework for protection of natural resources that includes the use of Environmental Impact Reports and Impact Assessments to assess existing conditions, identify fiscal impacts, minimize and mitigate potential damage to the environment and monitor change.
- Policy 19.3: Promote the Santa Fe River as a unifying theme in conservation efforts.
- Policy 19.4: Promote healthy vegetation and native species.
- Policy 19.5: Protect and preserve riparian habitat, wildlife and migration corridors.
- Policy 19.6: Protect the natural environment from air, noise and light pollution.
- Policy 19.7: Ensure healthy ecosystems to promote biodiversity.
- Policy 19.8: Ensure facilities, roads, fencing and lighting are sited so as to minimize the impact and disturbance on wildlife habitat and corridors.
- Policy 19.9: Limit production of solid waste County-wide.
- Policy 19.10: Encourage residential and commercial recycling to divert materials from the landfill.
- Policy 19.11: Ensure that hazardous wastes are disposed of properly, including household hazardous waste and commercial and industrial wastes.
- Policy 19.12: Discourage illegal dumping and clean up illegal dumping sites.
- Policy 19.13: Protect environmental quality through the application of stringent performance standards for all land uses.
- Policy 19.14: Create a process for the creation of cluster or conservation subdivisions in order to preserve valuable natural, cultural, historic and/or environmental resources.
- Policy 19.15: Encourage tree preservation and planting, and increasing urban vegetative greening to improve air quality, sequester GHG, and reduce heat island effect.
- Policy 19.16: Support the adoption of standards that provide the highest level of protection for the environment.
- Policy 19.17: Support and encourage designation of local, state and federal parks, open space and other protected areas in the County.

**Goal 20: *Protect vegetation, including rare and native species.***

**Objective 20.A: *No net loss in the amount of native vegetation on development sites.***

- Policy 20.1: Require a vegetation analysis, prior to development, identifying existing vegetation, anticipated impacts from the development and proposed mitigation.
- Policy 20.2: Require stormwater management, drainage and erosion control best management practices.
- Policy 20.3: Prevent the spread of noxious and invasive species.
- Policy 20.4: Prevent erosion and associated impacts to surface water, such as sedimentation and turbidity.
- Policy 20.5: Encourage the use of native species in landscaping.
- Policy 20.6: Require the use of vegetative buffers to prevent erosion and water pollution.
- Policy 20.7: Limit the “scraping” of development sites and protect existing vegetation.

**Goal 21: *Protect wildlife, including threatened and endangered species.***

**Objective 21.A: *No net loss of wildlife habitat acreage.***

- Policy 21.1: Preserve and protect wildlife habitat and migration corridors.
- Policy 21.2: Preserve and protect riparian areas and surface water resources that support wildlife health.
- Policy 21.3: Promote biodiversity in rural areas of the County.

- Policy 21.4: Ensure that new development facilities, roads, fencing and lighting are sited so as to minimize the impact and disturbance on wildlife habitat and corridors.
- Policy 21.5: Require that new development does not cause significant degradation of wildlife or sensitive wildlife habitat, especially to any wildlife listed as threatened or endangered on a state or federal list.
- Policy 21.6: Protect and preserve endangered or threatened species.

**Objective 21.B: Increase the number of records in database of known wildlife and habitat resources.**

- Policy 21.1: Require new development to conduct a wildlife and wildlife habitat analysis, documenting existing wildlife and corridors, potential operational impacts and proposed mitigation.
- Policy 21.2: *Enhance the database of known wildlife and habitat resources by compiling information that becomes available through the development review process on a County-wide basis.*

**Goal 22: *Preserve and protect scenic viewsheds as an important resource for economic development and quality of life.***

- Policy 22.1: Promote sensitive siting and design of new development to minimize visual impacts.
- Policy 22.2: Encourage the use of existing natural features and vegetation to screen new development.
- Policy 22.3: Limit development on steep slopes with a grade equal to or greater than 11%, and on visible ridges and peaks.
- Policy 22.4: Limit the need for cut and fill through sensitive siting and design.
- Policy 22.5: Limit development near prominent natural features such as distinctive rock and land forms, vegetative patterns, river crossings or other landmarks.
- Policy 22.6: Limit outdoor lighting to the minimum amount necessary for public health and safety and prevent light pollution.

### 1-3.7 Archeological, Historic, Cultural and Community Resources

**Goal 23: Protect and preserve the County's historic, cultural, community and scenic resources.**

- Policy 23.1: Protect and preserve archaeological and historic resources.
- Policy 23.2: Protect the sanctity of unmarked burial areas and places of importance for Native American ceremonies.
- Policy 23.3: Support the ability of Native Americans and others to use the natural resources of the County for ceremonial, religious, cultural and other uses.
- Policy 23.4: Promote preservation of the County's communities, including the unique histories and artifacts associated with the communities.
- Policy 23.5: Protect and preserve scenic view sheds and natural features.
- Policy 23.6: Enhance the character of the County's built and natural resources through design standards and guidelines and performance standards.
- Policy 23.7: Support local, state and federal designation of historic districts to protect historic neighborhoods, communities, villages, irrigated acreage and acequias.

**Goal 24: Preserve, support and enhance the character and function of existing communities and neighborhoods.**

- Policy 24.1: Encourage and allow development of compatibly scaled and designed schools, community centers, churches, business or governmental activity centers and public spaces in neighborhoods and communities as a focal point for community interaction.
- Policy 24.2: Support connectedness and centeredness in communities by encouraging infill and compact development, neighborhood-scale services, community spaces, public art and other amenities.

Policy 24.3: Promote the development of mixed use “village” centers in existing and proposed development that provide a public gathering space, such as a common green or plaza, commercial services and employment opportunities.

**Goal 25: Preserve and enhance the unique natural, community and rural-area character and design features in the County.**

Policy 25.1: Ensure the location, intensity and design of all new development is compatible with and reflects the surrounding uses, natural environment, community resources and design features.

Policy 25.2: Preserve the character of rural and scenic highway corridors.

Policy 25.3: Encourage the use of traditional New Mexico architecture, regional design, building types and native building materials.

Policy 25.4: Protect communities and existing land uses from incompatible uses.

Policy 25.5: Require the architecture, building height, and site design characteristics of non-residential development to be compatible with nearby residential development, particularly, single-family residences.

Policy 25.6: Encourage the use of native species in landscaping.

**Goal 26: Ensure that existing development is protected from incompatible development.**

**Objective 26.A: No adverse effects and impacts or public nuisances from new development.**

Policy 26.1: Use the SLDP to guide land use and development decisions.

Policy 26.2: Consider the cumulative impacts of incremental development approvals rather than projects in isolation.

Policy 26.3: Maintain compatible transitions between different land uses and housing types through effective land use and site design regulations.

Policy 26.4: Require adequate and available public facilities and services prior to the approval of new development.

Policy 26.5: Ensure that new development abutting residential development is compatible with the scale, intensity and overall character of the neighborhood.

Policy 26.6: Require new development to incorporate consistent design features that preserve community image.

Policy 26.7: Promote the use of good site design and layout, architectural design and building materials that incorporate regional, indigenous and historical design and materials.

Policy 26.8: Ensure that new development is compatible with the unique, rural character of the community in which it is located.

Policy 26.9: Protect the unique countryside of the County and the special landscapes, places and lifestyles that residents and visitors value.

**Goal 27: Protect and preserve the numerous cultural, natural, economic and community resources in Santa Fe County from incompatible development.**

**Objective 27.A: No non-native plant material used in development site plans approved by the County.**

Policy 27.1: Promote high quality landscaping, screening and buffering and encourage the use of use of native plants and regional design elements.

Policy 27.2: Enhance the design of the gateways and corridors leading into and through the County and its communities by establishing appropriate landscaping, setback, buffering and design standards for new development.

Policy 27.3: Mitigate traffic noise and other noises that would negatively impact existing development through a combination of landscaping, structural controls, road maintenance, and limit outdoor noise levels to an appropriate level in consideration of the surrounding land uses.

**Goal 28: Protect and preserve the cultural, historic and archaeological resources of the County.**

**Objective 28.A: Increase records in database of known cultural, historic and archaeological resources from approximately 15% to 50%.**

- Policy 28.1: Ensure proper surveying, mapping and documentation of *cultural, historic and archaeological resources* when reviewing new development projects.
- Policy 28.2: Enhance the database of known cultural, historic and archaeological resources by compiling information that becomes available through the development review process on a County-wide basis.

**Objective 28.B: No net loss of significant archeological, cultural or historic sites.**

- Policy 28.1: Ensure prevention and mitigation of impacts from development on *cultural, historic and archaeological resources*.
- Policy 28.2: Ensure new development does not cause significant degradation in quantity or quality of cultural, historic and *archaeological* resources.

## 1-3.8 Housing

**Goal 29: Establish a public-private program to provide adequate supplies of affordable, work force and senior housing (“affordable housing”) for low, very low and moderate income Santa Fe County residents, households, families and employees.**

**Objective 29.A: Provide new affordable housing units to meet the County’s total public and private regional fair share of affordable housing need by 2017.**

**Objective 29.B: Rehabilitate or replace 80% of existing substandard housing units by 2020.**

**Objective 29.C: Obtain “High Performer” status in the Public Housing Program by improving the Public Housing Assessment System (PHAS) score.**

**Objective 29.D: Sustain “High Performer” status in the Housing Choice Voucher Program.**

**Objective 29.E: Obtain and maintain an affordable rental housing vacancy rate of 5% or less.**

**Objective 29.F: Increase the maximum income to qualify for inclusionary housing units to 150% of median income.**

- Policy 29.1: Establish housing numerical objectives to meet Santa Fe County’s total public and private regional fair share of affordable housing need for the period of 2010 to 2017.
- Policy 29.2: Utilize the County’s Housing Authority to establish the public-private affordable housing program to meet the County’s housing objectives.
- Policy 29.3: Provide decent, safe and sanitary housing to moderate, low and very low-income Santa Fe County residents through the Santa Fe County Housing Authority.
- Policy 29.4: Promote economic self-sufficiency.
- Policy 29.5: Pursue the village concept as a model for new housing development.
- Policy 29.6: Support public-private partnerships for the provision of affordable housing.
- Policy 29.7: Promote homeownership opportunities to qualifying families by providing new construction and renovated public housing units for sale at reasonable costs.
- Policy 29.8: Promote a flexible approach for regulation and provision of affordable housing services in different parts of the County.
- Policy 29.9: Encourage a comprehensive approach to social sustainability that includes housing as well as provision and consideration of other social welfare services.
- Policy 29.10: Encourage provision of special needs housing, including housing for the elderly.
- Policy 29.11: Enhance the quality of the existing housing stock throughout the County and reduce substandard housing conditions and overcrowding through adoption of a Housing Code with appropriate enforcement provisions in the Sustainable Land Use Development Code
- Policy 29.12: Encourage use of alternative models for provision and design of rural multi-family housing.

### 1-3.9 Economic Development

**Goal 30: Pursue a diverse and sustainable local economy that supports the local workforce and provides new opportunities for local employers and residents.**

- Policy 30.1: Encourage a balance between independent/locally-owned business and franchise and corporate entities in new commercial development.
- Policy 30.2: Support small business development, enterprises, compatible home based businesses, and studios.
- Policy 30.3: Promote economic development throughout the region.
- Policy 30.4: Promote community-based economic development that includes opportunities for workforce development, education and development of local products and markets.
- Policy 30.5: Support compatible economic development through the efficient provision of facilities and services.
- Policy 30.6: Promote and maintain a high quality workforce.
- Policy 30.7: Promote workforce development and economic opportunities for youth and young adults.
- Policy 30.8: Support environmentally responsible businesses.
- Policy 30.9: Support development of local products, labor and markets.
- Policy 30.10: Maintain and enhance Santa Fe County as an “artistic” community, supporting and celebrating local arts, art-related businesses and cultural events.
- Policy 30.11: Support development of industries with sustainable wages and high quality work environments.
- Policy 30.12: Support the local film industry and Media District.
- Policy 30.13: Preserve and promote tourism as a critical component of the local economy.
- Policy 30.14: Support housing options for County residents which provide for work force housing, mixed use walkable development and jobs-housing balance for the existing and future workforce in order to enhance opportunities for future economic growth and to promote sustainability and reduction in green house gas emissions through reduction in numbers of vehicle trips and vehicle miles travelled.
- Policy 30.15: Support self-help and self-reliance programs as a model of economic development and reducing poverty.
- Policy 30.16: Support development of place-neutral export businesses such as consulting to capitalize on high quality of place in Santa Fe County.
- Policy 30.17: Promote the CCD as a regional employment center.
- Policy 30.18: Support Santa Fe County educational programs and institutions.
- Policy 30.19: Promote cooperation between the public and private sector in providing effective core education and lifelong learning for all residents.
- Policy 30.20: Support leadership development programs in communities and at local schools and institutions.
- Policy 30.21: Encourage youth-retention programs to retain young professional in Santa Fe County. Establish networking opportunities, vibrant places and other key attractors to prevent the County from becoming a retirement communities.
- Policy 30.22: Support “green collar” initiatives and incentives to attract green businesses and support green workforce development.
- Policy 30.23: Encourage carbon footprint reduction and reductions in energy consumption in commercial development through economic development initiatives and incentives.

**Goal 31: Support and protect the County’s tourism industry.**

**Objective 31.A: Increase the number of annual visitors to Santa Fe County.**

- Policy 31.1: *Protect natural, cultural and community assets that contribute to the County’s appeal as a tourist destination.*
- Policy 31.2: Support development of ecotourism businesses.

Policy 31.3: Protect ecotourism assets through open space protection and creation of an ecotourism overlay district.

Policy 31.4: Maintain and enhance Santa Fe County as an “artistic” community, supporting and celebrating local arts, art-related businesses and cultural events

### 1-3.10 Agricultural and Ranching

**Goal 32: Preserve, promote and revitalize agriculture and ranching as a critical component of the local economy, culture and character.**

**Objective 32.A: Ensure that a minimum of 80% of existing active agriculture and ranching lands remain in agricultural use in 2020.**

Policy 32.1: Protect agricultural and ranching uses through (a) the use of clustering of residential dwelling units so that the balance of the land can remain in agricultural and ranch use; (b) preferential tax assessment; (c) use of conservation or development easements with state and federal tax deductions; (d) allowance of solar and wind farms; (e) creation of agricultural districts that prevent the assessment of the land for roads, sewer or water; and (f) waiver of impact fees if cluster development is used.

Policy 32.2: Protect agricultural and ranching uses.

Policy 32.3: Promote awareness and support for agricultural uses in the County.

Policy 32.4: Protect existing surface land available for agriculture and ranching.

Policy 32.5: Support local agricultural production.

Policy 32.6: Support opportunities for organic farming and minimize impacts of agriculture and ranching on the natural environment.

Policy 32.7: Ensure compatibility among the agricultural uses and surrounding uses, and minimize impacts of agriculture on community resources.

Policy 32.8: Support community-based agriculture.

Policy 32.9: Preserve and support the acequia system as an important part of the County’s heritage and agricultural development.

Policy 32.10: Support a comprehensive and coordinated approach agricultural management.

Policy 32.11: Ensure the appropriate use of water for agricultural uses.

Policy 32.12: Revitalize the role of agriculture in the County.

Policy 32.13: Seek to legitimize lawful agricultural operations under the SLDC against private nuisance suits.

**Goal 33: Work in collaboration with other entities and communities in support of preservation of native seeds and native food sources.**

Policy 33.1: Maintain agricultural-based cultures and traditions throughout the County.

Policy 33.2: Support local initiatives for agriculture and economic development while maintaining healthy food and lifestyle options for all residents.

Policy 33.3: Support local food security through consideration of a broad range of food supply issues including agricultural production trends, natural resource constraints, availability and access to processing and distribution facilities, origins and destinations of food imports and exports, and efficiency of transportation from farm to plate.

Policy 33.4: Inventory, summarize, and build upon the important work of other organizations and government agencies already committed to issues of food security.

**Goal 34: Support, protect and enhance the rural agricultural and ranching economies throughout the County.**

**Objective 34.A: No net loss of acres used for agricultural or ranching purposes.**

- Policy 34.1: Protect land used for agricultural or ranching uses from excessive and incompatible development.
- Policy 34.2: Preserve land currently used for agricultural and ranching operations.
- Policy 34.3: Limit impacts to existing agricultural and ranching operations from new development.
- Policy 34.4: Prevent the spread of noxious and invasive species and associated negative impacts to agricultural and ranching operations.
- Policy 34.5: Protect crops and livestock through implementation of best management practices for new development.
- Policy 34.6: Enhance the viability of farming and ranching operations through use of incentives.

### 1-3.11 Oil and Gas

Included in Volume II-B: Oil and Gas Element.

### 1-3.12 Energy

**Goal 35: Promote and encourage the development and use of sustainable, renewable energy production and distribution infrastructure and reduce dependence on non-renewable energy use.**

**Objective 35.A: Increase renewable energy from solar, wind, biomass, and geothermal sources to 20% of total countywide energy need.**

**Objective 35.B: Reduce energy use Countywide by 20% by 2020 as measured by \_\_\_\_.**

**Objective 35.C: Reduce County-wide greenhouse gas production by 20% by 2020.**

**Objective 35.D: Residential structures with >16 units and all non-residential structures (> \_\_ square feet) shall provide at least 60% of their domestic hot water energy from solar thermal collectors.**

**Objective 35.E: Require 80% of transit vehicles to be powered by alternative fuels by 2020.**

**Objective 35.F: Convert County fleet to be 80% powered by alternative fuels by 2020.**

- Policy 35.1: Encourage renewable energy production while preventing nuisances from noise and vibration, hazards to air navigation, birds and other wildlife, degradation to scenic viewsheds and other potential nuisances and hazards.
- Policy 35.2: Encourage property owners to use federal, state and county tax credits, tax deductions, loan and grant incentives, monetization of renewable solar and wind systems through utility and flexible regulation to achieve sustainability objectives, including use of renewable energy, land preservation and increased energy efficiency.
- Policy 35.3: Encourage subdivisions be laid out to enable maximum feasible use of solar design, solar equipment, and the ability to use stormwater to reduce water demand.
- Policy 35.4: Support development of renewable energy infrastructure.
- Policy 35.5: Support development of renewable energy-related businesses.
- Policy 35.6: Limit impacts of utility development and infrastructure on scenic, natural and community areas and corridors.
- Policy 35.7: Encourage small-scale renewable opportunities (on-site wind/solar generation).
- Policy 35.8: Promote local development and production of alternative energy and renewable resource harvesting to make rural and community economies more self-sustaining.

### 1-3.13 Water, Wastewater and Stormwater Management

**Goal 36: Preserve and protect the long-term quality and quantity of the County's surface and groundwater resources.**

**Objective 36.A: Reduce water use in County buildings and operations by 20% by 2020.**

**Objective 36.B: Reduce County-wide per capita water consumption by 20% by 2020.**

**Objective 36.C: Decrease aquifer and well depletion 20% by 2020 by existing residential and non-residential development, through aquifer recharge of gray water and other conservation and mitigation efforts.**

- Policy 36.1: Establish the creation and submission of a water availability report to allow County decision-makers to analyze the availability of adequate potable water for a proposed project. To protect the public health, prior to approval projects should be able to show that adequate water capacity is available to serve the project as proposed.
- Policy 36.2: Incorporate the County's progressive Conjunctive Management Water Plan adopted on December 9, 2008 into the Sustainable Land Development Plan to (a) protect local water resources by favoring surface water utilization over ground water extraction and to reserve all ground water from the Santa Fe Basin as an emergency supply for the County and the City of Santa Fe; (b) create reliability of surface water supply; (c) increase stream flows in rivers, creeks, springs and acequias; (d) eliminate the use of hydrogeological zoning; (e) protect the quantity and quality of water; (e) to use the Buckman Direct Diversion project of the Rio Grande river (consisting of river diversion through a side channel, settling facilities, pumps and pipelines, and a large state of the art treatment plant at the MRC) and the City of Santa Fe's three reservoirs on the Santa Fe river in the Sangre de Cristo mountains, to replace water supplied to County residents from the City of Santa Fe's Buckman Wells ground water facility and to defer reliance on the Buckman Wells and other Santa Fe basin ground water wells except as a back up to surface water supply;
- Policy 36.3: Promote water conservation.
- Policy 36.4: Require all new development to maximize rainwater capture and gray water reuse to supplement public water supplies so that an adequate quantity of ground water remains available for replenishing stream, river, creek, spring and acequia flows, reserving ground water use for agricultural and ranch activity and for serving as an emergency backup reserve for the County and City of Santa Fe in the event of severe and emergency arid and drought conditions.
- Policy 36.5: Conservatively manage the acquisition, distribution and use of local groundwater resources based on detailed hydrologic studies to ensure that water is available for present and future generations.
- Policy 36.6: Support the availability of water for domestic and agricultural use in communities.
- Policy 36.7: Encourage responsible business and community development that reflects water resource scarcity and the need for water conservation.
- Policy 36.8: Support retention of senior water rights.
- Policy 36.9: Ensure that actual water resources and the rights to them remain in the local communities they originate from.
- Policy 36.10: Support the mutual domestic water associations in their efforts towards establishing historical senior priority irrigation and surface water rights.
- Policy 36.11: Support alternative, recycled and renewable water supplies and efficient delivery systems for community water systems.

**Goal 37: Ensure the highest level of protection against water resource pollution and degradation from all potential commercial, industrial, institutional and residential sources of pollution.**

- Policy 37.1: Ensure best management practices are used to limit and mitigate storm water runoff.
- Policy 37.2: Ensure best management practices are used to limit pollution from septic systems and other liquid waste disposal.

- Policy 37.3: Limit development near to surface or groundwater resources, including all perennial or intermittent water bodies, including but not limited to rivers, streams, creeks, arroyos, ponds, drainage ditches, and other riparian areas.
- Policy 37.4: Support outreach and education programs to inform residents about sustainable watershed management, including water use, wastewater and stormwater management.
- Policy 37.5: Ensure water quality and quantity through monitoring programs.
- Policy 37.6: Support the provision of adequate sewerage and wastewater treatment facilities.
- Policy 37.7: Support provision of wastewater facilities in communities.

**Goal 38: Preserve and protect the quality and quantity of surface and groundwater resources.**

**Objective 38.A: No net increase in surface or groundwater pollution or decrease of available water supply.**

- Policy 38.1: Ensure long-term water quality and availability.
- Policy 38.2: Promote water conservation in all new development projects.
- Policy 38.3: Prevent groundwater contamination
- Policy 38.4: Protect aquifer recharge areas.
- Policy 38.5: Prevent water pollution through use of best management practices, including use of vegetative buffers.
- Policy 38.6: Prevent water pollution from point or non-point source pollution.
- Policy 38.7: Limit development near domestic water wells.
- Policy 38.8: Protect and preserve riparian areas and recharge zones.

### 1-3.14 Public Health

**Goal 39: Collaborate with state and county departments (e.g., the New Mexico Department of Health, county community services, local health councils etc.), other public health organizations, and non-profit organizations working in public health to assess risk factors for disease and injury in the County, and address public health concerns through the development and implementation of comprehensive prevention programs that focus on individual and population level changes, including changes to the built environment and policy change that would impact individual behavior.**

**Objective 39.A: Reduce the level of residents and workers without affordable health insurance in the County by 80% by 2020.**

- Policy 39.1: Support distribution of County facility and service locations Countywide to serve the population in consideration of existing disbursed development, extra-territorial growth and commuter patterns.
- Policy 39.2: Pursue coordinated and shared siting and funding of community services facilities, including sharing of facilities among service providers including schools.
- Policy 39.3: Pursue options for provision of affordable health insurance.
- Policy 39.4: Pursue a regional approach with partnerships for substance abuse control and treatment.
- Policy 39.5: Improve access and transportation to healthcare providers.
- Policy 39.6: Work with other counties under the umbrella of the New Mexico Association of Counties to improve healthcare access and provision.
- Policy 39.7: Pursue recruitment and retention of additional public and private healthcare providers, in both population centers and rural areas.
- Policy 39.8: Coordinate in order to consolidate efforts. For instance, the Meals on Wheels program could be used as a tool to disseminate information about other programs.
- Policy 39.9: Enhance partnerships with nonprofits and local community resources, community centers, etc.

- Policy 39.10: Involve youth in public health initiatives and programs.
- Policy 39.11: Use co-location and joint use of existing facilities, such as fire stations to provide public health care services.
- Policy 39.12: Support the provision of home health care options for the disabled and elderly.
- Policy 39.13: Encourage new medical office development to serve increased demand.

### 1-3.15 Public Safety

**Goal 40: Preserve and protect public health, safety, welfare and property through adequate provision of law enforcement, fire and emergency response services.**

- Policy 40.1: Ensure that development is efficiently served by emergency services.
- Policy 40.2: Ensure sufficient infrastructure to support emergency service provision.
- Policy 40.3: Support improved, effective and efficient provision of fire response.
- Policy 40.4: Limit threats from natural and manmade hazards and ensure efficient emergency response.
- Policy 40.5: Limit threats from wildfires.
- Policy 40.6: Enhance law enforcement service provision.
- Policy 40.7: Promote communication and cooperation among service providers and with the public to enhance service levels.
- Policy 40.8: Encourage continuous law enforcement presence to address crime, speeding, vandalism, ATV violations and animal control issues.
- Policy 40.9: Develop substations to allow law enforcement to be more proactive and involved in the community. Substations would allow the public to access law enforcement.

### 1-3.16 Transportation

**Goal 41: Collaborate with Local, State and Federal governments and transportation organizations to develop a cohesive, safe, and efficient transportation network and transit opportunities which serve County residents, workers, employers and visitors.**

**Objective 41.A: Reduce County-wide per capita VMT by 20% by 2020.**

**Objective 41.B: Maintain existing level of service standards on County arterial roads.**

- Policy 41.1: Minimize noise, light and visual impact of roadways and traffic.
- Policy 41.2: Ensure that roadways are improved and maintained to standards that allow road users to interact safely and allow adequate emergency response.
- Policy 41.3: Identify rights-of-way needed for future road construction and expansion through the adoption of an Official Map.
- Policy 41.4: Provide a safe, efficient, interconnected roadway network
- Policy 41.5: Encourage coordination and cooperation among jurisdictions, planning agencies and service providers.
- Policy 41.6: Establish a process for the creation and submittal of traffic impact assessments (TIA) to assess the impacts on capacity, adopted levels of service and safety which are likely to be created by a proposed project. Such an assessment is necessary to ensure adequate traffic flow and prevent dangerous hindrances to the passage of police, fire and emergency response vehicles.
- Policy 41.7: Establish and prioritize County transportation CIP and ICIP projects to meet all state and federal mandated transportation and land use plans formulated at the Metropolitan Planning Organization pursuant to the federal Transportation, Clear Air and Energy legislation and to meet supplemental and

greater County established priority growth areas through the tiered growth system and the designation of Sustainable Development Areas.

- Policy 41.8: Establish all level of service requirements for the availability of adequate public transportation facilities and services and use transportation impact analysis to ensure the availability of adequate facilities and that new development contributes its fair share of the cost of providing such facilities.
- Policy 41.9: Support transportation facilities and services in communities.
- Policy 41.10: Support the equitable funding and efficient provision of transportation services and infrastructure.
- Policy 41.11: Partner with state and federal governments and organizations to secure funding for transportation and transit projects.
- Policy 41.12: Inter-governmental agreements between Santa Fe County, the Town of Edgewood, and the NM DOT should be explored to address jurisdictional questions such as which entity is responsible for snow removal.
- Policy 41.13: Promote sustainable development practices that minimize impacts on natural resources, historic, businesses, residents, scenic and other community values, while also recognizing that transportation improvements have significant potential to contribute to local, regional, and statewide quality of life and economic development objectives.
- Policy 41.14: The County should clarify its role with other government agencies and transportation organizations through Joint Powers Agreements (JPAs), Memoranda of Understanding (MOUs) or Memoranda of Agreement (MOAs).
- Policy 41.15: Create a multimodal transportation plan for roads, trails and transit with clearly defined process and criteria for recommending plans and projects to Regional and State agencies.
- Policy 41.16: Continue to explore all possible funding strategies for transportation and transit improvements.
- Policy 41.17: Utilize inter-departmental project coordination to promote the most responsible and efficient use of fiscal resources for activities that occur within the public right-of-way.

**Goal 42: Expand safe, convenient and efficient public transportation services to encourage reduction in automobile trips and provide mobility for all people, including underserved populations.**

**Objective 42.A: Provide \_\_\_ more miles of public transit routes (either covering new territory, or additional operation of existing routes) by 2020.**

**Objective 42.B: Double the level of transit-ridership by 2020.**

- Policy 42.1: Promote and encourage a range of multi-modal transportation options.
- Policy 42.2: Ensure accessible public transportation services exist for all County residents to support sustainability and livability.
- Policy 42.3: Encourage reduction in number of automobile trips and vehicle miles travelled to reduce green house gas emissions affecting global warming, negative impacts to the environment , to lessen energy demand and support alternative renewable energy initiatives
- Policy 42.4: Maintain and expand existing transit services where there is anticipated increased ridership.
- Policy 42.5: Provide transit services to existing population centers in the County’s Sustainable Development Areas.
- Policy 42.6: All County transit services shall be integrated and schedules should be coordinated with all City and State transit services (i.e. Santa Fe Trails, State Park and Ride, and Rail Runner services).
- Policy 42.7: All transit operations should be coordinated to make all services more rider friendly (NCRTD, NM DOT, and RIO METRO services)
- Policy 42.8: Develop an efficient multi-modal transportation network in Santa Fe County such that the access, mobility, and safety needs of motorists, transit users, bicyclists, and pedestrians of all ages and abilities are safely accommodated.
- Policy 42.9: TOD projects should support community participation and transit ridership by planning for a mix of residents (including families, young professionals, older adults) with rental and ownership

opportunities; affordable housing opportunities for residents of all economic means. and encourage the construction of mixed-use buildings with residential uses over ground floor commercial uses

Policy 42.10: Develop a strong identity and character for TOD areas through high quality architectural and streetscape design in order to foster an attractive walking environment: Enhance the local character by requiring design appropriate in look and scale to the local context and pedestrian orientation; Improve streetscapes and create a sense of arrival at key gateways; Incorporate appropriate public art to increase neighborhood pride; Provide pedestrian oriented signage to civic facilities; and Promote a built environment that reduces crime and the fear of crime through lighting and other pedestrian scaled infrastructure which improves quality of life.

Policy 42.11: Improve the transportation system by providing transportation choice and enhance connectivity through improved transportation options within and around the station area: Enhance street network connectivity; Establish a multi-modal access hierarchy from the station area to residential, commercial and institutional uses; Improve pedestrian connections across major intersections; Provide continuous bike lanes on streets which access transit stations; Enhance pedestrian, bicycle and vehicle connections between the station area and surrounding residential areas; and Enhance and coordinate intermodal connections.

Policy 42.12: Provide an appropriate supply of parking for TOD areas, while avoiding an oversupply of parking: Encourage the use of shared parking with neighboring properties; Make parking less visually intrusive by placing parking behind buildings; Lower overall parking requirements; and Encourage the provision of bicycle parking in new development and adjacent to public destinations.

**Goal 43: Ensure safe, context-sensitive design standards for transportation improvements that reflect local preferences and the needs of all types of transportation users.**

**Objective 43.A: Create \_\_new miles of bike lanes by 2020.**

**Objective 43.B: 80% of new roadways in Sustainable Development Areas are designed as Complete Streets with adequate pedestrian and cyclist facilities.**

**Objective 43.C: Create \_\_ new miles of sidewalks by 2020.**

- Policy 43.1: Limit dangerous interactions among roadway users and protect roadway users from inappropriate or dangerous truck traffic.
- Policy 43.2: Encourage existing and new roads to be designed to accommodate all users appropriate to the road type, including pedestrians, cyclists, and equestrian users.
- Policy 43.3: Evaluation of future road projects should include assessment of impacts to surrounding communities, residents, businesses and agricultural operations.
- Policy 43.4: Evaluate the context where road projects are planned and implement the use of context sensitive design of roadways.
- Policy 43.5: Support the use of traffic calming techniques, weight restrictions and other strategies for the reduction of heavy truck traffic through traditional villages.
- Policy 43.6: Support safe routes to school through planning and capital improvements.
- Policy 43.7: Enhance pedestrian access in roadway improvement design.
- Policy 43.8: Preserve scenic quality of roadways.
- Policy 43.9: Promote the use of state scenic guidelines for all County roads.
- Policy 43.10: All road construction and improvement projects shall include an evaluation of how the street currently serves all who use it as well as how the street is anticipated to serve all users in the future. Towards this end, road projects shall be evaluated as to how the various user groups' needs will be accommodated as a result of the proposed project. Routine maintenance projects may be excluded from this requirement if an appropriate source of funding is not available. However, all road projects shall attempt to accommodate all user groups and meet all applicable AASTHO guidelines.

- Policy 43.11: Ensure that each phase in the life of a roadway, including planning, funding, designing, constructing, operating, and maintaining of new and modified streets, is an opportunity to improve the integration of all transportation modes into the roadway.
- Policy 43.12: The transportation network should be planned and constructed as a well-connected system that encourages multiple connections to destinations.
- Policy 43.13: Promote Complete Streets Elements when developing, modifying and updating County plans, manuals, rules, regulations and programs, as appropriate.
- Policy 43.14: Design Standards should include performance measures for tracking the progress of implementing the Complete Streets Guiding Principles and detail the procedures for granting exceptions.
- Policy 43.15: American Association of State Highway and Transportation Officials (AASHTO)-compliant transportation facilities for all modes, including pedestrian, bicycle, public transit, and motor vehicle, should be provided on all roadways.
- Policy 43.16: Context sensitive streetscape plans that incorporate appropriate southwestern plants and landscaping materials should be developed whenever a street is newly constructed, reconstructed, or relocated.
- Policy 43.17: Identify all current and future funding sources available for achieving Complete Streets Guiding Principles.
- Policy 43.18: Complete Streets may be achieved through single projects, incrementally through a series of smaller improvements, or through maintenance activities.
- Policy 43.19: Complete Streets principles may not apply to maintenance activities designed to keep assets in serviceable condition (e.g., mowing, sweeping, and spot repair, or interim measures on detour or haul routes).
- Policy 43.20: Train pertinent County staff on the content of the Complete Streets Guiding Principles and best practices for implementing the policy.
- Policy 43.21: Specific Roadways where Complete Street design standards shall be required are shown on the County Bikeways Map.
- Policy 43.22: Work in partnership with local government agencies, interest groups, and the public to plan, fund, design, construct, and manage complete street networks that accommodate motorists as well as pedestrians, cyclists, and transit users.

**Goal 44: Limit air, noise and water pollution due to transportation.**

- Policy 44.1: Collaborate with the NM Department of Tourism and local eco-tourism organizations to reduce potential negative impacts resulting from increased tourism to the Galisteo Basin and other tourist-heavy portions of the County.
- Policy 44.2: Explore dust remediation efforts for gravel and dirt roads to reduce particulate matter in the air. Balance the need to pave roads to protect and improve air quality with other environmental impacts, such as increased stormwater run-off or induced traffic demand.
- Policy 44.3: Require all roads, including private roads, to be designed, contoured and maintained to prevent erosion.
- Policy 44.4: Support acquisition of drainage easements from neighboring land owners where necessary for efficient road drainage.
- Policy 44.5: Coordinate with residents along County roads to address drainage issues and other environmental concerns including wildlife.
- Policy 44.6: Evaluate project cost estimates in terms of convenience of road users and long-term maintenance to include the cost of drainage control and sedimentation associated with the road project.

## 1-4 Key Implementation Tools

The Plan implementation program identifies a number of tools available to the County that may be employed to bring the goals, policies and strategies of the Plan to fruition. These implementation tools are interrelated and work together providing continuity and breadth to the implementation program.

### 1-4.1 Sustainable Land Development Code (SLDC)

Santa Fe County has developed a Sustainable Land Development Plan that is critical to the County's future. The SLDP is the "constitution" that guides all other specific plans, zoning, capital improvement programs, economic development incentives, housing, social and environmental initiatives; it is the basis for the Sustainable Land Development Code and Capital Improvements Projects. The SLDP will guide the County's form through:

- Establishment of a tier system;
- Timely provision of public facilities and services through the establishment of sustainable development areas;
- Identification of opportunities for future land uses and development patterns compatible with existing uses;
- Use of an Official Map to identify future public facility areas and preserve critical environmental areas and viewsheds; and
- Adoption of equitable funding mechanisms to pay for the costs of necessary facilities and services that new growth requires.

Santa Fe County has statutory authority and general police power authority to prepare and implement a Sustainable Land Development Plan (SLDP). Counties are granted the same powers that are granted municipalities except for those powers that are inconsistent with statutory or constitutional limitations placed on counties. Included in this grant of powers to the counties are those powers necessary and proper to provide for the safety, preserve the health, promote the prosperity and improve the morals, order, comfort and convenience of any county or its inhabitants. Sec. 4-37-1 NMSA 1978.

The purpose of the SLDP is to guide coordinated development in accordance with existing and future needs, best promote health, safety, morals, order, convenience, prosperity or the general welfare as well as efficiency and economy in the process of development. Sec. 4-57-2 NMSA 1978 and Sec. 3-19-9 NMSA 1978.

The SLDP establishes the goals and policies to guide the County's future physical and fiscal development. The County has zoning and subdivision authority to implement the SLDP. Sec. 3-19-9 NMSA 1978, Sec. 3-19-6 NMSA 1978, and Sec. 3-19-5 NMSA 1978.

#### 1-4.1.1 Development Tiers

Development Tiers are a broad mix of uses that describe and identify future development patterns and trends. The Tier system structures growth management planning and implementation by geographic areas. It is an extremely useful tool that establishes a framework for determining which growth management policies, objectives and strategies should be used for different areas of the County, recognizing the uniqueness of each area and community. Each tier has specific strategies appropriate for the nature and extent of development in that tier. Tiers are not zoning designations -- they are intended to guide local decisions on zoning, subdivision and other land use matters and reflect a future land use condition.

The Santa Fe County planning area has been divided into four tiers, described below. The tiers allow similar policies and programs to be used in similar areas while distinguishing different areas and using special policies to address their growth. **Map 2** illustrates the Development Tiers for Santa Fe County.

The **Communities Tier** is intended for most types of residential and non-residential development in the County. This development is planned in developing areas adjacent to the cities and in communities consistent with adopted community plans. This Tier also is composed of areas that are expected to provide a transition from urban- and suburban type development to the rural areas. The highest density and intensity development will be located in areas closest to the cities, where urban and suburban facilities are available; lower density and intensity development will be located at the edges of the Community Tier communities and developing areas.

The County aims to preserve the **Rural Tier** for residents who enjoy a rural lifestyle, open spaces, and few neighbors. The County's policies are designed to retain this rural character rather than to support new urban development in these rural areas. Conservation subdivisions may be appropriate so long as that development is clustered, necessary facilities and services are provided by the conservation subdivision and adjacent agriculture, ranch and equestrian uses are protected from negative externalities from the new development.

The County also recognizes the importance of an **Agriculture Tier** to protect residents and lifestyles in the most rural areas of Santa Fe County, because they are engaged in agricultural, ranching and equestrian activities. The County aims to preserve this Tier for those who require or enjoy open spaces and very few neighbors. The County's policies are designed to retain this agricultural and ranching character rather than support encroachments of urban or suburban development in these very rural areas. Some agriculture-related or service commercial uses to meet the needs of local residents may be appropriate, including some home occupations and home industry. The Agriculture Tier offers the opportunity to preserve agriculture and open space while still allowing some development through the use of conservation subdivisions.

The **Conservation Tier** identifies includes public parks and other land which, because of its environmental characteristics and importance to the regional ecosystem and open space, should experience little or no development. Much of the land designated in this Tier are federal and state lands, and includes public parks, floodplains and steep slopes. Development is not likely to occur, except low intensity recreational uses may be acceptable in these areas.

### 1-4.1.2 Sustainable Development Areas

The Sustainable Development Area (SDA) concept builds on the Tiers system by recognizing that different areas of the County face different needs and solutions related to growth and development. The SDAs establish future service areas, target and leverage public and private funding and investment to these priority growth areas, Identifying areas in which urban/suburban-level growth is expected to occur within the next 20 years. SDAs, with Tiers also serve as an incentive for compact development.

While individual geographical or functional areas may need specialized strategies for dealing with growth, they must still be viewed in terms of their interrelationships with other areas and with the County as a whole. The fundamental premise of SDAs (and Tiers) is that the County can be divided into geographical sub-areas based upon functional distinctions within the growth management system. The delineations of the tier system relate strongly to the goals and objectives to be achieved through the growth management system.

Improvement districts or impact fees may be instituted in one SDA or part of an SDA but not at the same level as in another SDA, which may already have water, sewer or road capacity. The need for, provision and timing for necessary public facilities and services will vary greatly from the Community Tier to the Agriculture Tier, as levels of service (LOS) depend on the density and intensity of a development, at its appropriate location. Facility and service requirements can be lower in the Rural Tier and much lower in the Agriculture Tier than in the Community Tier.

Santa Fe County has identified three Sustainable Development Areas to plan for and accommodate new development through 2030, shown on **Map 1**.

**SDA-1** identifies where urban and suburban development is likely and reasonable to occur within the next 10 years. Infrastructure is either planned, budgeted or reasonably available. New infrastructure may be installed provided that there is required participation by new development to fund. These primary growth areas are largely developed, but include infill opportunities, though the supply of land available for infill is diminishing. Urban levels of service are generally available. Full urban services will be required for any development in SDA-1, including approved public water and wastewater systems, urban road improvements, and urban service levels for public safety, fire and emergency medical assistance. Service providers should plan and construct facilities in these areas to meet the needs of development at these urban intensities. County, and service provider, Capital Improvement Projects should be utilized for these primary growth areas first, before investment in SDA-2 areas.

In **SDA-2**, urban and suburban development is likely and reasonable to occur in these areas over the next 10 to 20 years. Infrastructure may not be currently available, but it is planned and identified in short- or long-range Capital Improvements Programs. Infrastructure may be reasonably available (it may be close, in time or location) and funding alternatives may be

identified, but participation by new development would be required. These secondary growth areas are not expected to develop at urban intensities until public facilities, primarily water, sewer and improved roads, are installed, which is not intended to occur until years 10 to 20 of the SLDP planning term. Clustering will be required, but some large lot development may be permitted provided that significant open space is provided and total development capacity occurs at the maximum density identified on the future land use map.

In **SDA-3** areas, there are no plans to provide urban or suburban facilities and services. Infrastructure is not available or budgeted and any use that requires infrastructure to be provided solely at expense of new development. Urban and suburban development is not likely and reasonable to occur in more than 20 years, if at all. As this area contains agricultural and equestrian development, natural resources, wetlands, hillsides and areas identified as environmentally sensitive, lands will not be sewerered nor receive other capital infrastructure.

In SDA-1 and SDA-2, the County can work cooperatively with the municipalities, communities and service providers to jointly review development applications and extend development standards. The County is committed to working with each of its municipalities to ensure that growth and development improves the quality of life. The SDAs are not intended to promote annexation; on the contrary, providing an assurance to municipalities that development standards will be extended into the SDAs may lessen some of the pressure felt by cities to annex developing lands.

**The Green Line.** The SDA system also includes a “Green Line” which identifies the growth boundary between developed/developing areas (located in SDA-1 and SDA-2) and the “green” agricultural, equestrian and conservation areas, as shown in the SDA map. The Green Line defines the outer boundary of undeveloped lands that should accommodate most of the County’s future growth, though it may be revised when the land contained within them is developed and additional land is needed to accommodate growth. The Green Line promotes coordination between service providers and citizens in determining where urban services should and can be extended, creates an incentive to infill existing developed areas. UGBs provide certainty to developers in defining which areas will receive services, such as water, wastewater and improved roads in the near future. Combined with other tools, the Green Line may help Santa Fe County identify where growth should and should not occur and effectively guide development accordingly.

### 1-4.1.3 Future Land Uses

The Future Land Use (FLU) Map identifies the planned development patterns for the County. The map, together with the goals and policies contained in the SLDP, establishes the County's policy direction and acts as a guide for decisions affecting the County's future development. All development approvals, specific plans and development regulations zoning and subdivision regulations must be consistent with the SLDP. The table below (same as **Figure 1-1**) describes the land use classifications used in the FLU Map, which is provided in **Map 3**. The classifications and graphical representation illustrate how the County may develop into the future.

The Future Land Use Map is not the County's official Zoning Map. It is a guide to future land use patterns. The SLDC and Zoning Map determine which specific development requirements apply to a particular property. The Zoning Map will be a component of the SLDC, which is a legal document that spells out the requirements for each category of land use. Each will have a specific set of requirements regarding the amount of a site that can be covered with buildings, how far the buildings must be set back from the street, the heights of the buildings, the amount of parking required, and the amount of landscaping or open space required.

The FLU Map is different from the SLDC text and Zoning Map in that the FLU Map depicts only general expectations rather than formal regulations and requirements. The FLU Map is a graphical representation of recommendations for future growth patterns in an area; it depicts where different types of development should occur.

The future land use map of the Plan is intended to guide the decision-making process for the County for development and subdivision proposals. A primary function of the future land use map is to help the Planning Commission and Board of County Commissioners make recommendations to approve or deny development and zoning proposals.

*Future Land Use Categories*

FLU	Density / Intensity (AVG)	Purpose / Intent
<b>Rural Life:</b>		
Ag / Ranch	160 acres	Agricultural, ranch and equestrian uses. Also may include eco-tourism and resource-based activities.
Agriculture	100 acres	Agricultural uses, such as the growing of crops and raising of livestock, along with equestrian and very large lot residential uses.
Rural Conservation	20 acres	Intended to allow for minimal residential development while protecting agricultural and environmental areas that are inappropriate for more intense development due to their sensitivity. Review factors to be based on balance between conservation, environmental protection and reasonable opportunity for development.
Rural Fringe	5 acres	Rural homes on large lots, sometimes as part of rural subdivisions (a subdivision of only a few lots and very low densities). Provides intermediate steps in development density between more typical open space lands and low residential densities.
<b>Community Life:</b>		
Rural Estate	1.75 acres	Single-family rural large lot residential development, consistent with traditional community development. May include limited agricultural use secondary to residential. Primarily limited to existing traditional community planning areas.
Traditional Community	.75 acres	Single-family residential development, consistent with traditional community development. Primarily limited to existing traditional community planning areas.
Residential Low Density	2.5 DU/ac	Single-family residential suburban development. May serve to buffer more dense residential development from large lot and rural uses. Subdivisions with large lot sizes, but low densities. The smallest form of a neighborhood.
Residential Medium Density	8 DU/ac	Includes single family and planned residential developments with shared open space, recreation and other amenities. Intended to encourage development of a wide variety of dwelling unit types. The most common subdivision type, a few homes sharing each acre of land. The size of a traditional neighborhood.
Residential High Density	12 DU/ac	Allows for the greatest diversity of residential development, including attached single and multi-family dwellings. Most suitable for planned communities and affordable and senior housing, where smaller units and higher densities may be appropriate.
<b>Activity Centers:</b>		
Community Centers	0.2 FAR	Neighborhood scale shopping centers and personal and professional services conveniently located near residential areas. Typical sizes are 8 to 10 acres providing approximately 40,000 to 100,000 square feet of gross leasable floor area. Includes businesses which are agriculture and natural resource-based, such as co-ops, feed stores, etc. Intended to be designed and integrated as part of mixed use / planned development.

FLU	Density / Intensity (AVG)	Purpose / Intent
Regional Centers	0.2 FAR	Larger, regional scale shopping centers, which may be anchored by department or home improvement stores or other large-scale anchors, and employment centers. Intended to be designed and integrated as part of mixed use / planned development.
Opportunity Centers	0.2 FAR	Unique, site- or purpose-specific uses, not likely to be replicated in other locations, benefiting from locational attributes, such as wind, natural resources, viewsheds or recreational/environmental amenities. Non-residential uses range from energy, to eco-tourism, to supporting other economic development activities.

#### 1-4.1.4 Mixed Uses

Mixed use development is integral to achieving appropriate land use and transportation goals and objectives. Mixed use allows for development providing for a variety of uses within traditional neighborhood and village type settings. Mixed uses bring flexibility into the development process, deviating from the typical single-use categories of future land uses or zoning districts to combine compatible uses in planned ways. Mixed use developments are often intended to capture specific benefits, such as reducing auto dependency by providing for walkable mixes of commercial and residential uses inclusion of sustainable development practices, and greater use of urban design.

For the purposes of this Element and the Future Land Use Map, five mixed uses are defined:

- **Neighborhood Centers** provide a mix of residential and commercial developments requiring minimum densities to support the commercial uses. Residential, educational, non-profit, public and private uses and commercial uses are developed within a radius, which should be easily accessible by multiple forms of travel, including pedestrian travel, biking, public transit and automobiles. Commercial uses in these centers primarily support nearby residential developments.
- **Village Centers** provide a mix of residential, commercial, and office uses, which are centered around a community core. Village Centers are larger in scale than the neighborhood center and emphasize the creation of a pedestrian-friendly environment through commercial uses which sustain both office and residential developments.
- **Business Centers** provide a mix of commercial, office, and non-intrusive light industrial uses. Commercial development in these centers primarily supports office uses, in addition to some public access.
- **Industrial Centers** provide a mix of office and light to heavy industrial uses. No residential or commercial developments are included in these centers. Transportation facilities should be readily accessible.
- **Recreational Centers** provide a predominantly residential environment that includes recreational amenities such as golf courses and other open space amenities. Some low scale commercial uses may be included if they directly support the residential and recreational uses.

#### 1-4.1.5 Transfer of Development Rights

Transfer of development rights is a significant and complex technique which has been used in historic, environmental and agricultural preservation. The purchase of interests in land and TDRs are most appropriately used where development pressures are high and zoning restrictions would deprive landowners of the substantial value of their land. A primary advantage of the TDR approach is that it reduces and eliminates the public costs of acquiring development rights by shifting the responsibility for purchase from the government to developers. The transfer of development also rights mitigates the economic impact of environmental restrictions while also providing an incentive to developers for protecting the environment.

TDR programs can be used for agricultural, equestrian or environmental preservation, when implemented through the SLDC. In the preservation area, development is limited to very large lot standards, but property owners can recapture land value by selling the rights to develop dwellings which can be utilized in a receiving area elsewhere in the County considered appropriate for high density development. The program was combined with a revolving fund and limitations on water and sewerage extensions to farm protection areas.

#### **1-4.1.6 Official Map**

The Santa Fe County Official Map is shown in **Map 4**. The Official Map identifies the location of lands which the County has identified as necessary for future public streets, recreation areas, and other public facilities. By showing the area on the Official Map, Santa Fe County furthers the implementation of the SLDP by establishing the location of existing and proposed streets, open space, parks, other public lands and facilities, waterways and floodplain, informing property owners and developers of planned public improvements and land and easement acquisitions. The Official Map identifies private and public lands for which the public may have a current or future need, identifies and protects future improvements and extensions of the municipal road network and provides notification of the location of potential public improvements and acquisitions, thus preventing construction within future rights-of-way and other future public areas and conservation easements. This provides for the coordination of public and private goals as property owners are informed early in the capital improvements planning process of long-range County goals for public facilities and services which allows development plans to be adjusted before detailed and costly plans are prepared.

The Official Map is not a zoning map or the future land use map, it does not imply County responsibility for opening, maintaining or improving mapped roads or facilities. The inclusion of proposed right-of-way, easement or other public facility does not constitute the opening or establishment of the street, the taking or acceptance of land or obligate the County to improve or maintain such streets or land until the time of dedication or purchase. The Official Map is not a taking of land; it does not prevent use of all land rights on mapped parcels. Inclusion of a parcel within the Official Map indicates the need for additional review to ensure that the proposed use or development is compatible with existing or planned County facilities, and that development will not preclude efficient building or operation of such facilities.

#### **1-4.1.7 Regulatory Structure – Hearing Bodies and County Staff**

##### ***Board of County Commissioners***

The Board of County Commissioners, in addition to other powers and responsibilities, should have the following powers and duties in relation to the SLDC:

- Initiate amendments to the SLDP, area plans, specific plans or traditional community plans;
- Initiate amendments to the text and map of the SLDC after a recommendation from the Planning Commission;
- Make approval or denial decisions on quasi-judicial discretionary development approval;
- Approve development agreements;
- Adopt and amend an official map and Capital Improvement Program (CIP);
- Establish assessment and public improvement districts and public utilities;
- Establish and amend schedules for administrative and consultant fees, dedications, impact fees, affordable housing fees, and other exactions and security instruments;
- Initiate litigation and seek remedies to enforce violations of the SLDC or development agreements;
- Appoint members of the Planning Commission, Hearing Officers, members of CPOs and other Boards and Commissions it may create;
- Delegate to the Planning Commission the power to enforce and carry out the planning, platting and zoning authority it delegates to the Planning Commission; and
- Hear and rule on appeals from decisions of the Planning Commission.

The Board will hold public hearings, issue development orders on applications for legislative or quasi-judicial discretionary development approval (except where a final development order is to be issued by the Planning Commission).

### ***Planning Commission***

A County Planning Commission should be created, containing seven members appointed by the Board of County Commissioners. One member should be a resident of the City of Santa Fe; the others should be from diverse areas of the County. The Planning Commission should have the following powers and duties:

- Perform functions mandated by state law (NMSA §3-21-7);
- Hold public meetings and prepare written recommendations for adoption and amendment of the SLDC;
- Hold public hearings and prepare written recommendations to the Board on all discretionary development approvals, such as development agreements and rezoning;
- Hold public hearings and issue concept plan, preliminary and final development orders for the approval, approval with conditions or denial of quasi-judicial discretionary development applications, such as conditional use permits, site plans, subdivisions, variances and appeals from the Administrator;
- Exercise the power to enter upon land, make examinations and surveys and place and maintain necessary monuments and markers upon land per state law (NMSA §3-19-4); and
- Prepare and recommend to the Board amendments to the SLDP, area, specific and/or traditional community plans or other programs for public improvements, services and the financing thereof.

### ***Hearing Officer***

The position of Hearing Officer should be created to assist in the adjudication of quasi-judicial applications for discretionary development approval. Such assistance should be provided for the following applications:

- Site specific amendments to the SLDP, area, specific or traditional community plans;
- Rezoning;
- Overlay zoning district classifications;
- Planned development districts;
- Conditional use permits;
- Major site plans;
- Major variances; and
- Beneficial use determinations.

The Hearing Officer will conduct public hearings, make written findings of fact, conclusions of law and recommendations, and file written reports with such findings, conclusions and recommendations, to the Planning Commission for further action. The Officer should hold a law degree and be appointed by the Board of County Commissioners.

### ***Administrator***

The position of Administrator should be created to administer and enforce the provisions of the SLDC. Appointed by the Board to serve as the Administrator, this position should make all final decisions on the interpretation and definitions of the SLDC, the amount and applicability of administrative and consulting fees, the administrative enforcement of the SLDC, the adequacy of security instruments and escrow deposits and issuance of ministerial development approvals, subject to appeal to the Planning Commission.

### ***Technical Advisory Committee (TAC)***

A Technical Advisory Committee should be established to serve as a review and recommending body, assisting the Administrator, the Board, the Planning Commission and the Hearing Officer with the review of applications for development approval. Appointed by the Administrator, the Technical Advisory Committee should be used to gather advice and recommendations on technical details, such as environmental, planning, fiscal, design, engineering, transportation, utility, geo-hydrological, water availability and sustainability issues. The Technical Advisory Committee should make these recommendations to the Administrator, Board, Planning Commission and Hearing Officer for approval, conditional approval or denial of applications for development approval. Meeting at least monthly, the Committee should include representatives from the following County departments:

- Fire;

- Sheriff;
- Public Works;
- Growth Management;
- Open Space;
- Environmental;
- Utilities;
- Financial; and
- Water Resources.

### ***Community Planning Organizations (CPOs)***

Community Planning Organizations (CPOs) should be created to provide a local voice to comment on planning-related development decisions in the County. CPOs should be established as new bodies with the following functions and responsibilities:

- Establishing a coordinating committee to assist in creating a community representation plan;
- Initializing recommendations to the Board, Planning Commissioner and Administrator with respect to new issues, opportunities, findings or changes in various plans or regulations;
- Preparing comments and recommendations for proposed amendments to plans;
- Working with the Administrator as the official contact between a CPO and the County for recommendations on annual budget review and prioritization;
- Preparing a Strategic Work Plan for County infrastructure and service projects;
- Recognition as a required link to public participation with the Planning Commission with respect to the review and amendment process of the various plans;
- Working with ROs, owners and residents within the boundaries of the CPO in matters related to development approval of applications and with other functions of the COP; and
- Working with the Administrator to establish various sessions, meetings and work programs.

CPOs, in addition to automatic standing, should be given the following privileges, duties and obligations:

- Automatic standing to appear before the Board, Planning Commission, Hearing Officer or a County official charged with presiding over a public hearing or meeting for which notice is required;
- Right to participate in any community pre-application meeting involving an application for a discretionary development approval;
- Automatic standing to request a rehearing of, or appeal from, a discretionary development order, to the Board or to any court with general jurisdiction;
- Right to receive timely notice of any application for discretionary development approval, or notice of any public hearing or public meeting concerning such application;
- Right to present evidence and witnesses at a quasi-judicial hearing before the Board, Planning Commission, Hearing Officer, or at a legislative hearing of the Board;
- Right to participate, as deemed appropriate by County officials and staff, in the preparation of the various plans and the SLDC and to make recommendations; and
- Right to prepare recommendations of approval, approval with conditions or mitigation, or denial with respect to any application for discretionary development approval for consideration of a Hearing Officer, Planning Commission, Board or other County official charged with issuing a development order on such application.

### ***Registered Organizations (ROs)***

To receive notification of discretionary development applications within a CPO area, neighborhood-like organizations, such as acequias, assessment and improvement districts, public or private utilities, school districts, homeowner associations,

neighborhood associations, or non-profit associations may sign up with the neighborhood registry. Upon registration, the association will be notified of any discretionary approval filed within the geographical boundaries of the CPO it falls within.

A process for organizations to receive notice of applications or amendments affecting their geographical area should be established. The creation of Registered Organizations (ROs), organizations such as acequias, assessment and improvement districts, neighborhood associations and other non-profit associations which follow a specified process for registration can fill this need. When signing with the registry to receive notification, the organization should provide the following information to be registered:

- A map or written description of the organization’s geographical boundaries or geographical interests, within one or more CPO areas, countywide or regional;
- A list of the officers of the organization, including their addresses and phone numbers;
- A signed copy of the adopted by-laws or other relevant organizing documents;
- A regular meeting location and a regular meeting date;
- The date the organization was founded;
- The number of organization members; and
- The approximate number of housing units in the area or development, if a neighborhood or homeowner association.

A Registered Organization should be given the right to receive notification of any application for discretionary approval or any amendment to the SLDP, area, specific, or community plan, or a zoning map of the SLDC within the established geographical boundaries or interests of the RO. In addition to notification, ROs should be allowed to:

- Participate in quarterly Town Hall meetings with County staff and department directors;
- Participate in annual leadership retreats and training programs;
- Participate in an annual Congress of Community Organizations;
- Participate in the development of the Community SWP, planning studies for the community including the CIP and ICIP, public improvement and assessment districts, and levels of service for community infrastructure and services; and
- Participate in auditing the progress and monitoring of the SLDP, area, specific or community plans, the CIP, the official map and the SLDC to ensure the goals, policies, strategies, purposes and action programs are achieved within adopted time frames.

### 1-4.1.8 Regulatory Structure – Fees and Applications

#### *Fees (Administrative, Application)*

In order to ensure a more sustainable future for the County and protect existing residents from growth-related costs, a number of applications and development steps will require the submittal of appropriate fees. Application and administrative fees will be tied to applications for development and/or land use changes. Such fees are used to offset the expense of review by both reviewing bodies and County staff.

#### *Impact Fees*

“Pay-as-you-grow” programs help protect existing residents and the County general fund from growth-related costs. These programs include a variety of techniques that allocate the public costs of development fairly and do not unduly burden existing residents, such as development impact fees and exactions, or provisions for financing infrastructure and services in development agreements.

Communities across the country, including Santa Fe County, have adopted some form of development impact fees pursuant to statute to mitigate the impacts of new growth and maintain consistent levels of service for both existing and future residents. Development impact fees are one-time charges against new development to raise new revenues to pay for new or expanded public facilities necessitated by new development. Impact fees are local efforts to fund the gap between money available to build or expand public facilities and the money needed to do so.<sup>i</sup>

A road user or impact fee is a payment that a local government requires to provide new or expanded capital facilities to serve a new development. Impact fees typically require the developer to make a cash payment before the development is completed and are based on the cost of the public facility and the nature and size of the development. Local governments use impact fees to finance off-site improvements that benefit the development. Impact fees for transportation improvements must be spent for improvements to the road network that benefit those paying the fees.

The objectives of impact fee programs include:

- to allow traditional general revenue funding to be used for service, maintenance and repair of the existing highway system;
- to spread financial responsibility equitably to new development and new purchasers for the costs of facilities and services the development has generated;
- to maintain planned levels of service; and
- to meet the needs for public facilities and services, the need for which was generated by new development.

### ***Planned Improvement Districts (PIDs)***

Planned improvement districts (PIDs) can be a major source of funding for improvements in a defined district. These special districts involve the designation of a geographic area and grant statutory powers to raise revenue or impose charges for facilities and services within the defined geographic area to fund improvements and construction. For instance planned improvement districts can be used to fund infrastructure improvements for neighborhoods, business areas or downtowns, corridors, or other specific areas.

Special assessments are revenue-raising devices designed to recover the cost of capital improvements that directly benefit properties within a designated "benefit area" and may be collected from development projects. Unlike impact fees and mandatory dedications imposed under a County's police and land use control powers, special assessments may be used to pay for improving existing infrastructure deficiencies.

Tax exempt bonds can also be issued to pay the costs of the improvements, which would be secured by the real property in the area that benefited by the improvement. Properties benefiting from the improvement would be assessed a fee to pay the principal and interest on the bonds.

### ***Application Forms***

Application forms for proposed developments or land use changes should be easy to understand, concise and part of a streamlined development review process. The County should revise each of its current application forms as part of the revision of the SLDC, seeking to increase readability, cut down on the amount of paperwork required and ensure all important information is included in the application.

## **1-4.1.9 Regulatory Structure – Processes and Procedures**

### ***Pre-Application Neighborhood Meeting***

To ensure early and effective communication regarding proposed development, pre-application neighborhood meetings should be required. A pre-application neighborhood meeting gives the applicant and the community an opportunity to share ideas and input before the project reaches a stage where changes are harder to consider. Such meetings also provide the public with education on the application process and what is going on in their neighborhoods, along with facilitating ongoing communication between applicants, citizens, associations and others throughout the application approval process. Such a meeting will be held before filing an application for discretionary development approval; optional for ministerial development approvals.

After the meeting the owner should prepare a written report on the results of the meeting, included with the filing of the development application. Details of the meeting, such as the following, should be included:

- Dates and locations of all meetings held;
- List of property owners entitled to statutory notice;

- Content distributed at the meeting;
- List of persons and associations present at the meeting, including a copy of the letters, notices and other publications sent out;
- Total number of persons participating in the process;
- Summary of concerns, issues, and problems expressed during the process;
- Summary of how the owner has addressed or intends to address the concerns, issues and problems expressed, including those that the applicant is unable to address; and
- An affidavit certifying compliance with all meeting requirements.

### **General Application Process**

The general procedure for development applications should be similar to the following:

- Submittal of a complete application containing the required fees, affidavits, data, information, reports, assessments and studies;
- Review of the application by the Administrator, County staff, applicable CPO, Hearing Officer, the Planning Commission, the Board and other applicable regional, state or federal agencies;
- Issue of a development order approving, approving with conditions or denying the application, together with written findings describing and supporting the action adopted;
- Any appeal of the development order; and
- Any application for a variance or beneficial use or value determination.

### **Types of Approvals**

Three basic types of approvals should be created to handle all of the different types of applications. All applications fit within the following three types: Legislative Development Approvals, Quasi-Judicial Development Approvals, and Ministerial Development Approvals.

#### **Legislative Development Approval**

Legislative development approvals involve a change in land-use policy by the Board, upon recommendation of the Planning Commission. For such approvals a public hearing is required, but the procedural requirements of a quasi-judicial hearing do not apply. Legislative development approval should be required for the following:

- Adoption of any change in the SLDP or adoption of any change to an area, specific, or traditional community plan;
- Adoption of or any amendment to the text or zoning map of the SLDC, the CIP or the Official Map;
- Creation of a planned development (PD) district;
- Overlay zoning district classification; and
- Approval of any development agreements that apply either countywide or to a large number of properties under separate ownership.

#### **Quasi-Judicial Development Approval**

A quasi-judicial development approval involves the use of a discretionary standard to an application for discretionary development approval that is applicable to specific land in common ownership or to an area of land in which the predominant ownership lies in lands in a single common ownership. Such approvals should require a public hearing providing procedural due process. Examples include:

- Amendments to the Sustainable Land Development Plan or an area, specific, or traditional community plan;
- Amendment to the text or map of the SLDC;
- Rezoning;
- Site plans;

- Subdivision approvals;
- Conditional use permits (CUPs);
- Development agreements;
- Variances;
- Beneficial use determinations;
- Overlay zoning district classifications for developments of countywide impact; and
- Administrative appeals.

### **Ministerial Approval**

Ministerial development approvals involve nondiscretionary application of the standards of the SLDC to an application and typically occur late in the development approval process. A public hearing should not be required for any ministerial development approval. Examples include:

- Issuance of building permits, grading permits, minor land use disturbance permits, road construction and driveway permits, utility hook-up permits, floodplain development permits, NPDES permits, LEED construction permits, and neighborhood development permits;
- Administrative interpretations of the SLDC; and
- Issuance of certificates of completion and certificates of occupancy.

#### **1-4.1.10 Regulatory Structure – Studies, Reports and Assessments**

The SLDC should require a number of studies, reports and assessments to ensure decision-makers are adequately informed of the impacts of development to make the best decision possible. The County should prepare all studies, reports and assessments unless the applicant wants to prepare them at their own cost and expense. Studies, reports and assessments should be required for all applications for discretionary development approval on private property, public property leased to a private person or entity, and capital facilities projects in the unincorporated portion of the County, including schools and assessment or improvement districts. Such reports should not be required for minor variances, the registration of a non-conforming use or an application for ministerial development approval which has been subject to a prior discretionary development approval process.

- Studies, reports and assessments required should be sufficient to cover the evaluation of the effects and impacts, if any, of the proposed development project. As such, the following types may be required:
- Environmental Impact Report (EIR);
- Adequate Public Facilities and Services Assessment;
- Water Availability Report (WAR);
- Traffic Impact Assessment (TIA);
- Fiscal Impact Study (FIS);
- Emergency Service Study (ESS);
- SLDP, area, specific and traditional community plan consistency report; and
- Such other information as the Administrator may require.

#### ***Environmental Impact Report (EIR)***

An environmental impact report (EIR) should be required to inform the County, the public and the applicant of the significant environmental effects and impacts of a project, identify possible ways to minimize the significant adverse effects or impacts, and describe reasonable alternatives to the project. The report should contain a summary of proposed actions and their consequences, including each significant adverse effect and impact, proposed mitigation measures and alternatives that would reduce or avoid an effect or impact identified. The report should also identify areas of controversy known to the County, including environmental issues raised by agencies and the public and a list of issues to be resolved, including the choice among alternatives and whether or how to mitigate the significant effects.

Key contents of an EIR include:

- Summary;
- Project Setting;
- Environmental Setting;
- Consideration and Discussion of Environmental Impacts;
- Significant Environmental Effects of the Proposed Project;
- Consideration and Discussion of Mitigation Measures Proposed to Minimize Significant Effects;
- Consideration and Discussion of Alternatives to the Proposed Project;
- Organizations and Persons Consulted; and
- Discussion of Cumulative Impacts.

#### ***Adequate Public Facilities and Services Assessment***

An adequate public facilities and services assessment should be required to present the availability of infrastructure and public service capacity for the proposed project. The provision of adequate public facilities in a timely manner should be a required precondition to development approval in order to prevent urban sprawl, assure a positive fiscal impact for the County, provide a high quality of life through infrastructure and service provision and protect the health, safety and general welfare of the County. Knowing the existing and required levels of service for a project, compared to the capacity available and forthcoming according to the CIP is key to making informed decisions.

An adequate public facilities and services assessment should be used to approve or deny applications or to conditionally approve applications by phasing development approval of the project over a period of years based on the scheduled availability of public facilities and services as shown in the CIP. Every applicant obtaining development approval should then enter into a development agreement with the County, and any other applicable service provider, to implement the conditions of development approval for adequate public facilities and services.

Facilities and services to be covered by an adequate public facilities and services assessment should include the following:

- Sewer;
- Water;
- Transit and roads;
- Stormwater drainage;
- Police;
- Fire;
- Emergency response;
- Solid waste;
- Schools;
- Libraries;
- Parks and recreation; and
- Trails and open space.

The assessment should be used to determine whether the proposed project:

- Meets adequate public facilities standards through existing facilities and services available; or
- Should be denied because adequate public facilities and services are not currently available at the adopted level of service; or

Should be conditionally approved where facilities and services are not immediately available or presently adequate to meet the adopted level of service but will be available for the initial or subsequent phases of the project for a future year in which the CIP shows adequate public facilities and services to be built and available.

### ***Water Availability Report***

A water availability report should be required to allow County decision-makers to analyze the availability of adequate potable water for a proposed project. To protect the public health, prior to approval projects should be able to show that adequate water capacity is available to serve the project as proposed. The report should contain the following information on water availability:

- System capacity;
- Capacity of a well field, stream, spring or other source of water supply;
- Historical average flow of potable water;
- Historical peak flow of potable water;
- Number of hook-ups;
- Estimated potable water demand per hook-up; and
- Number of hook-ups for which contractual commitments have been made.

If the water currently available is insufficient according to the report the applicant should be required to acquire additional supplies to ensure adequate water availability. Because of the importance of groundwater resources to the County and its residents, reports including the use of groundwater supplies for water availability should include additional review factors such as more detailed analysis of the basin or basins involved, the outcome of any adjudication of the resource, State Engineer reports on the source and an analysis of the sufficiency of the groundwater source to meet the projected water demand from the proposed project.

### ***Traffic Impact Assessment***

A traffic impact assessment (TIA) should be required to assess the impacts on capacity, adopted levels of service and safety which are likely to be created by a proposed project. To aid in the analysis and evaluation of adverse transportation effects and impacts associated with proposed development projects in order to provide the information necessary to allow the County to assess the transportation effects and impacts of site-generated traffic associated with a proposed development project. Such an assessment is necessary to ensure adequate traffic flow and prevent dangerous hindrances to the passage of police, fire and emergency response vehicles. Such an assessment should include a description of the isolated and cumulative adverse impacts of the proposed project on the transportation network, including the relation of these impacts to the existing and future capacity of the road system, ensuring that established levels of service are not broken.

Specific components should include:

- Site description;
- Study area;
- Existing traffic conditions;
- Horizon years and background traffic growth;
- Trip generation, reduction and distribution;
- Traffic assignment;
- Impact analysis; and
- Mitigation/alternatives.

### ***Fiscal Impact Assessment (FIA)***

A fiscal impact assessment (FIA) should be required in order to study the fiscal implications of a proposed project. Such an assessment can be used to permit development only after a determination of the adequacy and financial provision for public facilities and services is/are adequate. Such services to be assessed should include the construction, operation and maintenance of:

- Roads;
- Stormwater management systems;
- Fire, police and emergency response;

- Trails, parks and open space;
- Scenic vista sites;
- Environmentally sensitive areas; and
- Historic, cultural and archaeological artifacts and sites.

Such an assessment should estimate the minimum number of full time paid public service workers necessary to provide the services mentioned above, including costs for maintenance and operation of facilities and services also. Nationally accepted and longstanding fiscal and economic models should be used to estimate the fiscal and economic effects of development.

#### **1-4.1.11 Plan and Code Interaction**

Ensuring consistency between the SDLP and the SLDC promotes higher quality development that is more likely to achieve the vision of the County's residents.

##### ***SLDP***

The SLDP should serve as the constitution to the SLDC and all other codes and regulations within the County. From this position the SLDP will be the standard against which all development approvals and decisions are made, requiring consistency with all elements of the SLDP and all applicable area or community plans.

##### ***Specific Plans***

Specific plans accompany the development of an individual property or properties, providing a bridge between the SLDP and other applicable plans. Specific plans should be required for all mixed use or planned developments, such as infill, new urbanism, transit-oriented development and traditional neighborhood development. Specific plans should be considered amendments to the SLDP and the LDC and should include information such as the following:

- Description of site and development attributes, such as the distribution, number and type of residential units, parking, open space, description of services provided and proposed;
- Sustainable design and improvement standards and criteria, standards for the conservation of cultural, historical and environmentally sensitive lands and natural resources;
- A program of implementation and action measures including development approvals and land use techniques required to complete the project, including all phases; and
- A statement of the relationship of the plan to the SLDP and any applicable area or traditional community plans.

##### ***Area Plans***

Area plans contain specific planning, design and implementation plans for a defined geographic area of the County are should be used to guide development applications, the development of facilities and services and infrastructure, annexation, assessment districts, and other area-specific needs.

##### ***Community Plans***

A community plan is a plan which provides specific planning, design and implementation guidelines which are more specific to the community than the SLDP. Community plans should be consistent with the SLDP.

#### **1-4.2 CIP**

Short- and long-range Capital Improvements Programs (CIPs) and Operating Budgets are important tools that ensure the County has the capacity to provide and maintain necessary public facilities and services and that the facilities and services are cost-effectively planned and equitably financed. The short-range CIP / Budget should identify and estimate costs of capital improvements and annual obligations (for staffing, training, etc.) required to serve development for the next 5 years. The long-range CIP / Budget should identify and estimate costs of improvements and annual obligations needed to serve development for years 6 through 20. This plan is not an engineering document, but estimates capital improvement and annual operating costs based on baseline data provided by County staff.

As part of the planning process, the County has created a new CIP to guide the development of facilities and services in a sustainable, planned manner. Projects within the CIP are prioritized by determining their sustainability score on five levels:

- Removes/prevents imminent threat to public health or safety;
- Improves the quality / corrects deficiency of existing services;
- Provides incentive for economic development;
- Reduces long-term operating costs; and
- Furthers the goals of the SLDP.

Each project is then given a score from one to five for each criterion, one being the project does not support the priority, five being full support of the priority. The overall priority within the CIP is then determined by the calculated total score (out of 25) for the project.

#### 1-4.2.1 Updates and Implementation

The short-range CIP should be updated annually. The long-range CIP should be updated at least once every five years or when significant changes occur that impact the County's long-term capital investment strategies (*e.g.*, changes in service areas, significant changes in the Future Land Use Plan, changes in service demand or delivery patterns).

The CIP shall be implemented through an *ad hoc* process based on the projected actual impact of each oil and gas project. Initial improvements will be negotiated with the preliminary oil and gas project proposals, based on the system-wide level of service framework established in the CIP. Specific implementation program improvements will be individualized based on the impact of the proposed project on public facilities and services. Negotiations to establish the costs to be paid by an applicant should occur between County Staff (Sheriff, Fire Chief, and representatives from the Legal, Planning, and Public Works Departments) and the applicant. The analysis also should consider that some improvements are mandatory, while others may be phased.

#### 1-4.2.2 Community EIRs

The protection of the environment in Santa Fe County is a key priority of the SDP. In order to protect the environment from negative impacts of development the County must know what those impacts are likely to be for each development project proposed. Because large development projects or subdivisions are likely to have community- or area-wide impacts, the County should consider requiring Community Environmental Impact Reports. Such a report would consider the environmental impacts to the area or community as a whole, providing the basis for a more informed decision by the reviewing body.

#### 1-4.2.3 ICIP

Complete and update a new Infrastructure Capital Improvements Plan (ICIP) each year. Covering a period of five years, the ICIP is an important tool to obtain state funding for already planning infrastructure improvements. Containing all active and proposed capital improvement projects, the ICIP keeps the state apprised of projects currently underway in the County and those for future consideration.

#### 1-4.2.4 Housing

Santa Fe County enacted an affordable housing program in 2006, in collaboration with a task force that also participated in developing the City of Santa Fe program. In conjunction with an update to the County's Affordable Housing program, a housing code also is being developed (a broader 'green' building code, Energy Star and LEED certification also will be incorporated into short- and long-range SLDC updates and amendments). As these regulatory tools are developed, there will likely be consistent themes, such as the need to establish geographical variation to applicability, to address unique local need, conditions and development patterns, and providing for a variety of incentives provided, including water availability, density bonuses, energy efficiency, development fee exemptions or credits, reduced water utility connection charges or lot size reductions. In addition, supporting the Santa Fe County Housing Authority rental, homeownership, working family and self-sufficiency programs will help ensure that County residents have access to adequate and available housing. A key strategy for affordable and workforce housing and the new housing and building codes will be establish the link between the demand for affordable homes and other development. For example, as new commercial, eco-tourist or "arts and culture" development occurs, demand for affordable and workforce housing also occurs.

### 1-4.2.5 Grant Applications

The use of grant money to fund County programs saves significant taxpayer expense and provides facilities and services beneficial to County residents. In order to make the process more efficient, the County should designate a staff member or members to catalog, manage and write grant applications from federal and state sources. Funding should be sought for programs including, but not limited to, affordable housing, transportation, community development, green initiatives, water, wastewater and social services.

### 1-4.2.6 Economic Development Action Plan

An economic development action plan should be created to set forth in greater detail the methods and strategies which will be used by the County to achieve the economic development goals, objectives and policies set forth in the SDP. Such a plan should comprehensively detail existing conditions, future actions, target industries, green development opportunities and other economic development strategies.

## 1-4.3 Action Plan

Successful implementation of the Plan results from many individual actions by the County, other jurisdictions and service providers, and private decision-makers over the course of many years. The goals and policies describe what the community wants to become and how decision-makers should respond to varied circumstances. Key strategies will be used to accomplish the Plan's goals. While most of the items on the list will be carried out by the County, some items may require coordination with other jurisdictions and agencies.

General implementation strategies for the Sustainable Land Development Plan and shown as **Figure 1-3**. This Action Plan schedules actions and recommends an initial work program, which should be updated annually to reflect community accomplishments, new approaches to community issues, changing conditions, shifting priorities and new demands. This list is not intended to be exhaustive or all inclusive -- the County and other public and private entities will take numerous actions throughout the life of this plan to achieve the community goals. This list is intended to identify the highest priority tasks to be pursued over the next several years. Tasks that are not funded in the recommended years should be evaluated for removal from the list or to be shifted back for later implementation. Programs that are completed should be removed from the list.

In **Figure 1-3**, strategies have been prioritized based on the degree to which the strategy meets five criteria. Each strategy is scored on a scale of one to five in regard to how well it accomplishes each criterion, for a total possible score of 25. Strategies that score highest will be prioritized for implementation. The five criteria are as follows:

- Protects Agricultural and Environmental Lands
- Prevents Sprawl
- Provides Incentive for Sustainable Development
- Provides Adequate Facilities / Services
- Furthers Goals, Objectives & Policies of SLDP

After review and refinement of initial prioritization, additional analysis will be completed for each strategy. A matrix will be created that includes the following information:

**Project/Activity** - identifies the task and describes the project, action or document necessary to carry-out the strategy.

**Timing** – the general timeframe in which the activity should be completed.

**Responsible Party** – the Department or Agency that will be responsible for leading the project.

**Budgetary Impact** – the relative cost of the activity in relation to budget cycle.

**Capital Item** – whether the activity will impact the County's capital budget.

**Figure 1-4** includes a comprehensive list of items that should be included in the County's Sustainable Land Development Code to implement the Plan.

**Figure 1-5** includes a comprehensive list of items that the County should undertake to enhance its GIS and suitability modeling capabilities.

**Figure 1-6** shows the Sustainable County Operations Plan. This table includes a preliminary list of all the actions and activities the County should undertake to improve its day-to-day operations and enhance sustainability.

**Figure 1- 3: Sustainable Land Development General Action Plan**

#	SLDP General Implementation Strategies	Plan Element	Protects Agricultural /Environmental Lands	Prevents Sprawl	Provides Incentive for Sustainable Development	Provides Adequate Facilities /Services	Furtheres Goals, Objectives & Policies of SLDP	Total Priority Score (25 max)
G-1	Discourage trespassing on ranch land and rangelands, including firewood collecting, poaching, hunting, etc.	Ag / Ranching	5	1	1	1	1	9
G-2	Develop programs to support the financial viability of agricultural uses and agricultural land protection and management through financing tools such as cost sharing, temporary or permanent easements, beneficial taxation, improvement districts, development impact fees, grants and legislative appropriations.	Ag / Ranching	5	4	4	1	5	19
G-3	Ensure that large ranches put up for sale are developed appropriately. Define alternate uses of ranches, such as co-location, dude ranches, re-use of Downs with agricultural focus, eco-tourism, or archeological/culture uses.	Ag / Ranching	4	5	5	1	4	19
G-4	Support increased awareness of the importance of maintaining the rural and agricultural character of communities in the County.	Ag / Ranching	4	3	3	1	4	15
G-5	Adopt the Code of the West and educate new residents about the Code of the West.	Ag / Ranching	3	3	2	1	3	12
G-6	Minimize and consolidate new road construction.	Ag / Ranching	3	3	2	4	3	15
G-7	Pursue beneficial taxing of parcels preserved through easements to encourage preservation and continued agricultural use.	Ag / Ranching	5	5	5	1	4	20
G-8	Protect surface land used for agricultural or ranching uses from excessive and incompatible development.	Ag / Ranching	5	5	5	1	5	21
G-9	Support clustering the residential footprint on a small portion of the long lot in order to preserve maximum areas for cultivation, wildlife, and open land. This building form should be considered in conjunction with	Ag / Ranching	5	4	5	1	5	20

#	SLDP General Implementation Strategies	Plan Element	Protects Agricultural /Environmental Lands	Prevents Sprawl	Provides Incentive for Sustainable Development	Provides Adequate Facilities /Services	Furtheres Goals, Objectives & Policies of SLDP	Total Priority Score (25 max)
	the need for water and wastewater systems that will support such densities.							
G-10	Pursue and support the development of agricultural products and markets, including branding and marketing of local products.	Ag / Ranching	3	2	4	2	4	15
G-11	Support communication across the entire value chain of agricultural production to encourage profit-sharing and development of new markets/products.	Ag / Ranching	2	2	3	2	3	12
G-12	Support equine development related to development of the casino/racetrack, including ranchettes and supporting businesses. Provide equine trails that connect to racino.	Ag / Ranching	2	2	2	2	3	11
G-13	Develop education programs and outreach to support organic farming in the County.	Ag / Ranching	3	2	3	1	4	13
G-14	Provide education materials to landowners for better range management.	Ag / Ranching	4	2	3	1	4	14
G-15	Coordinate with ranches and state and federal agencies to protect archaeological sites.	Ag / Ranching	2	3	5	1	5	16
G-16	Address conflicts between ranching and cultural/historic preservation – for instance, limitations on controlled burns without assessment of cultural artifacts.	Ag / Ranching	2	2	3	1	3	11
G-17	Partner with local communities to promote development of agricultural products and markets, including the development farmers markets.	Ag / Ranching	3	2	3	1	4	13
G-18	Work to develop small business incubators for development of specialty agriculture projects in communities.	Ag / Ranching	3	2	2	1	3	11

#	SLDP General Implementation Strategies	Plan Element	Protects Agricultural /Environmental Lands	Prevents Sprawl	Provides Incentive for Sustainable Development	Provides Adequate Facilities /Services	Furtheres Goals, Objectives & Policies of SLDP	Total Priority Score (25 max)
G-19	Conduct a land suitability analysis to identify agricultural potential to protect and promote small-scale agriculture.	Ag / Ranching	5	5	5	2	5	22
G-20	Establish a process for County to work with Acequia Associations and identify a staff liaison person.	Ag / Ranching	2	2	1	3	3	11
G-21	Pursue waterbanking and development of a water trust to support acequias.	Ag / Ranching	3	2	4	2	4	15
G-22	Establish working groups to address issues in acequias, including development of policies, management, and mapping of boundaries.	Ag / Ranching	3	2	2	3	3	13
G-23	Improve diversions and delivery systems, ensuring that well development does not negatively impact acequias.	Ag / Ranching	2	1	3	2	3	11
G-24	Investigate sources of technical and financial assistance for acequias.	Ag / Ranching	2	1	3	2	3	11
G-25	Promote a pilot project to model the method for bringing together the resources necessary to improve and preserve acequias. Choose an acequia for the project, such as La Otra Banda, the largest in the Pojoaque Valley. Document the process and make it available to other acequias.	Ag / Ranching	2	1	3	2	3	11
G-26	Develop historical maps of community acequias and historical diversion points of the Santa Fe River.	Ag / Ranching	2	1	2	2	2	9
G-27	Create an inventory of agricultural lands.	Ag / Ranching	3	2	4	1	3	13
G-28	Coordinate ranching policies with areas beyond the County – the entire Estancia Basin and surrounding counties.	Ag / Ranching	3	2	2	1	4	12
G-29	Coordinate stakeholders, including State Land Office, State Livestock Board and Ranchers.	Ag / Ranching	2	2	2	2	3	11

#	SLDP General Implementation Strategies	Plan Element	Protects Agricultural /Environmental Lands	Prevents Sprawl	Provides Incentive for Sustainable Development	Provides Adequate Facilities /Services	Furtheres Goals, Objectives & Policies of SLDP	Total Priority Score (25 max)
G-30	Establish communication to address trust issues between public/ranches on open space issues.	Ag / Ranching	2	2	1	3	3	11
G-31	Work with state to allow phased easements.	Ag / Ranching	3	2	2	2	3	12
G-32	Coordinate pueblos/ranches in areas of overlap.	Ag / Ranching	3	2	2	3	3	13
G-33	Coordinate with the County Extension Office to identify alternative incentives that support farming and ranching.	Ag / Ranching	4	3	2	2	4	15
G-34	Support development of community gardens (“edible landscape”) to use agricultural water.	Ag / Ranching	4	2	3	1	4	14
G-35	Establish a special review process for arable land with water rights.	Ag / Ranching	4	2	3	2	3	14
G-36	Consider reestablishing and/or supporting youth related agricultural revitalization programs such as the FFA, 4-H or other horticulture or land based programs.	Ag / Ranching	3	1	2	2	3	11
G-37	Develop an agricultural support program to help revitalize traditionally irrigated lands and agricultural activities such as small scale farming and ranching.	Ag / Ranching	3	2	3	2	3	13
G-38	Support the formation of a food policy council for the County with separate community councils	Ag/ Ranching	2	1	2	1	2	8
G-39	Create a food charter among communities	Ag/ Ranching	2	1	3	1	2	9
G-40	Support local food security through community gardens, farmers’ markets, community kitchens, regional composting programs	Ag/ Ranching	3	1	4	1	3	12
G-41	Increase support for local farmers through buy-local initiatives, agri-tourism initiatives, or tax incentives	Ag/ Ranching	3	1	4	1	4	13
G-	Bring food and farming into the classroom, support	Ag/	2	1	3	1	3	10

#	SLDP General Implementation Strategies	Plan Element	Protects Agricultural /Environmental Lands	Prevents Sprawl	Provides Incentive for Sustainable Development	Provides Adequate Facilities /Services	Furtheres Goals, Objectives & Policies of SLDP	Total Priority Score (25 max)
42	school gardens and other programs	Ranching						
G-43	Create agricultural zoning/incentives to encourage land use that will be dedicated to farming and food production	Ag/ Ranching	5	5	5	2	4	21
G-44	Create facilities for processing, preserving and storing food for distribution during off-peak agricultural production and also for food banks and emergencies	Ag/ Ranching	3	1	2	1	3	10
G-45	Support agricultural history through a variety of collaborations with agricultural groups to create a usable farmers' market website; relate networked, local websites so farmers can list what they have available; establish a young farmers organization; create a network between soup kitchens and farmers	Ag/ Ranching	3	1	2	3	3	12
G-46	Develop a network of neighborhood gardens, including growing food in unconventional growing spaces and a garden at every school.	Ag/ Ranching	3	1	3	1	3	11
G-47	Create regional marketing efforts to provide year-round supplies from participating farmers or of selected crops.	Ag/ Ranching	3	1	2	1	3	10
G-48	Collaborate to establish a mentoring program so that farms can be transferred and new farmers recruited.	Ag/ Ranching	4	2	3	2	3	14
G-49	Create a management program to preserve historical and archaeological areas including, but not limited to, petroglyphs, Pueblo ruins and other historical/cultural sites.	Cultural and Historic Resources	4	2	3	2	4	15
G-50	Identify and protect sites with significant historic and cultural resources.	Cultural and Historic Resources	4	2	3	2	5	16
G-51	Require proper surveying, mapping and documentation of cultural, historic and archaeological resources prior to development activity.	Cultural and Historic Resources	3	2	5	2	5	17

#	SLDP General Implementation Strategies	Plan Element	Protects Agricultural /Environmental Lands	Prevents Sprawl	Provides Incentive for Sustainable Development	Provides Adequate Facilities /Services	Furtheres Goals, Objectives & Policies of SLDP	Total Priority Score (25 max)
G-52	Expand the database of known cultural, historic and archaeological resources by compiling information that becomes available through the development review process on a County-wide basis.	Cultural and Historic Resources	4	2	5	3	5	19
G-53	Enforce regulations which preserve historically and culturally significant resources by collaborating with the New Mexico Historic Preservation Division to ensure the preservation of historic and cultural resources.	Cultural and Historic Resources	3	1	4	2	4	14
G-54	Ensure prevention and mitigation of impacts from development on cultural, historic and archaeological resources.	Cultural and Historic Resources	4	2	5	2	5	18
G-55	Support the Galisteo Protection Act, participate in the federal development of a Galisteo Archaeological Site Management Plan and collaborate with the Galisteo Basin Archaeological Sites Protection Act (GBASPA) Coordination Committee.	Cultural and Historic Resources	4	2	4	2	4	16
G-56	Continue to work with the NM Historic Preservation Division and State Historical Preservation Officer (SHPO) to identify, preserve and protect cultural resources in the Galisteo Basin and throughout the County.	Cultural and Historic Resources	3	1	3	1	4	12
G-57	Consult the Office of Cultural Affairs on the development of a review procedure for cultural properties compliance certification.	Cultural and Historic Resources	3	1	2	2	3	11
G-58	In coordination with communities, develop a plan to archive community histories, including: i. Conduct meetings to create collective community maps for the historic archives (ex. – old roads, trails, houses, residents, favorite places); ii. Identify locations for local history museum(s) and archives; and iii. Collect and digitize photographs and documents from local residents.	Cultural and Historic Resources	2	2	3	2	3	12

#	SLDP General Implementation Strategies	Plan Element	Protects Agricultural /Environmental Lands	Prevents Sprawl	Provides Incentive for Sustainable Development	Provides Adequate Facilities /Services	Furtheres Goals, Objectives & Policies of SLDP	Total Priority Score (25 max)
G-59	Collaborate with the SHPO to designate historic preservation districts.	Cultural and Historic Resources	2	2	3	1	3	11
G-60	Require the preservation of distinctive natural features such as vistas, arroyos, significant rock outcroppings and large trees in the development review process.	Cultural and Historic Resources	3	2	5	1	5	16
G-61	Protect scenic vistas and the natural landscape as viewed from the highways, and limit the impact on viewsapes that define the County as a tourist destination, such as near designated National Scenic Byways.	Cultural and Historic Resources	4	3	4	1	5	17
G-62	Establish business incubators to support start-up businesses, especially in the smaller communities.	Economic Development	1	2	3	2	4	12
G-63	Provide tax breaks, and other incentives to support local businesses and assist them with retrofitting buildings to achieve code compliance.	Economic Development	1	3	3	2	4	13
G-64	Develop proposals for a Community Development Block Grant to provide gap financing for small businesses.	Economic Development	1	2	2	2	3	10
G-65	Work with local banks, mortgage companies, venture capital programs, the small business administration and others on strategies for providing capital and assistance to local businesses.	Economic Development	1	2	2	2	3	10
G-66	Establish and maintain detailed information on business financing and incentive programs and make available to business prospects.	Economic Development	1	1	1	2	3	8
G-67	Increase access to Santa Fe County information to businesses through the internet.	Economic Development	1	2	2	2	3	10
G-68	Support development of non-profit agencies.	Economic Development	1	1	3	1	3	9

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G-69	Cooperate with regional jurisdictions (including Los Alamos, Pueblos, adjacent counties and cities), private, public and non-profit agencies to plan for economic development.	Economic Development	1	1	2	2	4	10
G-70	Support the Regional Economic Development Initiative in Economic Development efforts for Northern New Mexico.	Economic Development	1	1	2	1	4	9
G-71	Encourage development of the four key growth industries defined by the Regional Economic Development Initiative to provide and diversify the County's job base – value-added agriculture, technology, renewable energy and new media.	Economic Development	3	3	4	2	5	17
G-72	Prepare promotional materials and conduct proactive, targeted recruiting to develop and strengthen clusters and exports.	Economic Development	1	1	3	1	4	10
G-73	Continue working with established economic development partners such as SFEDI and REDI.	Economic Development	1	1	3	1	4	10
G-74	Explore potential partnerships with regional organizations not yet developed, such as with the Greater Espanola Valley Economic Development Association and the Estancia Valley Economic Association.	Economic Development	1	1	2	2	3	9
G-75	Develop economic development relationships with area Pueblos.	Economic Development	1	1	3	2	3	10
G-76	Coordinate and communicate rural community needs to economic development organizations and agencies such as the New Mexico Economic Development Office.	Economic Development	1	1	2	2	3	9
G-77	Support the creation of an Economic Development Team to assist the business community in starting, locating and expanding in Santa Fe County.	Economic Development	1	2	3	2	3	11

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G-78	Develop regional cooperation with Edgewood and Espanola in regards to economic development.	Economic Development	1	1	2	2	3	9
G-79	Identify appropriate locations throughout the County for economic development uses, industrial uses, large institutions and regional uses.	Economic Development	1	2	2	2	3	10
G-80	Identify locations for compatible business and employment opportunities in areas served efficiently by infrastructure and transportation and/or by existing facilities.	Economic Development	2	5	4	2	4	17
G-81	Invest in local and regional facilities that support special events and activities that attract visitors to the area.	Economic Development	1	2	1	2	3	9
G-82	Identify funding strategies for facilities and services to serve economic development.	Economic Development	1	3	3	3	3	13
G-83	Support and maintain County-run economic development initiatives such as the Santa Fe County Business Park and the Airport Redevelopment District.	Economic Development	1	2	2	1	3	9
G-84	Research and implement teleconferencing capability to the more remote locations of the County.	Economic Development	1	2	4	2	3	12
G-85	Continually assess whether workforce and infrastructure are adequate to meet the needs for cluster expansion and development.	Economic Development	1	2	3	3	4	13
G-86	Promote private development of transportation systems such as ride share programs.	Economic Development	2	3	4	3	4	16
G-87	Develop a regional water plan that supports existing and new economic development.	Economic Development	2	1	4	3	3	13
G-88	Develop infrastructure which is specific to targeted clusters and activity centers.	Economic Development	1	2	4	3	5	15

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G-89	Undertake a broadband study to determine the options and next steps to provide enhanced connectivity for the Media District, Community College District and other important areas of the County for economic development.	Economic Development	1	1	2	3	3	10
G-90	Support sufficient planning and funding for road creation and maintenance throughout the County as an important driver of economic development.	Economic Development	1	1	2	3	2	9
G-91	Support the state’s initiative to establish the commuter rail system between Santa Fe and Albuquerque and places beyond to open up employment opportunities.	Economic Development	1	3	3	3	4	14
G-92	Leverage existing educational resources and encourage knowledge sharing from local colleges and universities to enhance workforce development.	Economic Development	1	1	1	1	4	8
G-93	Support outreach programs for career development that link the business community to educational institutions (public schools, colleges, universities and private institutions).	Economic Development	1	1	1	2	3	8
G-94	Align the workforce development goals of the County with the long-range plans of the Santa Fe Public Schools, Santa Fe Community College, St. John’s College, College of Santa Fe, University of New Mexico, Los Alamos National Laboratories, local and regional governments and independent development organizations.	Economic Development	1	1	3	2	3	10
G-95	Conduct a study to identify available and needed workforce skills for current and future businesses.	Economic Development	1	1	2	2	3	9
G-96	Explore options for providing tax credits for renewable energy development and/or use.	Economic Development	2	2	5	3	5	17
G-97	Encourage water-sensitive businesses to locate within the County.	Economic Development	2	2	5	2	5	16

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G-98	Identify ways to encourage environmentally clean industries to expand or locate in the County.	Economic Development	1	1	4	1	5	12
G-99	Promote conservation and water supply pricing programs that encourage conservation.	Economic Development	2	2	4	1	4	13
G-100	Encourage the use of local labor resources and County-based businesses for new development and economic opportunities.	Economic Development	1	2	3	1	4	11
G-101	Cooperate further with the Santa Fe Community College on workforce development, including targeted industries such as film and alternative energy training.	Economic Development	1	1	3	1	4	10
G-102	Work with the Los Alamos National Laboratory (LANB) on workforce development and small business mentoring in the region in an effort to develop new technology businesses.	Economic Development	1	1	3	1	4	10
G-103	Support the creation of permanent community arts venues.	Economic Development	1	1	3	3	4	12
G-104	Collaborate with the City of Santa Fe on development of artisan studios and additional places for the display of art, such as sculpture exhibitions and open air markets.	Economic Development	1	1	2	3	4	11
G-105	Encourage state support of movie filming and production.	Economic Development	2	1	1	1	5	10
G-106	Protect eco-tourism assets through open space protection and creation of an ecotourism overlay district.	Economic Development	5	4	5	2	4	20
G-107	Support participation in the programs of the Northern Rio Grande National Heritage Area by the County, its communities and other local organizations to promote tourism in Santa Fe County.	Economic Development	1	1	1	1	3	7
G-108	Explore potential for creation of a Galisteo Basin Archeological Center.	Economic Development	4	2	3	4	4	17

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G-109	Allow short term rentals that support the local tourism economy.	Economic Development	1	3	2	3	3	12
G-110	Coordinate tourism development efforts with the cities of Santa Fe and Albuquerque.	Economic Development	1	1	1	1	3	7
G-111	Gather input for a tourism plan from communities throughout the County.	Economic Development	1	1	2	1	3	8
G-112	Establish a revolving loan fund to help qualified, first-time homebuyers.	Economic Development	1	2	3	1	3	10
G-113	Tie economic development incentives with housing opportunities.	Economic Development	1	2	3	1	3	10
G-114	Expand the use of housing assistance programs, such as home buyer training, waiving impact fees for affordable housing, or fast tracking development projects with affordable housing components.	Economic Development	1	2	3	1	3	10
G-115	Provide tax increment finance, credits and deductions, and other incentives to support economic development, and to incentive the start up and expansion of local businesses including assistance for retrofitting buildings and sites to achieve SLDC and other ordinance, state and federal law and code compliance.	Economic Development	1	3	4	2	3	13
G-116	Incentive economic development at Opportunity Centers located at major transportation oriented development sites.	Economic Development	3	4	4	4	4	19
G-117	Promote County as an advocate to get projects completed by other service providers, such as coordination with postal service and DOT.	Facilities and Services	1	1	2	3	3	10
G-118	Support the CARE Connection program for substance abuse and mental health treatment.	Facilities and Services	1	1	2	3	3	10
G-119	Expand the capacity of the Mobile Health Van by acquiring additional vans and clinic workers.	Facilities and Services	1	1	3	3	3	11

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G-120	Coordinate funding requests and support flexible funding options from the State Legislature and other funding sources to allow providers to tailor and prioritize investment needs.	Facilities and Services	1	1	2	2	3	9
G-121	Pursue County provision of library services.	Facilities and Services	1	1	2	3	3	10
G-122	Provide additional multi-use community center facilities throughout the County, especially in areas that are underserved and do not have good access to services in other communities.	Facilities and Services	1	2	3	4	3	13
G-123	Involve youth in the planning and implementation of community recreation facilities, such as through development of a Youth Council.	Facilities and Services	1	1	2	2	3	9
G-124	Review and adjust County fees and rates on an annual basis.	Facilities and Services	1	2	2	2	3	10
G-125	Direct funding to specific areas of the County rather than to specific projects to allow phasing and prioritizing of funding.	Facilities and Services	2	3	3	3	3	14
G-126	Prioritize projects as part of the annual budgeting and ICIP process.	Facilities and Services	1	1	2	2	4	10
G-127	Establish a mechanism for local improvement districts that could be used to address local infrastructure needs.	Facilities and Services	1	3	2	4	3	13
G-128	Coordinate development decisions with the ability of the County and other service providers to adequately meet service demands concurrently with the creation of those demands.	Facilities and Services	3	5	4	3	5	20
G-129	Use development agreements to encourage design, engineering and installation of facilities for regional use (oversizing) and create policies for reimbursement.	Facilities and Services	2	2	3	5	4	16

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G-130	Identify specific locations and parameters for telephone, cellular and/or internet antennas that would provide the best coverage with the least impact on scenic views and neighborhood values.	Facilities and Services	3	1	2	4	4	14
G-131	Develop design and installation standards for all new or replacement utility fixtures, focusing on maintaining the rural character of the area and protecting public health and safety, including setback standards for all utility lines and production facilities.	Facilities and Services	1	1	2	3	3	10
G-132	Include a public process for input from residents, business owners and property owners on utility infrastructure.	Facilities and Services	1	1	2	3	3	10
G-133	Collaborate with the Town of Edgewood to establish a regional animal shelter.	Facilities and Services	1	1	1	4	3	10
G-134	Encourage agencies to prepare for the impact of the aging of the population on service demand and delivery.	Facilities and Services	1	1	3	3	3	11
G-135	Expand recycling and waste collection services, including pick-up services and hours of operation at collection sites.	Facilities and Services	1	1	3	5	3	13
G-136	Develop regular community-wide sweeps to discourage illegal dumping.	Facilities and Services	2	1	3	2	3	11
G-137	Develop new signage to discourage illegal dumping.	Facilities and Services	1	1	2	2	3	9
G-138	Create a community program for periodic trash pick-up days for large items and waste not accepted at transfer stations.	Facilities and Services	1	1	3	3	3	11
G-139	Establish public improvement districts so that the cost of infrastructure and services generated by new address local infrastructure needs.	Facilities and Services	1	3	4	5	5	18

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G-140	Prioritize County CIP and ICIP projects, state and federal projects that are located within Priority Growth Areas as shown in the sustainable growth areas and tiers maps within the General Plan	Facilities and Services	1	1	2	4	4	12
G-141	Establish and prioritize County transportation CIP and ICIP projects to meet all state and federal mandated transportation and land use plans formulated at the Metropolitan Planning Organization pursuant to the federal Transportation, Clear Air and Energy legislation and to meet supplemental and greater County established priority growth areas through the tiered growth system and the	Facilities and Services	1	1	3	3	3	11
G-142	Establish all level of service requirements for the availability of adequate public transportation facilities and services to be consistent with ____.	Facilities and Services	1	3	3	3	3	13
G-143	Develop resource materials for County housing developers and builders regarding "off the shelf" solutions and alternatives for efficient materials and techniques to reduce environmental impact and life-time energy costs while limiting development costs in comparison to conventional construction.	Housing	1	1	5	2	4	13
G-144	Develop incentives for the inclusion of energy-efficiency in new development.	Housing	1	1	5	2	5	14
G-145	Ensure that affordable units have access to adequate public facilities including schools, transportation and water.	Housing	1	3	4	4	4	16
G-146	Support programs that provide education and outreach about affordable living programs and other ways to address poverty.	Housing	1	1	4	1	3	10

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G-147	Support programs and service providers that serve the homeless population and support programs to reduce homelessness through housing provision and other social services.	Housing	1	1	4	2	3	11
G-148	Encourage the provision of affordable housing as a method to lessen the pressure for family transfers.	Housing	3	4	4	3	4	18
G-149	Encourage the use of locally produced materials such as adobe, pumice and stone for affordable housing construction materials.	Housing	1	1	5	2	3	12
G-150	Coordinate social, economic development and housing programs to move people up the spectrum of assistance programs and graduate to the next level of assistance in order to break the cycle of poverty and open up programs to new participants.	Housing	1	1	1	2	3	8
G-151	Provide technical assistance and legal assistance for clear title, easements and family transfers.	Housing	1	1	1	1	3	7
G-152	Provide resources to prevent foreclosures.	Housing	1	1	1	2	2	7
G-153	Require mobile home parks to provide amenities for residents	Housing	1	1	3	3	4	12
G-154	Encourage flexibility in state and other funds to provided needed assistance rather than just building funds.	Housing	1	1	2	2	2	8
G-155	Encourage landlords to become approved to accept Section 8 housing vouchers by maintaining high quality housing units.	Housing	1	1	3	4	4	13
G-156	Limit development of rental guest houses where it is incompatible with existing development or would create a public nuisance.	Housing	3	3	3	1	3	13

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G-157	Develop resources, including educational materials and funding, to improve substandard housing conditions and help homeowners maintain and rehabilitate existing housing units, especially through owner-participation/sweat-equity programs.	Housing	1	1	3	1	3	9
G-158	Develop a County Housing Authority administered trust fund to provide a flexible source to fund the needs of affordable housing providers.	Housing	1	1	3	2	3	10
G-159	Develop a permanent affordable housing fund and establish a mechanism that allows the County to participate in equity gained through affordable housing appreciation.	Housing	1	1	3	3	3	11
G-160	Promote affordable housing options other than mobile homes, which provide limited opportunity for building equity, and family transfers, which have other land use implications.	Housing	1	1	2	2	2	8
G-161	Support development of “self-help” housing models based on self-sufficiency and sweat-equity.	Housing	1	1	2	2	2	8
G-162	Promote development of a variety of housing types by not regulating the size of dwelling units, other than to ensure public health, safety and welfare.	Housing	1	1	1	2	2	7
G-163	Develop a Housing Opportunity Program to coordinate with the City of Santa Fe program.	Housing	1	1	2	2	3	9
G-164	Establish housing numerical objectives to meet Santa Fe County’s total public and private regional fair share of affordable housing need for the period of 2010 to 2017.	Housing	1	1	3	3	3	11
G-165	Utilize the County’s Housing Authority to establish the public-private affordable housing program to identify the percentage of the numerical objectives for affordable, work force and senior housing need	Housing	1	1	2	2	2	8

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	attributable to new private residential and non-residential growth.							
G-166	Prepare and adopt a plan establishing the need for employment created in commercial retail, offices, industrial, restaurants, entertainment, cultural, construction, real estate brokerage, landscaping, plumbing, heating, electrical, home care, recreational, public utility, educational, library and governmental services, professional services and other appropriate employment, the need for which employment is generated by new growth and the need for housing.	Housing	1	1	1	2	2	7
G-167	Implement the County’s program through the County Housing Authority to meet the numerical percentage of affordable housing need using the following techniques: (1) Contribution of State and County owned land for affordable housing production; (2) Contribution of land obtained from swaps with the federal Bureau of Land Management for affordable housing production; and (3) Encouragement of County Housing Authority, non-profit and private housing corporation production of affordable housing through use of (a) the federal First Time Homeowner Tax Credit; (b) FHA and New Mexico Mortgage Finance Authority low interest government backed loans and grants for first time home buyer loans; down payment assistance loans and grants; construction and rehabilitation of rental and homeownership units; rental assistance payments and homeless shelter assistance; (c) American Recovery and Reinvestment Act of 2009 (Stimulus Act) for homelessness prevention, weatherization services and grants for affordable housing; (d) Neighborhood Stabilization Program of the	Housing	1	2	3	4	4	14

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	Housing and Economic Recovery Act of 2008 for buying and rehabilitating foreclosed homes to be sold to moderate, low and very low income families; (e) HUD Community Development Block Grants; (f) the federal HOME Investment Partnership Program; (g) § 108 HUD Loan Guarantee Program for Community Redevelopment; (h) allocation by the New Mexico Mortgage Finance Authority of § 42 low-income housing federal and state tax credits for low income housing (below 60% of area median income) created by the Tax Reform Act of 1986; and (i) provision of Housing Authority public housing affordable rental units through HUD Housing Choice Voucher section 8 housing grants.							
G-168	Provide regular training classes in the areas of budgeting and financial management, homeownership, parenting, health, and life skills to all affordable housing owners, tenants and participants.	Housing	1	1	3	1	3	9
G-169	Utilize existing funds to provide additional home ownership and rental units in the community at or below market value and market rents.	Housing	1	2	3	3	3	12
G-170	Widen the authority and scope of the Housing Authority to implement all of the new affordable housing programs and initiatives identified to implement the SLDP.	Housing	1	1	2	3	5	12
G-171	Improve service and access to community resources for existing tenants, new homeowners and tenants and applicants for Housing Authority programs.	Housing	1	1	3	4	4	13
G-172	Develop additional affordable ownership and rental housing in Santa Fe County.	Housing	1	1	3	3	3	11

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G-173	Promote homeownership opportunities to qualifying families by providing new construction and renovated public housing units for sale at reasonable costs.	Housing	1	1	3	3	3	11
G-174	Make capital improvements to current public housing units, as well as the common areas and streets in the public housing neighborhoods.	Housing	1	1	3	4	4	13
G-175	Establish variable rates of production of affordable housing units in different parts of the County depending on need, availability of facilities and services and other public goals and policies relating to reducing sprawl in rural and agricultural areas, assuring jobs housing balance and locating work force housing in close proximity to employment centers.	Housing	3	4	4	4	4	19
G-176	Prioritize County, state and federal housing programs, incentives, loans and grants for production of work force housing, County Housing Authority programs for housing production and to steer such incentives for jobs-housing balance within walkable mixed use developments.	Housing	2	2	3	3	3	13
G-177	Provide information and support for residents seeking to communicate/coordinate with non-County agencies with land use authority. Designate a County office to collect and disseminate information about communication with the various agencies and jurisdictions with land use authority to interested citizens.	Intergovernmental Cooperation	1	1	2	1	5	10
G-178	Cooperate with the cities of Santa Fe and Espanola to establish urban area boundaries around the edges of the cities and pueblos, allowing them to create compact development forms and buffers with separation.	Intergovernmental Cooperation	3	4	4	2	5	18

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G-179	Coordinate development opportunities and plans with land grants.	Intergovernmental Cooperation	3	3	3	1	3	13
G-180	Seek to coordinate with the State Land Office to identify opportunities to include state lands in rational growth planning.	Intergovernmental Cooperation	1	3	2	1	3	10
G-181	Coordinate to provide water to state lands to facilitate rational, planned development.	Intergovernmental Cooperation	2	3	3	1	3	12
G-182	Coordinate long-term leases with State Land Office to facilitate master planned development that includes mixed use development, open space preservation and affordable housing provision.	Intergovernmental Cooperation	3	3	3	1	3	13
G-183	Pursue opportunities for land swaps with federal and state agencies to facilitate rational growth patterns and achieve Plan goals, such as preservation of contiguous open space and provision of efficient facilities and services.	Intergovernmental Cooperation	4	3	3	1	4	15
G-184	Enhance communication with the County's school districts about growth, development, land use and infrastructure investments.	Intergovernmental Cooperation	1	4	3	2	4	14
G-185	Improve coordination and communication between County and federal and state agencies for the purposes of land use planning and infrastructure coordination.	Intergovernmental Cooperation	1	2	3	2	4	12
G-186	Cooperate with and continue the practice of joint projects, joint service agreements, and other cooperative arrangements with cities, counties, school districts, state, Pueblo and federal agencies to provide better, more cost-effective coordination of County services.	Intergovernmental Cooperation	1	1	2	3	5	12

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G-187	Take the initiative to craft agreements, spearhead cooperation and provide information among various entities consistent with a proactive growth management system.	Intergovernmental Cooperation	2	3	2	1	3	11
G-188	Coordinate with the state to support County preferences for development along highways, including preferences for signage and vending.	Intergovernmental Cooperation	2	2	2	2	3	11
G-189	Coordinate with Edgewood to ensure adequate provision of emergency services.	Intergovernmental Cooperation	1	1	1	5	4	12
G-190	Coordinate with the City of Santa Fe to plan for and address issues with the airport.	Intergovernmental Cooperation	1	1	1	3	3	9
G-191	Partner with the Town of Edgewood to assist in code enforcement.	Intergovernmental Cooperation	1	1	1	1	3	7
G-192	Encourage improved communication between the County, Bureau of Indian Affairs and Tribal Police.	Intergovernmental Cooperation	1	1	1	1	4	8
G-193	Support amendment of the New Mexico subdivision act to require notification to Pueblos of certain development proposals.	Intergovernmental Cooperation	1	1	1	1	3	7
G-194	Support the Pueblos' efforts to be involved in voting/election process.	Intergovernmental Cooperation	1	1	1	1	3	7
G-195	Ensure communication between the County and the Pueblos regarding emergency service issues.	Intergovernmental Cooperation	1	1	1	4	4	11
G-196	Promote cooperation with the Pueblos to address the needs of all persons who are in need of emergency services in the Pojoaque Valley.	Intergovernmental Cooperation	1	1	1	3	4	10

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G-197	Support and respect local Pueblo Feast Days.	Intergovernmental Cooperation	1	1	2	1	5	10
G-198	Support Pueblo involvement in transportation planning, especially in the Regional Transit Districts (RTDs).	Intergovernmental Cooperation	1	3	2	3	3	12
G-199	Support use of in-place Pueblo utilities for use by non-Tribal County residents.	Intergovernmental Cooperation	1	1	1	3	3	9
G-200	Pursue cooperative utilities projects with Pueblos.	Intergovernmental Cooperation	1	1	3	4	4	13
G-201	Pursue solutions to land use related issues with the Pueblos.	Intergovernmental Cooperation	1	1	2	1	3	8
G-202	Provide support to the Pueblos for issues related to roadways not maintained by the County.	Intergovernmental Cooperation	1	1	1	2	3	8
G-203	Discuss possibility of snow removal service for tribal roads.	Intergovernmental Cooperation	1	1	1	3	3	9
G-204	Develop a contact list for communications between the County Fire Department and Local Fire Departments and their corresponding Tribal governments.	Intergovernmental Cooperation	1	1	1	4	4	11
G-205	Identify funding options for meeting emergency services needs (equipment, training, programs, etc.); including loans, bonding, private industry, federal funds, grants, homeland security, etc.	Intergovernmental Cooperation	1	1	1	4	4	11
G-206	Communicate with all tribal governments in the County about the possibility of conducting an “Emergency Services” summit for local and tribal governments.	Intergovernmental Cooperation	1	1	1	3	3	9

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G-207	Encourage Pueblo RTD representatives to share their thoughts with County RTD representatives and County planners.	Intergovernmental Cooperation	1	1	1	2	3	8
G-208	Incorporate the needs of the Pueblos into the RTD tax use plan.	Intergovernmental Cooperation	1	1	1	3	3	9
G-209	Ensure Pueblo concerns over weekend use of RTD transportation, pick-up/drop-off schedules and pick-up/drop-off locations are taken into account in transportation planning decisions.	Intergovernmental Cooperation	1	1	1	3	3	9
G-210	Identify and mitigate the cause or causes of increased runoff in arroyos passing through Pueblo land.	Intergovernmental Cooperation	3	1	3	1	3	11
G-211	Identify Pueblo issues regarding US 84-285 and address these issues with area NMDOT representative. Send identified issues to the NMDOT in writing.	Intergovernmental Cooperation	1	1	1	3	3	9
G-212	Seek Pueblo input on the protection of natural and cultural resource areas, especially those areas located on Tribal lands.	Intergovernmental Cooperation	4	1	2	1	4	12
G-213	Establish method for Pueblo involvement in development review procedures as a way to provide protection to natural and cultural resources.	Intergovernmental Cooperation	3	1	2	1	4	11
G-214	Development proposed within a designated future annexation area should be submitted to the municipality for review and recommendation, specifically relating to municipal development and design standards and infrastructure provision and financing requirements.	Intergovernmental Cooperation	1	2	2	4	3	12

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G-215	If water or wastewater is to be provided by the City of Santa Fe, the City should be included in the development review process to determine whether municipal development standards should apply and whether an annexation agreement should be provided.	Intergovernmental Cooperation	1	2	2	2	3	10
G-216	Adopt standards for adobe construction and other non-conventional construction techniques.	Land Use	1	1	5	1	4	12
G-217	Encourage natural vegetation shading of buildings and hardscape surfaces.	Land Use	2	1	5	2	5	15
G-218	Work cooperatively with local lenders to understand and support loans for such unconventional housing development, such as family compounds.	Land Use	1	1	3	2	3	10
G-219	Define growth boundaries for communities and incorporated places and identify potential future annexation areas.	Land Use	3	4	3	1	4	15
G-220	Use development agreements to fairly and reasonably address development proposal issues not addressed in the LDC. Development agreements shall consider the following: Applicable development and design standards and guidelines; Timing and phasing of development; Timing, phasing and financing of infrastructure and services; On- and off-site impacts caused by the development; and Conditions of approval and other responsibilities and obligations.	Land Use	2	5	4	5	5	21
G-221	Develop a plan for the provision and funding of community centers in County communities.	Land Use	1	1	2	4	4	12
G-222	Prepare a utilities corridor study to rout major utilities away from sensitive natural areas and mitigate impacts on viewsheds.	Land Use	4	2	4	3	4	17

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G-223	Coordinate with NMDOT to ensure that highway decisions do not adversely affect village development or preservation.	Land Use	3	1	3	3	3	13
G-224	Pursue designation of State Route 76 as a scenic by-way.	Land Use	3	1	1	2	4	11
G-225	Establish a scenic highway corridor ordinance for the US 84/285 corridor near Tesuque that: Recognizes the importance of Tesuque’s western highway border as the ‘entry’ from northern New Mexico into Santa Fe and vice versa, Maintains a rural landscape with large vistas of interconnected open spaces with undeveloped backgrounds, Minimizes the visual impact of new development in the scenic corridor, Allows only small scale developments in the scenic corridor that comply with established performance criteria for Tesuque (Tesuque)	Land Use	3	1	1	2	4	11
G-226	Develop a Pattern Book that identifies countywide design elements and design elements unique to specific areas and communities.	Land Use	1	1	4	1	5	12
G-227	Adopt standards for adobe construction.	Land Use	1	1	5	1	4	12
G-228	Develop educational programs and outreach about the importance of land conservation, focusing on the provision of public access to build public support.	Land Use	5	3	4	1	5	18
G-229	Require re-vegetation of areas disturbed in the development process.	Land Use	3	1	5	2	5	16
G-230	Encourage the harvesting and replanting of native vegetation removed from development sites, either on- or off-site.	Land Use	3	1	5	2	5	16
G-231	Encourage the use of existing natural features and vegetation to screen development.	Land Use	4	1	5	1	5	16

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G-232	Mitigate traffic noise and other noises that would negatively impact existing development through a combination of landscaping, structural controls, road maintenance and limitations on outdoor noise levels to an appropriate level in consideration of surrounding land uses.	Land Use	2	1	1	1	3	8
G-233	Confine development within rural conservation and rural fringe areas to minimum 10 to 40 acre lot sizes unless the following requirements are met: (a) a conditional use permit is obtained with major site plan approval, rainwater capture facilities are installed and availability of adequate public facilities; (b). lot sizes may be reduced to 5 acre minimum lot sizes if the requirements of section x (a) are met, no individual septic tanks are utilized and waste water provision is based on availability of a connection to either a County sewer system line, or, to a package sewer plant with tertiary treatment capability; (c). lot sizes may be reduced to 2.5 acre minimum lot sizes if the requirements of sections x (a) and (b) above are met and water is available with sufficient pressure to meet all County and state fire and safety standards either through hookup to a County public water line, hookup to a private water company line or use of community wells with sufficient pressure and no individual ground water wells are used.	Land Use	5	5	4	4	5	23
G-234	Establish standards for Transit-Oriented Development including mixed use development at Opportunity Centers.	Land Use	2	4	4	4	5	19
G-235	Define alternate uses of ranches, such as co-location, dude ranches, re-use of Downs with agricultural focus, eco-tourism, or archeological, historical and cultural uses.	Land Use	5	3	4	2	5	19

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G-236	Minimum gross densities should be required for development projects, which are at least equal to the densities that were assumed in projecting the amount of land needed for 20 years.	Land Use	4	4	4	1	4	17
G-237	Identify sites along State Road 599 that can be used for commercial development that can serve residents to the north and west of the City of Santa Fe, and identify sites along Interstate 25 that can be used for commercial development that can serve residents to the south and southeast of the City of Santa Fe.	Land Use	2	3	2	3	3	13
G-238	Allow planned development zoning districts, in order to encourage mixed-use development with a variety of land uses and housing choices, a well-defined sense of place, protection of scenic areas, open space, and significant habitat, and compatibility with surrounding land uses.	Land Use	3	5	4	4	5	21
G-239	Allow well-defined compact neighborhood- or community-level commercial uses in major residential development projects, based on the population of the project that is anticipated, and potentially, the population of surrounding existing and approved residential development that would not be served by commercial uses.	Land Use	3	4	4	3	5	19
G-240	Require large development projects to create a sense of place, such as providing a focal point for the community (such as a squares, and civic or commercial uses), higher densities or intensities of land use around the community's focal point, and an interconnected system of streets and roads that converges on the focal point. Low-density residential uses and open space buffers can be used on the periphery of the community, to provide a sense of separation from adjacent communities.	Land Use	1	2	3	4	5	15

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G-241	Require commercial uses, civic uses, and employment centers to provide local roads and pedestrian access that connect to adjacent and nearby residential uses, in order to minimize the need for traffic on thoroughfares. This will reduce traffic congestion and thus reduce the emission of greenhouse gases, as well as reduce the need for additional traffic lanes on thoroughfares.	Land Use	1	2	4	5	5	17
G-242	Require development in rural or agricultural areas to provide open space buffers adjacent to agricultural uses and adjacent to scenic roads.	Land Use	5	4	5	2	5	21
G-243	Monitor the effectiveness of the terrain management standards and building regulations to control drainage, revegetation, erosion, flood hazards and development on steep slopes and other environmentally hazardous areas.	Natural Resources / Conservation	4	2	4	2	5	17
G-244	Cooperate with the County Agricultural Extension Office, Natural Resources Conservation Service, state agencies, universities and other entities to develop and produce informational programs and publications (i.e. technological and ecological) which will help people minimize adverse environmental impacts as they develop and use their land.	Natural Resources / Conservation	4	2	4	1	5	16
G-245	Rehabilitate creeks and waterways with native vegetation, implementing erosion control and eradicating invasive species.	Natural Resources / Conservation	5	1	4	2	5	17
G-246	Encourage removal of Siberian Elms, Russian Olives and other invasive species and replacement with desirable indigenous species.	Natural Resources / Conservation	3	1	3	1	3	11
G-247	Require use of best management practices to prevent harm to wildlife, protect and preserve threatened or endangered species and support biodiversity.	Natural Resources / Conservation	4	1	4	1	5	15

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G-248	Collaborate with environmental NGOs (non-governmental organizations) such as the Galisteo Watershed Planning Partnership, to protect and rehabilitate local creeks, wildlife corridors and other environmentally sensitive areas.	Natural Resources / Conservation	4	1	4	2	5	16
G-249	Collaborate with wildlife conservation organizations to identify and establish a wildlife corridor through the Galisteo Basin spanning from the Ortiz Mountains north to the Sangre de Cristo Mountains.	Natural Resources / Conservation	5	1	4	2	5	17
G-250	Collaborate with wildlife conservation organizations to identify crucial focal and indicator species to protect wildlife in the County.	Natural Resources / Conservation	4	1	3	1	4	13
G-251	Prohibit new industry within the community that would constitute a “Major Source” of air pollution by standards of the State’s Division of Air Quality.	Natural Resources / Conservation	2	1	4	1	3	11
G-252	Mitigate traffic noise and other noises that would negatively impact existing development through a combination of landscaping, structural controls, road maintenance and limitations on outdoor noise levels to an appropriate level in consideration of surrounding land uses.	Natural Resources / Conservation	1	1	1	2	3	8
G-253	Evaluate and enforce regulations on new development to prevent environmental pollution.	Natural Resources / Conservation	3	1	4	1	4	13
G-254	Assess the effectiveness of County enforcement of environmental standards and regulations, especially as they pertain to activities which pose a high risk of contaminating the environment, such as mining or heavy industrial uses.	Natural Resources / Conservation	3	1	4	1	4	13
G-255	Advocate legislative changes to implement a regional approach to the monitoring and implementation of	Natural Resources / Conservation	2	1	3	1	3	10

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	pollution controls related to automobiles.							
G-256	Monitor industrial and point source (gas stations, dry cleaners, etc.) emissions.	Natural Resources / Conservation	2	1	3	1	3	10
G-257	Support the development of sustainable energy through the establishment of local power authorities and a County loan fund to facilitate initial investments in sustainable power generation.	Natural Resources / Conservation	1	1	4	3	4	13
G-258	Pursue regional renewable energy, energy efficiency and sustainable design projects with private and public partners.	Natural Resources / Conservation	2	1	4	3	4	14
G-259	Pursue energy alternatives that would reduce dependence on fossil or nuclear fuels to a much greater amount than is currently required by the NM PRC.	Natural Resources / Conservation	2	1	4	3	4	14
G-260	Educate landowners regarding the potential tax benefits of donating land and/or conservation easements.	Parks, Trails, Open Space	4	3	4	1	5	17
G-261	Develop a public education program to clearly identify boundaries between public and private properties in order to encourage respect for private property from unpermitted public use.	Parks, Trails, Open Space	4	1	1	1	3	10
G-262	Educate the public about trails, including development of a trails handbook, provision of a trails maps, development of a website and/or visitors center. Information should include routes, trail types (walking, biking and equestrian), and responsible trail use.	Parks, Trails, Open Space	3	1	3	2	3	12
G-263	Pursue preservation of areas including, but not limited to the following: La Bajada, Arroyo Canada de Los Alamos and the Galisteo Creek.	Parks, Trails, Open Space	4	2	3	2	4	15

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G-264	Identify and preserve important open space areas such as Arroyo Frijoles, Arroyo de las Trampas and portions of the Arroyo Calabasas (TAP).	Parks, Trails, Open Space	4	2	3	2	4	15
G-265	Provide open space and trails in the buffer areas between increasing residential densities and public lands in El Centro, specifically including, but not limited to the following; the Dale Ball (foothill) Trails; the Talaya Hill Open Space; the Little Tesuque Creek Open Space; and work with private land owners and federal land managers in the La Cienega area, the Buckman Road area, and Glorieta Mesa on creating transition and buffer zones to public lands and trails.	Parks, Trails, Open Space	4	2	3	3	5	17
G-266	Develop an inventory of wildlife habitat areas and a management and protection program with direct participation from local residents, property owners and business owners. Develop a wildlife corridor study that includes an inventory of wildlife in the area.	Parks, Trails, Open Space	3	1	3	1	3	11
G-267	Incorporate open space requirements, internal trails, and connections to regional trails in new subdivisions and planned unit developments, specifically including, but not limited to the following: (1) The “Proposed La Cienega Extended Planning Area” and the need for designated meaningful open space and trails connections in the subdivision at Santa Fe Canyon Ranch (formerly Thompson Ranch), and any future subdivision plans for the Gallegos Ranch, as well as other private lands that are currently in agriculture and provide a buffer between federal lands and the traditional communities at La Cienega and La Cieneguilla. (2) Any future subdivision and development of the Hughes Ranch, along Bonanza Creek and Alamo Creek, adjacent to SR 14 and south of the Community College District. (3) Large private in-holdings in the Santa Fe National	Parks, Trails, Open Space	4	3	5	4	5	21

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	Forest on Glorieta Mesa that are planned to be subdivided. (4) Large private in-holdings in the Santa Fe National Forest and Bureau of Land Management Lands accessed by the Buckman Road between the Rio Grande and Las Campanas.							
<b>G-268</b>	Maintain an updated the Official Map of existing and planned trails and open spaces.	Parks, Trails, Open Space	3	2	3	3	4	15
<b>G-269</b>	Pursue opportunities with the Jacona land grant and adjoining lands to provide interconnected trails and open space preservation, including possible conservation subdivision.	Parks, Trails, Open Space	4	3	3	4	4	18
<b>G-270</b>	Identify existing private trails and work with private land owners, the BLM and the state Land Office to develop voluntary use agreements, easements or other arrangements for public use of these trails.	Parks, Trails, Open Space	4	2	3	4	4	17
<b>G-271</b>	Coordinate with the State Department of Cultural Affairs and State Historic Preservation Department to identify and protect important cultural and historic assets.	Parks, Trails, Open Space	4	1	3	1	5	14
<b>G-272</b>	Incorporate open space dedication standards and requirements, internal trails, and connections/access to regional trails in development standards.	Parks, Trails, Open Space	5	3	5	4	5	22

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G-273	Create and maintain opportunities for safe access, parking, and trailheads to public lands and other open spaces.	Parks, Trails, Open Space	4	2	4	4	5	19
G-274	Pursue development of trails including, but not limited to the following: (1) A regional trail connection along the Rio Grande corridor; between the Pojoaque school campus, through the Jacona Land Grant, through private land and BLM to the Canada Ancha and the Buckman area; (2) A trail along Route 66; (3) a trail system using the existing acequias; (4) Provide trail easements in major arroyos; (5) A trail following the Arroyo Frijoles drainage from the City Recreation Center to the NE corner of the TAP; (6) A trail following the Arroyo de las Trampas from the junction with the Arroyo Frijoles to Puesta del Sol; (7) A trail from the Arroyo de las Trampas north to the Arroyo Frijoles near the Puesta del Sol neighborhood; (8) Trail connections from the Arroyo Frijoles to the Santa Fe River; (9) Trail connections from the TAP to the Caja del Rio and the Municipal Recreation Center; (10) The Santa Fe River Corridor; (11) The Rail Trail from Rabbit Road to Lamy along the Santa Fe Southern Route and Spur Trail Connection to the Community College; (12) The Arroyo Hondo Trail; (13) A proposed trail within the NMDOT right of way of the Burlington Northern Santa Fe railroad from Cerrillos to Lamy; (14) A rail to trail conversion of the old New Mexico Central Line (Kennedy Alignment) from Thornton Ranch Open Space to Richards Avenue and the Community College; and(15) A proposed regional trail along the Canada Ancha from Las Campanas to Buckman; (16) La Junta del Alamo.	Parks, Trails, Open Space	4	2	4	5	5	20
G-275	Create a connected trail system which will also serve as a running course for the Pojoaque Valley High School	Parks, Trails, Open Space	4	1	2	5	4	16

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	sports teams.							
<b>G-276</b>	Design trails to allow for future connections with other planned and existing trails.	Parks, Trails, Open Space	3	3	3	4	4	17
<b>G-277</b>	Prevent and remove encroaching fences that limit trail use and access.	Parks, Trails, Open Space	2	1	3	3	3	12
<b>G-278</b>	Pursue rails to trails opportunities.	Parks, Trails, Open Space	2	1	3	4	4	14
<b>G-279</b>	Provide bike routes, including signage, shoulders and other design features.	Parks, Trails, Open Space	2	1	3	4	4	14
<b>G-280</b>	Develop and adopt standards for the design and construction of bike routes, trails and/or sidewalks along all arterial, minor arterial, collector and sub-collector roads.	Parks, Trails, Open Space	2	1	3	4	4	14
<b>G-281</b>	Support opportunities to improve the maintenance of County owned parks and open space through partnerships, grant funding, and other creative techniques.	Parks, Trails, Open Space	1	1	2	3	3	10
<b>G-282</b>	Develop a community-based stewardship and management program for public lands which creates environmentally and culturally sensitive programs to maintain traditional activities such as common opens space areas, horseback trails and grazing.	Parks, Trails, Open Space	4	1	3	3	4	15
<b>G-283</b>	Develop a community-based program for open space management and maintenance, seeking volunteer open space monitors and stewards, establishing periodic open space clean-up days and developing a program to control unauthorized off-road vehicular use.	Parks, Trails, Open Space	4	1	2	3	3	13

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G-284	Clustering of development and substantial open space preservation should be required for any large development above base densities in rural and agricultural tiers, in order to prevent excessive land consumption for residential development, and to preserve habitat, scenic areas, and viable agricultural uses.	Parks, Trails, Open Space	5	5	4	2	5	21
G-285	Establish a community-based park and open space steward program to train citizen volunteers to monitor conditions and provide landscaping and litter/graffiti control.	Parks, Trails, Open Space	1	1	1	4	3	10
G-286	Establish an e-mail list and a web page to include information pertaining to County projects in each GMA, GMA DRC meetings, Community Action Group meetings and other regular meetings/participation opportunities to be held in each GMA. The website should include a contact function to allow citizens to contact County Staff as well as a registration function to allow citizens to add their name to a list to be contacted about upcoming meetings and development proposals.	Plan Implementation	1	1	2	1	3	8
G-287	Establish a schedule of quarterly public meetings for County staff to present County projects and communicate with participants. Meetings should be well-publicized and open to the public at-large. Such meetings should be informational/communication in nature and participants will not have an official capacity to recommend approaches.	Plan Implementation	1	1	2	1	3	8
G-288	Establish Community Action Groups for each Growth Management Area to address non-land use planning issues, including economic, social and community development issues. Provide staff support to each CAG. Allow each CAG to register with the County as an	Plan Implementation	1	1	2	1	3	8

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	established organization with adopted by-laws in order to apply for grant money and other assistance.							
G-289	Establish a communication plan and notification process for planning projects and other necessary communications with the public that are not governed through the Land Development Code.	Plan Implementation	1	1	2	1	3	8
G-290	Establish and support an Association of Communities to coordinate and prioritize budgets, CIPs and CIPs with the County. Other opportunities for cooperation and collaboration should be encouraged.	Plan Implementation	1	1	2	3	3	10
G-291	Provide regular opportunities for interaction between County planning staff and the public.	Plan Implementation	1	1	2	1	3	8
G-292	Enhance County communications with the public through a website and e-mail notification.	Plan Implementation	1	1	3	1	4	10
G-293	Provide a public outreach process prior to development of public infrastructure.	Plan Implementation	1	1	3	2	3	10
G-294	Ensure multiple opportunities and venues for public participation during the development review process.	Plan Implementation	1	1	3	1	4	10
G-295	Support cooperation among the County's communities in the CIP process.	Plan Implementation	1	1	3	3	4	12
G-296	Provide virtual and real central public meeting space.	Plan Implementation	1	1	1	3	3	9
G-297	Engage community residents and property owners in the development and implementation of plans and development standards.	Plan Implementation	1	1	2	1	4	9

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G-298	Provide travelling exhibits of educational topics related to planning, growth management and other topics of interest to outlying parts of the County.	Plan Implementation	2	2	2	2	3	11
G-299	Participate in a planning process for the Jacona Land Grant and provide opportunities for public participation.	Plan Implementation	1	1	2	1	3	8
G-300	Establish a Plan for the Airport Development District with public input.	Plan Implementation	1	1	2	2	3	9
G-301	Create a community plan for La Puebla.	Plan Implementation	1	1	3	1	4	10
G-302	Establish a work program with non-profit and quasi-public entities such as land trusts, educational institutions, social service providers and community service organizations to achieve community and County-wide goals.	Plan Implementation	1	1	2	1	4	9
G-303	Improve communication and outreach to young people. Coordinate with local schools to involve young people in local government and decision-making.	Plan Implementation	1	1	2	1	3	8
G-304	Expand outreach to Hispanic population and provide Spanish translation of County documents.	Plan Implementation	1	1	3	1	3	9
G-305	Improve communication between the Land Use and Assessment Departments.	Plan Implementation	1	1	1	1	3	7
G-306	Coordinate development review, building permits and assessor offices to encourage parcel data to be updated in a timely manner.	Plan Implementation	1	1	1	1	3	7
G-307	Make forms, permitting information, documents, plans and reports available on-line.	Plan Implementation	1	1	3	1	3	9
G-308	Set up a satellite office in the south portion of the County to accept permit applications and provide County records and information.	Plan Implementation	1	1	1	3	3	9

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G-309	Provide copies of plans and ordinances at County satellite offices.	Plan Implementation	1	1	1	1	3	7
G-310	Involve local college/university students in projects focused on inventorying resources and supplying information to the public.	Plan Implementation	1	1	3	1	3	9
G-311	Coordinate GIS-data sharing with State and Federal agencies.	Plan Implementation	1	1	1	1	3	7
G-312	Establish a regular and periodic exchange of GIS information and datasets with municipalities, communities and service providers.	Plan Implementation	1	1	1	2	3	8
G-313	Provide an online mapping feature on the County's website to provide GIS information to the public.	Plan Implementation	1	1	3	1	4	10
G-314	Update building structures file when building permits are issued.	Plan Implementation	1	2	2	2	3	10
G-315	Continue to support the community planning process, whereby communities can participate in the creation of land use plans and zoning regulations that specify the specific locations, intensities, and uses for development that will occur in each particular community, consistent with each community's vision and values.	Plan Implementation	1	1	3	1	4	10
G-316	Establish community provider connection with the County jail for inmate aftercare.	Public Health	1	1	1	3	3	9
G-317	Control septic tank interaction with private wells to prevent a public health problem.	Public Health	2	1	3	3	5	14
G-318	Continue to work with the State of New Mexico Human Services Department and organizations like Project Access to increase access to affordable insurance products; possibly using funds from the Con Alma Foundation.	Public Health	1	1	1	3	3	9

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G-319	Recruit healthcare providers using financial or other incentives.	Public Health	1	1	1	2	3	8
G-320	Improve coordination and cooperation between the hospital(s) and County.	Public Health	1	1	1	2	3	8
G-321	Work collaboratively with Pueblos concerning provision of healthcare to Pueblo residents.	Public Health	1	1	1	2	3	8
G-322	Assist in the provision of low cost alternatives to private insurance for low-income persons.	Public Health	1	1	1	2	3	8
G-323	Create an inventory of substance abuse treatment resources.	Public Health	1	1	1	2	3	8
G-324	Evaluate what resources are available to support the population from surrounding areas coming into SF for services.	Public Health	1	1	1	1	3	7
G-325	Manage projects through the ICIP proves to direct and coordinate funds for use in growth and needs areas.	Public Health	1	3	3	4	5	16
G-326	Extend Home Health Care.	Public Health	1	1	1	2	3	8
G-327	Attract service providers to work in more rural areas (ex: Cerrillos has only the only primary care facility located in Galisteo Basin Area).	Public Health	1	1	1	1	3	7
G-328	Explore continuing and expanding the mobile unit service funding.	Public Health	1	1	1	2	3	8
G-329	Enforce code requirements and property maintenance to facilitate access by emergency equipment.	Public Safety	1	1	1	3	3	9
G-330	Bring existing driveways up to code and ensure that new development meets requirements for driveways.	Public Safety	1	1	2	4	5	13
G-331	Evaluate and prioritize options to mitigate inadequate access by emergency personnel other public health	Public Safety	1	1	2	3	4	11

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	hazards.							
G-332	Install gates at high water crossing to reduce reliance on manpower from public safety providers to prevent high water crossing and prevent need for emergency rescue.	Public Safety	1	1	1	3	3	9
G-333	Develop a safety zone on 599 N of I-25 to Cayo del Rio (development along 599) to protect at-risk populations, including schools, from exposure to risks due to 20' natural gas line.	Public Safety	1	1	1	3	3	9
G-334	Develop and evacuation plan and infrastructure necessary to support mass evacuation.	Public Safety	1	1	1	2	3	8
G-335	Establish a plan to mitigate fire flow deficiencies in existing development when possible.	Public Safety	1	1	1	4	4	11
G-336	Incorporate Fire Department review into all transportation improvement projects.	Public Safety	1	1	1	3	4	10
G-337	Develop frontage road infrastructure on highways, especially on Rail Runner route and in other areas with limited re-routing options.	Public Safety	3	3	3	3	4	16
G-338	Develop an implementation and funding plan to expand the number and location of accessible fire hydrants in communities.	Public Safety	1	1	1	5	4	12
G-339	Assess the capacity and working order of existing fire hydrants and develop a repair and/or replacement program.	Public Safety	1	1	1	4	3	10
G-340	Support an adequate emergency telecommunications infrastructure and planning.	Public Safety	1	1	1	4	4	11
G-341	Adopt the International Fire Code.	Public Safety	1	1	1	4	5	12

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G-342	Support continued professionalization of fire department and provision of manned fire stations	Public Safety	1	1	1	3	4	10
G-343	Enhance benefits to encourage fire volunteers.	Public Safety	1	1	1	3	4	10
G-344	Increase volunteer firefighter recruitment through such efforts as an educational campaign to increase awareness of the need for volunteers and options for volunteering.	Public Safety	1	1	1	5	5	13
G-345	Improve business compliance with the Life Safety Code (NFPA-101) and ensure businesses meet fire protection requirements such as a sprinkler system, smoke alarms and fire exit signs, and proper storage of all flammable or explosive solids or gasses.	Public Safety	1	1	1	3	5	11
G-346	Develop and maintain a County-wide Hazard Mitigation and Emergency Response Plan that addresses threats from natural and manmade hazards.	Public Safety	2	1	1	1	4	9
G-347	Mitigate invasive species that cause brush build-up and cause a wildfire hazard.	Public Safety	3	1	1	1	3	9
G-348	Collaborate Fire Department and County Wildland Extension Service should provide resources to help homeowners address vegetation issues on their property.	Public Safety	2	1	1	1	3	8
G-349	Coordinate with the County Fire Department, State Forestry Division and the USFS to conduct periodic neighborhood meetings to provide educational seminars and materials to residents about fire protection measures.	Public Safety	2	1	1	1	3	8
G-350	Coordinate with the County Fire Department and the State Forestry Division for technical support to assist in distributing literature on fire protection in urban-wildland interface areas.	Public Safety	3	1	1	1	4	10

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G-351	Thin trees and vegetation in forests and neighborhoods to reduce fire risk. Use matching funds to complement soil conservation grants to thin forests.	Public Safety	4	1	1	1	4	11
G-352	Identify areas with speeding problems and develop a periodic monitoring schedule with the Sheriff's Department to enforce speed limits.	Public Safety	1	1	1	2	3	8
G-353	Support State, County, school, Pueblo and non-profit organizations in their efforts to promote community programs that address abuse of drugs, alcohol, and gambling and work on suicide and teen pregnancy prevention.	Public Safety	1	1	1	3	3	9
G-354	Communicate to new and existing residents the available and planned level of service to eliminate misconceptions and encourage prevention activities.	Public Safety	1	3	3	1	4	12
G-355	Develop public outreach and educational programs to increase fire protection awareness, including provision of fire alarms/smoke detectors to those in need and education and outreach about wildfire dangers.	Public Safety	1	1	1	2	3	8
G-356	Coordinate to help educate local establishments regarding affordable and appropriate means to improve compliance with the NFPA Life Safety Code-101.	Public Safety	1	1	1	2	3	8
G-357	Enhance coordination and communication with Pueblos.	Public Safety	1	1	2	1	3	8
G-358	Promote public safety as a strong component of the Intergovernmental Summit to enhance coordination.	Public Safety	1	1	1	2	3	8
G-359	Pursue opportunities for joint development review by fire department of pueblo development to facilitate provision of service.	Public Safety	1	1	1	2	3	8
G-360	Coordinate between fire department, Public Works and NMDOT to ensure that roadways are safe and do not	Public Safety	1	1	1	3	3	9

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	pose a safety hazard to emergency response equipment or personnel.							
G-361	Enhance coordination between City and County Fire Departments at department level, including cooperation on prevention, education, outreach and information sharing.	Public Safety	1	1	1	3	3	9
G-362	Facilitate coordination among Fire Department, Vegetation Control and School District to maintain adequate ROW for emergency response vehicles and school bus service	Public Safety	1	1	1	4	3	10
G-363	Enhance communications infrastructure and coordinate with EMS, Fire Department, Sherriff and Public Works.	Public Safety	1	1	1	3	3	9
G-364	Address consistent community problems in collaboration with governmental agencies and other organization, including vandalism and graffiti, trash and dumping, drugs/alcohol abuse, suicide prevention, teen pregnancy, animal control and speeding.	Public Safety	1	1	1	2	3	8
G-365	Establish wind and solar energy regulations to encourage renewable energy production while preventing nuisances from noise and vibration, hazards to air navigation, birds and other wildlife, degradation to scenic viewsheds and other potential nuisances and hazards.	Sustainability	3	1	4	4	5	17
G-366	Encourage locally grown food.	Sustainability	3	1	3	1	5	13
G-367	Require the use of "green" construction and neighborhood development materials and techniques for residential and non-residential development equivalent to silver LEED rating, to achieve environmental benefits and low utility costs	Sustainability	2	2	5	1	5	15

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G-368	Adopt a Green Building Ordinance.	Sustainability	2	2	5	1	5	15
G-369	Develop resource materials for County housing developers and builders regarding “off the shelf” solutions and alternatives for efficient materials and techniques to reduce environmental impact and life-time energy costs while limiting development costs in comparison to conventional construction.	Sustainability	1	1	5	3	5	15
G-370	Develop an automated traffic signal synchronization and control system (ATSAC);	Sustainability	1	1	1	5	4	12
G-371	Make transit information easily available, understandable, and translated into multiple languages;	Sustainability	1	3	3	3	4	14
G-372	Develop a County and private industry employee rideshare program;	Sustainability	2	3	3	4	4	16
G-373	Incentivize compact, infill, transit oriented, traditional neighborhood and mixed use development	Sustainability	3	5	5	3	5	21
G-374	Leverage purchasing to promote local green technology, products and services	Sustainability	1	1	3	4	5	14
G-375	Collaborate with the private sector to encourage the growth of local green businesses	Sustainability	1	1	3	1	4	10
G-376	Provide support to local environmentally-focused companies to penetrate both local and foreign markets	Sustainability	1	1	3	1	4	10
G-377	Identify, and promote and incentive start up locations and subsidy support for green and renewable energy businesses	Sustainability	1	1	3	1	3	9
G-378	Partner with schools and colleges to develop classes and programs that train low and middle income residents for jobs in the green and renewable energy economy, Encourage green economy entrepreneurship and provide County residents with the skills and knowledge	Sustainability	1	1	3	1	4	10

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to work for competitive green businesses.

G-379	Establish a community-based park and open space steward program to train citizen volunteers to monitor conditions and provide landscaping and litter/graffiti control.	Sustainability	3	1	3	2	4	13
G-380	Adopt a Climate Action Plan that prepares for climate change effects on the County, including increased heat, drought and public health impacts.	Sustainability	1	1	3	1	4	10
G-381	Develop a Greenhouse Gas (GHG) Plan to establish a GHG inventory, monitor/measure fleet vehicles, conduct GHG emissions study and partner with State (founding member of the Climate Registry)	Sustainability	1	1	3	1	4	10
G-382	Develop a Waste Reduction Plan that provides incentives for recycling and composting and sustainable regulation of landfills, junkyards and auto graveyards.	Sustainability	1	1	3	4	4	13
G-383	Encourage use of locally sourced, low-embodied energy building materials, such as adobe, earth, pumice, stone and wood.	Sustainability	1	1	3	1	4	10

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G-384	Require all new and rehabilitation construction that requires a building permit to meet or exceed EPA Energy Star Ratings for the installation or replacement of home or commercial appliances including, but not limited to: Washing machines and clothes dryers; Humidifiers, de-humidifiers and air purifiers; Major kitchen appliances including microwave, conventional and convection ovens, dishwashers, refrigerators and freezers; HVAC equipment including central air conditioners, room air conditioners, boilers, furnaces, air source heat pumps, geo-thermal heat pumps, commercial HVAC equipment, and programmable thermostats; Ceiling fans, ventilating fans and attic fans; Water heaters, air and gas condensing water heaters, heat pump water heaters, high efficiency gas storage water heaters, solar water heaters, and whole home gas tankless water heaters; Home electronics, battery charging systems, TV/VCR/DVD/DVR units, telephones, digital to analog converter boxes, external power adapters, audio systems, set top boxes and televisions; Lighting fixtures and bulbs including compact fluorescent light bulbs, light fixtures, decorative light strings, and commercial LED lighting; Commercial food service products, vending machines and water coolers; Computers and office equipment including computers, copiers and fax machines, digital duplicators, servers, printers and scanners.	Sustainability	1	1	5	1	5	13

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G-385	Adopt solar energy regulations including aspects such as the following: Solar access standards, such as “solar fence” setbacks; Requiring a solar production permit, and applicable standards/process, for production beyond the single-family residential level; Siting standards for all new development, such as requiring solar orientation, unimpeded solar access to all buildings, roof structures capable of holding the weight of solar panels; Performance standards (for production levels beyond single-family residential) such as reasonable measures to reduce glare from panels, underground installation of power collection lines.	Sustainability	1	1	5	2	5	14
G-386	Adopt wind energy regulations including aspects such as the following: Separate requirements for both small and large-scale systems; Requiring an Environmental Impact Analysis Report, including potential impacts to wildlife and avian species, including migratory birds, and proposed mitigation measures; Required setbacks from property lines, floodplains, historic and cultural resources and roads; Minimum clearance from the ground; Maximum height; Requiring compliance with FAA regulations; Requiring utility notification (not necessary for off-grid systems); Aesthetic regulations, such as color specifications to minimize visual impact and restrictions on decorative items, advertising and signage; Restrictions on abandonment and removal; Hillside and ridgetop restrictions; Lighting restrictions; and Fencing and buffering requirements.	Sustainability	2	1	5	3	5	16
G-387	Require compliance with minimum energy-efficiency standards in the development of all residential and non-residential development.	Sustainability	1	1	5	2	5	14
G-388	Provide incentives for the inclusion of energy-efficiency in new development.	Sustainability	1	1	5	1	5	13

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G-389	Incentive the use of remote agricultural and ranch lands in Santa Fe County for solar, geo-thermal, bio-fuel and wind farm operations. through County, state and federal tax credits, deductions, tax increment finance, loans and grants.	Sustainability	3	2	5	3	5	18
G-390	Require the installation of rain water capture, solar and wind turbine facilities on new and existing buildings and structures throughout the County and incentive the installation through County, state and federal tax credits, deductions, loans and grants.	Sustainability	1	1	5	4	5	16
G-391	Monetize the provision of rain water capture, solar and wind turbine systems by developers through the amortization of the capital cost through public improvement district financing based on reductions of water, electric and natural gas utility rates .	Sustainability	1	1	5	4	5	16
G-392	Ensure that large ranches put up for sale are developed appropriately to meet sustainability standards.	Sustainability	3	5	5	1	5	19
G-393	Develop a program for restaurants to donate their leftover food to area farms for their animals, compost and/or give away to homeless and other shelters.	Sustainability	3	1	4	1	4	13
G-394	Encourage the use of pervious asphalt, pervious concrete or other pervious material to build new or resurface existing access roads or parking lots.	Sustainability	1	1	5	4	5	16
G-395	Increase connectivity of greenways so citizens have more opportunities to bike to work, shop and schools.	Sustainability	1	1	4	4	5	15
G-396	Periodically re-evaluate traffic signal timing to reduce congestion.	Sustainability	1	1	1	5	4	12
G-397	Allow for a greater variety of compatible uses which reduce the number and length of vehicle trips and increase internal trip capture.	Transportation	1	4	4	4	4	17

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G-398	Provide connections to and utilization of the Rail Runner.	Transportation	1	3	4	5	4	17
G-399	Promote the use of park and ride to support transit usage.	Transportation	1	3	4	5	5	18
G-400	Provide alternatives for people to get to Rail Runner stations, such as bus service.	Transportation	1	3	4	5	4	17
G-401	Provide transportation connections from communities to City of Santa Fe via expanded public bus service.	Transportation	1	3	4	5	4	17
G-402	Ensure that transit options are considered at the same time as ROW needs for new roads in consideration of the needs of the whole community.	Transportation	1	3	4	5	4	17
G-403	Support bus service between the City of Santa Fe and connections along NM599.	Transportation	1	3	4	5	4	17
G-404	Coordinate with the RPA to extend bus service and prioritize revisions and expansions.	Transportation	1	3	3	4	4	15
G-405	Provide transportation services to low mobility residents through existing public, non-profit and private transportation services.	Transportation	1	2	3	5	4	15
G-406	Explore the possibility of a rail station along the Santa Fe Southern Rail line near Lamy to facilitate passenger and freight rail service to the City of Santa Fe for residents in the Galisteo area. Also explore the possibility of other rail stations throughout the County.	Transportation	1	2	4	5	4	16
G-407	Encourage land use patterns and densities that support transit and reduce automobile trips, including compact, mixed use development patterns that integrate jobs, housing, shopping and community services.	Transportation	4	4	5	3	5	21
G-408	Encourage statewide planning for truck routes, including defined truck routes and preventing trucks from taking inappropriate shortcuts.	Transportation	1	1	1	3	3	9

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G-409	Support the use of traffic calming techniques, weight restrictions and other strategies for the reduction of heavy truck traffic through traditional villages.	Transportation	2	1	1	3	5	12
G-410	Support freight by rail to reduce truck traffic.	Transportation	1	1	3	4	4	13
G-411	Restrict pedestrians and cyclists on roadways that are dangerous due to excessive speeds, traffic congestion or inadequate design.	Transportation	1	1	1	2	2	7
G-412	Encourage connections between communities and activity centers, with transportation and development patterns that work together.	Transportation	2	3	3	3	4	15
G-413	Use traffic calming measures to promote road safety.	Transportation	1	1	1	3	3	9
G-414	Ensure roadways are improved and maintained to standards that allow road users to interact safely and allow adequate emergency response.	Transportation	1	1	1	4	5	12
G-415	Provide an efficient network of smaller roads and trails, scenic byways and buffered road and highway corridors between communities.	Transportation	3	1	3	4	4	15
G-416	Improve communication between jurisdictions that share the maintenance of a road in order to streamline and improve maintenance.	Transportation	1	1	1	3	3	9
G-417	Ensure that changing demands on the transportation system are considered in planning efforts, including the aging of the population.	Transportation	1	1	1	2	3	8
G-418	Ensure that the regional perspective is considered in transportation planning.	Transportation	1	1	2	2	3	9
G-419	Develop prioritized maintenance and improvement plans in coordination with local representatives, the Road Advisory Task Force, the Arterial Roads Task Force,	Transportation	1	1	1	4	3	10

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	the MPO and DOT.							
G-420	Seek quarterly meetings with public officials, including County and City of Santa Fe staff to review road and traffic issues such as maintenance, law enforcement, traffic studies, etc. in communities.	Transportation	1	1	1	3	3	9
G-421	Enforce speed limits and implement appropriate traffic slowing techniques in local communities.	Transportation	1	1	1	2	4	9
G-422	Improve road connections throughout the County through the use of special assessment districts and federal and state funds.	Transportation	1	1	1	4	5	12
G-423	Develop alternative funding sources for transportation improvements, including the use of transportation improvement districts, special assessments and others, ensuring the fair and equitable funding mechanisms.	Transportation	1	1	1	4	5	12
G-424	Identify rights-of-way needed for future road construction and expansion through the adoption of a right-of-way map.	Transportation	1	1	1	4	4	11
G-425	Maintain a list of County roads that includes the functional classification, status and obligations.	Transportation	1	1	1	3	3	9
G-426	Develop and classify a road hierarchy and road design components including multiple road classifications and cross sections (CCD).	Transportation	1	1	1	4	3	10
G-427	Actively seek Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) and other funding for desired transportation alternatives.	Transportation	1	1	1	3	4	10
G-428	Develop a plan for future road access through National Forests in cooperation with the National Forest Service.	Transportation	1	1	1	4	4	11

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	Coordinate with the Federal Forest Service to build and maintain roads to County standards.							
G-429	Develop outreach and educational materials for educational materials to inform residents of the County’s notification procedures for road maintenance needs and requests.	Transportation	1	1	1	2	3	8
G-430	Develop educational materials to inform landowners of requirements to obtain a development permit for private road construction and the various regulations and policies regarding terrain management.	Transportation	3	1	2	3	3	12
G-431	Inform applicants of the erosion potential and importance of terrain management and contour-sensitive road design when road permit applications are made.	Transportation	4	1	4	3	4	16
G-432	Inform applicants of the importance of preventing erosion along abandoned roads. Suggest simple methods to control erosion such as using rocks and/or straw bale check dams in run-off channels to divert or slow down water flow.	Transportation	4	1	3	3	4	15
G-433	Support improved road and bridge infrastructure that maintains the rural character of the area it is located in.	Transportation	2	1	3	3	5	14
G-434	Promote aesthetic components in road design, such as curves, framed termini, minimized cuts and fills and parkways.	Transportation	1	1	1	3	3	9
G-435	Address the needs of communities and mixed use areas – slower speeds, varied road widths, smaller curve radii, traffic calming techniques, bike and pedestrian access.	Transportation	1	1	1	3	3	9
G-436	Support safe routes to school through planning and capital improvements.	Transportation	1	1	1	4	4	11

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G-437	Promote the use of state scenic guidelines for all County roads.	Transportation	3	1	3	3	3	13
G-438	Maintain historic bridges.	Transportation	1	1	2	3	3	10
G-439	Collaborate with all government agencies to ensure the implementation of context sensitive designs to preserve the rural character of roadways in the County.	Transportation	3	1	3	3	4	14
G-440	Implement the Federal Guidelines for National Scenic Byways.	Transportation	3	1	3	3	3	13
G-441	Collaborate with the NM Department of Tourism and local eco-tourism organizations to reduce potential negative impacts resulting from increased tourism to the Galisteo Basin and other tourist-heavy portions of the County.	Transportation	4	1	4	1	4	14
G-442	Explore dust remediation efforts for gravel and dirt roads to reduce particulate matter in the air. Pave roads to protect and improve air quality.	Transportation	1	1	3	3	3	11
G-443	The County should amend development patterns to protect environmentally sensitive areas from inappropriate road/lot development.	Transportation	5	3	5	3	5	21
G-444	The County should explore options with communities and support and facilitate improvements to assist in upgrading private roads that do not meet County emergency access design standards.	Transportation	1	1	1	5	4	12
G-445	Areas that are difficult to access or are inaccessible by emergency vehicles should be mapped to improve EMS and to assist in identifying roads requiring improvements.	Transportation	1	1	1	3	3	9
G-446	Transit services along the Santa Fe Southern Rail line should be evaluated in order to potentially provide local	Transportation	1	2	2	3	3	11

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	County rail connections to Rail Runner and City bus services.							
G-447	Information about options for State funding for roads projects should be provided to local entities.	Transportation	1	1	1	3	3	9
G-448	Reducing the posted speed limit should be evaluated along County Roads which have been identified by the public as contributing to air pollution.	Transportation	2	1	1	3	3	10
G-449	The frequency and spacing of curb cuts should be evaluated to minimize the potential of pedestrian and vehicular conflicts.	Transportation	1	1	1	3	3	9
G-450	The County should adopt a general policy about truck traffic along Rural/Scenic Roads.	Transportation	3	1	1	2	3	10
G-451	The County should evaluate which provisions in the NMDOT byways guidelines could apply to County Roads.	Transportation	3	1	2	3	3	12
G-452	The County should provide clear information to property owners and neighborhood associations to educate the public about the level of service residents can reasonably expect when moving into a rural area in the County (e.g. Yellow letters on green signs indicate this is a County Road – roads labeled differently are not County Roads. The County is only required to maintain roads within the County’s road network).	Transportation	2	3	2	1	3	11
G-453	The County should create a transportation working group with members from other transportation entities (e.g. DOT, Scenic Byways) to engage with legislators to improve the cross-jurisdictional road network.	Transportation	1	1	1	3	3	9
G-454	The County should explore the possibility of expanding the role of the Roads Advisory Task Force to assist with prioritizing projects which can utilizing CIP funds.	Transportation	1	1	1	3	3	9

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G-455	The County should work with the NM DOT to determine what types of traffic calming Best Management Practices can be implemented along State Highways which pass through communities in Santa Fe County.	Transportation	1	1	1	4	3	10
G-456	Impact Fees should help pay for new equipment for road projects.	Transportation	1	2	4	4	4	15
G-457	The County should cooperate with the NM DOT to explore the possibility of decreasing the Level of Service along some State Routes and/or changing the Functional Classification of the State Routes as they pass through communities in order to improve safety and efficiency and to accommodate the needs of all roadway users including bicyclists, pedestrians and equestrians.	Transportation	2	2	3	3	4	14
G-458	The County and its elected officials should be informed and required to uphold the County's road acceptance policy as adopted by the Santa Fe Board of County Commissioners.	Transportation	1	2	2	4	4	13
G-459	The County should ensure adequate road design that includes shoulders, grading and sidewalks wherever possible	Transportation	1	1	1	4	4	11
G-460	The County road policy should establish the Level of Service (LOS) based on Traffic Volumes/Types for each roadway and implement a suitable drainage design according to road type.	Transportation	1	1	3	3	3	11
G-461	The County road policy should establish a process for evaluating low-water crossings based on Level of Service (traffic volume, road type, runoff volumes, conjunctive use of the drainage by wildlife and for trail and utility easements and other traffic safety considerations.)	Transportation	1	1	1	3	3	9

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G-462	Partner with the City of Santa Fe and public and private water utilities and companies to reduce groundwater extraction and distribution and to cooperate on Water management Plans (supply and treatment), monitor water usage (database) and create education and awareness outreach programs.	Water / Wastewater	2	2	4	3	4	15
G-463	Support and implement the Conjunctive Water Management Plan	Water / Wastewater	2	2	3	3	3	13
G-464	Ensure that an adequate quantity of surface and ground is available for domestic and agricultural use by supporting the County Conjunctive Management Water Plan by conducting further detailed studies of renewable water sources and aquifer systems, addressing the following issues:: Updating demographic, hydrographic and other technical information to guide development decisions; Working with USGS and Office of State Engineer to do water modeling on groundwater recharge, quality, quantity and accessibility. Building regional partnerships with all water users to develop long-term, sustainable water management strategies; working with the City of Santa Fe and other water shareholders to develop imported surface water sources and delivery systems; Identifying and designating sensitive groundwater aquifer management zones and implement effective management strategies; Expanding the groundwater monitoring program.	Water / Wastewater	3	3	4	4	4	18
G-465	Support the development of “Domestic Well Management Areas.”	Water / Wastewater	2	2	3	4	4	15
G-466	Develop a coordinated effort to remove non-native species of vegetation that contribute to the depletion of aquifers.	Water / Wastewater	2	1	3	5	4	15

#	SLDP General Implementation Strategies	Plan Element	Protects Agricultural /Environmental Lands	Prevents Sprawl	Provides Incentive for Sustainable Development	Provides Adequate Facilities /Services	Furtheres Goals, Objectives & Policies of SLDP	Total Priority Score (25 max)
G-467	Support techniques to manage storm water for flood control, water harvesting, habitat enhancement and aquifer recharge.	Water / Wastewater	4	1	4	4	4	17
G-468	Pursue additional sources of supplemental surface water and funding for domestic use and protection of ground water for irrigation.	Water / Wastewater	1	1	3	4	4	13
G-469	Develop plans to deal with emergency drought preparedness and for emergency coverage.	Water / Wastewater	1	1	2	3	3	10
G-470	Use the following and other best management practices to promote water conservation in public and private development: i. Require the use of water catchment systems; ii. Develop standards for grey water use; iii. Discourage the building of swimming pools and golf courses; iv. Encourage xeriscaping and native plants; v. Require low-flow water fixtures; vi. Require all surface water and ground water used in residential and non-residential development to be treated and pumped back into the Santa Fe basin aquifer to achieve a standard of 60 gallons per day per capita for daily water use; vii. Limiting annual water use for new residential developments to .14 to .25 acre feet per year per capita and exempting new commercial, mixed use and employment centers to a minimum established by the County manager as reasonably necessary to incentive new employment; viii. Establish an inclining rate structure for the County Water Utility to disincentive excessive water use; ix. Utilize the Environmental Impact Report , Water and Adequate Public Facility Assessments required for development approvals to condition development approval to meet these General Plan standards.	Water / Wastewater	2	2	4	4	5	17
G-471	Require, monitor and enforce the use of water meters.	Water / Wastewater	1	2	3	3	4	13

#	SLDP General Implementation Strategies	Plan Element	Protects Agricultural /Environmental Lands	Prevents Sprawl	Provides Incentive for Sustainable Development	Provides Adequate Facilities /Services	Furtheres Goals, Objectives & Policies of SLDP	Total Priority Score (25 max)
G-472	Develop a County Water Conservation Program through regulations, pricing and supply policies for any public water systems in the County and through cooperation with other water supply or regulatory agencies.	Water / Wastewater	2	2	4	3	5	16
G-473	Limit water consumption by all commercial uses, including home-based businesses, if not connected to a community water system.	Water / Wastewater	2	2	4	3	4	15
G-474	Ensure safety of domestic wells and surface and groundwater quality through pre- and post-development monitoring.	Water / Wastewater	1	2	3	3	4	13
G-475	Support the Earth Works Restoration Action Strategy (WRAS) projects funded through the NMED Clean Water Act Section 319.	Water / Wastewater	4	1	3	1	5	14
G-476	Coordinate with New Mexico Mining and Mineral Division and the Abandoned Mines Bureau to ensure that slag pile mitigation does not create or contribute to storm water drainage problems (Madrid).	Water / Wastewater	4	1	3	1	4	13
G-477	Coordinate with the Soil and Water Conservation Districts, the State Engineer's Office, the Water Quality Bureau of the NM Environmental Department and any other relevant agencies to develop and fund a program to ensure that all abandoned wells and drill holes are securely capped.	Water / Wastewater	3	1	2	1	3	10
G-478	Coordinate water quality protection efforts with the NM Environment Department and local communities.	Water / Wastewater	2	1	3	3	3	12
G-479	Use the development review process to ensure compliance with all NMED regulations.	Water / Wastewater	4	2	4	4	5	19
G-480	Coordinate with NMDOT District 5 to correct drainage problems along NM 15 (Madrid).	Water / Wastewater	3	1	3	3	3	13

#	SLDP General Implementation Strategies	Plan Element	Protects Agricultural /Environmental Lands	Prevents Sprawl	Provides Incentive for Sustainable Development	Provides Adequate Facilities /Services	Furtheres Goals, Objectives & Policies of SLDP	Total Priority Score (25 max)
G-481	Develop an economic assistance program for residents who need financial assistance to hook-up to a local sewer line.	Water / Wastewater	3	3	4	4	4	18
G-482	Develop a program that will assist homeowners with septic tank compliance.	Water / Wastewater	3	3	4	4	4	18
G-483	Establish and adopt standards and setbacks for individual waste systems, ensuring that liquid waste requirements of individual systems conform to underlying zoning and all septic systems meet or exceed existing NMED standards.	Water / Wastewater	3	2	4	4	5	18
G-484	Encourage septic systems that use alternative wastewater treatment techniques such as wetlands, composting toilets, and gray water reuse “split-system” technology, providing they meet all NM Environment Department regulations.	Water / Wastewater	3	2	5	5	5	20
G-485	Develop on-site liquid waste disposal system design criteria that more accurately address the soil types found on each development site.	Water / Wastewater	4	2	5	5	5	21
G-486	Coordinate with the State Engineer’s office to develop a monitoring and notification program, monitor water rights retirement schedules, and investigate whether return flow credits can be credited to the community.	Water / Wastewater	2	1	3	3	3	12
G-487	Coordinate with the communities and mutual domestics to acquire transferable water rights, inventory transferable water rights and coordinate water conservation initiatives.	Water / Wastewater	1	1	3	3	3	11
G-488	Coordinate with the NM Environment Department and County Hydrologist to fund an engineering study and implement the appropriate recharge basin management plan to protect Madrid’s current and future wells (Madrid).	Water / Wastewater	2	1	3	3	3	12

#	SLDP General Implementation Strategies	Plan Element	Protects Agricultural /Environmental Lands	Prevents Sprawl	Provides Incentive for Sustainable Development	Provides Adequate Facilities /Services	Furtheres Goals, Objectives & Policies of SLDP	Total Priority Score (25 max)
G-489	Develop future water sources and funding for water provision for communities.	Water / Wastewater	2	1	3	4	4	14
G-490	Provide adequate water storage and treatment facilities to meet community needs.	Water / Wastewater	2	1	3	4	4	14
G-491	Maintain and monitor well data collected for wells in Tesuque.	Water / Wastewater	2	1	3	3	3	12
G-492	Develop accurate population estimates for County communities.	Water / Wastewater	1	1	1	1	3	7
G-493	Take delivery of unused San Juan – Chama contract water and use for aquifer storage (CCD).	Water / Wastewater	1	1	1	4	3	10
G-494	Establish local financing mechanisms for communities to create water and/or sanitation districts in their communities, such as formation of a special assessment or improvement district when water and/or water rights are available to serve the area.	Water / Wastewater	2	1	3	4	4	14
G-495	Improve availability and quality of wastewater treatment systems in all parts of the County.	Water / Wastewater	3	2	4	4	5	18
G-496	Establish standards for use of wastewater treatment alternatives, including solar aquatics.	Water / Wastewater	2	1	4	4	4	15
G-497	Coordinate County and City of Santa Fe efforts to resolve sewer access issues for property owners who have provided easement agreements to the City.	Water / Wastewater	2	2	3	4	3	14
G-498	Create new programs and financing options to convert existing septic users to a wastewater collection system.	Water / Wastewater	4	2	4	5	5	20
G-499	Develop guidelines and assistance for all new developments to install wastewater treatment systems.	Water / Wastewater	3	2	4	5	5	19
G-500	Seek demonstration and pilot projects of Advanced Treatment Systems.	Water / Wastewater	2	1	3	3	3	12

#	SLDP General Implementation Strategies	Plan Element	Protects Agricultural /Environmental Lands	Prevents Sprawl	Provides Incentive for Sustainable Development	Provides Adequate Facilities /Services	Furtheres Goals, Objectives & Policies of SLDP	Total Priority Score (25 max)
G-501	Coordinate with the County and City of Santa Fe to assess the capacity of the Agua Fria sewer line and the feasibility of hooking up to the Santa Fe River trunk line (Agua Fria).	Water / Wastewater	3	3	3	4	3	16
G-502	Provide wastewater treatment facilities on Hwy 472, which already has water lines.	Water / Wastewater	3	2	3	4	4	16
G-503	Develop a plan to help communities fund and provide wastewater facilities.	Water / Wastewater	4	3	4	4	4	19
G-504	Support a liquid waste management plan for the community and pursue funding sources for design, right-of-way acquisition, system and infrastructure construction and operation (Tesuque).	Water / Wastewater	4	3	4	4	4	19
G-505	Develop comprehensive watershed management plans for communities that address sustainable water use, wastewater and storm water management. At a minimum, plans should include accurate population estimates, potential for recharge of effluent, potential water sources, wastewater treatment alternatives, funding sources and alternatives, infrastructure needs and potential connection to the County water/wastewater system.	Water / Wastewater	4	2	4	4	4	18
G-506	Establish local working groups and/or management boards to support balanced watershed management planning in communities.	Water / Wastewater	3	2	4	3	4	16
G-507	Investigate possibilities of recharge of State Penitentiary effluent (CCD).	Water / Wastewater	2	1	4	4	4	15
G-508	Study reduction of State Penitentiary well pumping or movement of the point of diversion of the associated water rights and conjunctive use with County imported water (CCD).	Water / Wastewater	2	1	4	4	4	15

#	SLDP General Implementation Strategies	Plan Element	Protects Agricultural /Environmental Lands	Prevents Sprawl	Provides Incentive for Sustainable Development	Provides Adequate Facilities /Services	Furtheres Goals, Objectives & Policies of SLDP	Total Priority Score (25 max)
G-509	Establish a well testing program and develop a well testing schedule to monitor a significant number of representative wells throughout the County.	Water / Wastewater	2	1	3	3	3	12
G-510	In coordination with the County Water Conservation Program and private and non-profit conservation groups, monitor and protect the flow of water in perineal and intermittent rivers and streams.	Water / Wastewater	4	1	3	2	4	14
G-511	Monitor underground storage tanks, including gasoline tanks at operating and closed gas stations for leaks.	Water / Wastewater	4	1	2	1	4	12
G-512	Develop a septic tank monitoring program.	Water / Wastewater	3	1	2	2	4	12
G-513	Ensure that the quantity and quality of effluent from the City of Santa Fe’s wastewater treatment plant are sufficient to meet the needs of downstream water users.	Water / Wastewater	3	1	2	3	4	13
G-514	Require all wells to monitor and record water meter readings on a monthly basis and submit an annual report to the County, for residential and commercial uses.	Water / Wastewater	2	1	3	3	3	12
G-515	Develop and distribute informational materials to local schools, to County satellite offices, to developers, and in conjunction with other service providers and non-profits. Materials should include information about: i. Water rights; ii. Water conservation; iii. Wastewater recycling and treatment options; iv. The need to obtain permits and inspection of all improvements impacting drainage; v. Aquifer recharge and topsoil enhancement; vi. Arroyo management and erosion control; vii. Stormwater management and catchment systems.	Water / Wastewater	4	1	4	3	4	16

#	SLDP General Implementation Strategies	Plan Element	Protects Agricultural /Environmental Lands	Prevents Sprawl	Provides Incentive for Sustainable Development	Provides Adequate Facilities /Services	Furthers Goals, Objectives & Policies of SLDP	Total Priority Score (25 max)
G-516	Conduct regular water fairs to involve the community in monitoring efforts and to use as a venue to educate the community about the quality of their water sources.	Water / Wastewater	3	1	3	3	3	13
G-517	Coordinate with local businesses to implement an educational water conservation program for tourists and local residents.	Water / Wastewater	3	1	2	2	3	11
G-518	Initiate an educational and technical replacement program for water efficient technology in conjunction with the County Water Conservation Program.	Water / Wastewater	3	1	4	3	3	14
G-519	Require new development and construction to use gray water and rain catchment systems for landscape watering and non-potable water uses.	Water / Wastewater	5	1	5	4	5	20
G-520	Require new development and construction to install rainwater capture and treatment systems, including but not limited to water tanks, underground storage, cisterns, swales, permeable surfaces, and other water harvesting and re-use techniques.	Water / Wastewater	5	1	5	4	5	20
G-521	Prohibit the use of groundwater and potable water for landscape watering and other non-potable water uses.	Water / Wastewater	5	1	5	3	5	19
G-522	Require sites to be designed to incorporate erosion control and require the use of best management practices during construction and operation to protect water quality.	Water / Wastewater	4	1	4	3	4	16
G-523	Require connection to community/regional water and wastewater systems at time of development or when systems become available. Require all new development to design and engineer its system for future connection.	Water / Wastewater	5	4	5	5	5	24

#	SLDP General Implementation Strategies	Plan Element	Protects Agricultural /Environmental Lands	Prevents Sprawl	Provides Incentive for Sustainable Development	Provides Adequate Facilities /Services	Furtheres Goals, Objectives & Policies of SLDP	Total Priority Score (25 max)
G-524	Require an adequate supply of water for projected demand prior to development approval. Require a water resource plan, permit from the State Engineer’s Office or a community water system water meter membership as a prerequisite for a development permit. Discourage development or building expansion where water hook-ups are not available.	Water / Wastewater	4	4	4	4	5	21
G-525	Establish water reclamation standards and require all new development to process wastewater for internal gray water use and outdoor irrigation. Require new development to be plumbed to simplify grey water recycling.	Water / Wastewater	5	1	5	4	5	20
G-526	Require a shared-well agreement for mixed use/commercial businesses with an existing property.	Water / Wastewater	3	3	4	4	4	18
G-527	Require a copy of any liquid waste disposal permit issued by the state to be presented at the time of an application for development.	Water / Wastewater	2	1	3	1	3	10
G-528	Use the development review process to ensure adequate water is available to support new development without negatively impacting existing wells.	Water / Wastewater	4	3	3	4	4	18
G-529	Require demonstration of adequate water rights prior to development of new riparian areas.	Water / Wastewater	4	4	4	4	4	20
G-530	Require best management practices for storm water management including installing the following rain water capture and water re-use facilities: use of vegetative buffers and on-site swales, roof drains and permeable surfaces for retention/detention/ treatment and re-use of storm water to limit run-off.	Water / Wastewater	5	3	5	5	5	23

#	SLDP General Implementation Strategies	Plan Element	Protects Agricultural /Environmental Lands	Prevents Sprawl	Provides Incentive for Sustainable Development	Provides Adequate Facilities /Services	Furtheres Goals, Objectives & Policies of SLDP	Total Priority Score (25 max)
G-531	Update and maintain County GIS data and suitability analysis models including but not limited to the items in <b>Figure 1-5.</b>	Sustainability	4	3	1	3	5	16
G-532	Amend the SLDC to incorporate provisions as listed in <b>Figure 1-4.</b>	Sustainability	5	5	5	5	5	25

**Figure 1- 4: SLDP Code Amendment Implementation Strategies**

#	SLDP <u>Code Amendment</u> Implementation Strategy	Plan Element
CA-1	Support public land access for grazing as a community tradition tied directly to sustaining economically viable agricultural enterprises.	Ag / Ranching
CA-2	Prevent the spread of noxious and invasive species and associated negative impacts to agricultural and ranching operations.	Ag / Ranching
CA-3	Allow accessory uses of agricultural properties to include structures for winter crops.	Ag / Ranching
CA-4	Develop an agricultural preservation ordinance.	Ag / Ranching
CA-5	Develop a TDR program to protect agricultural land, with a possible receiving zone located on State or BLM lands.	Ag / Ranching
CA-6	Address conflicts with transmission lines to serve renewable energy.	Ag / Ranching
CA-7	Address conflicts between ATV use and recreational conflicts with ranch uses.	Ag / Ranching
CA-8	Adopt amendments to the Land Development Code to prevent ¼ acre lot splits on acequias.	Ag / Ranching
CA-9	Address acequia development standards in floodplain ordinance.	Ag / Ranching
CA-10	Inform Acequia Associations of development and subdivisions near existing acequias and provide a process to allow input on development decisions within 25' of acequias	Ag / Ranching
CA-11	Require property that contains an acequia or acequia easement to identify such a structure on plats and development plans.	Ag / Ranching
CA-12	Require all development to be setback from traditional acequia right-of-ways.	Ag / Ranching
CA-13	Include affected Acequia Associations in the development review process.	Ag / Ranching
CA-14	Require that agricultural operations are sustainable by applying a factor of one head of cattle per section per inch of rainfall or the Animal Unit Month (AUM) formula	Ag / Ranching
CA-15	Complete impact assessment of large economic development projects prior to approval or use of incentives.	Economic Development
CA-16	Prohibit variances that would impede delivery of emergency services, such as road grade variances.	Facilities and Services
CA-17	Use easements for water/waste water projects to do other work on vegetation and encroaching fences and structures.	Facilities and Services
CA-18	Require an interconnected roadway network that allows for maximum access and circulation.	Facilities and Services
CA-19	Limit cul-de-sacs, one-way in and out routes and other disconnected roadway types.	Facilities and Services
CA-20	Require new development to be accessed by multiple ingress and egress points.	Facilities and Services
CA-21	Require adequate right-of-way in all communities and rural areas.	Facilities and Services
CA-22	Require that development review applications consider the cumulative impact of the proposed development on schools, including but not limited to student generation and traffic.	Facilities and Services

#	SLDP <u>Code Amendment</u> Implementation Strategy	Plan Element
CA-23	Require that adequate public facilities are available or funded prior to approval of new development. The implementation of this policy will be coordinated with the adoption of a Capital Improvements Program (CIP) that addresses existing deficiencies and future capacity needs.	Facilities and Services
CA-24	Require an impact analysis for facilities and services to ensure that the cumulative impacts of development are measured and considered. Student generation and traffic should be included in this analysis.	Facilities and Services
CA-25	Require that new development funds its fair share of the costs of services and facilities.	Facilities and Services
CA-26	Require new development to meet the standards of the Wildland-Urban Interface Code and reconcile ridgetop screening requirements with the need for defensible space.	Facilities and Services
CA-27	Use the development review process to coordinate the provision of road improvements, including equitable construction or funding of improvements by development projects, in order to prevent traffic congestion and ensure adequate transportation facilities.	Facilities and Services
CA-28	Establish standards that define safety, efficiency and comfort as integral components of affordable housing.	Housing
CA-29	Establish affordable housing residential and non-residential impact and linkage fees; land set-asides and construction of inclusionary affordable housing units, to meet the regional fair share of affordable housing, but in no event to exceed the numerical percentage of need generated by new development.	Housing
CA-30	Establish standards for the construction of live/work, second and granny units and affordable rental housing to satisfy the need for affordable housing.	Housing
CA-31	Provide incentives for private development affordable housing provision through density bonuses, expedited review, public funding for development generated infrastructure, and free hook-ups to community sewer and water systems.	Housing
CA-32	Require that affordable units constructed by new development or public, non-profit or federal, state and County subsidized affordable housing units, meet County requirements and be built to the same construction and building standards as market-rate units; and that the architectural design of, and the construction materials for affordable housing units meet County requirements and utilize the same green construction techniques and materials as for market-rate units.	Housing
CA-33	Allow phasing of inclusionary affordable housing.	Housing
CA-34	Coordinate development standards including family transfers, ridgetop buildings and lighting standards on State and Federal lands.	Intergovernmental Cooperation
CA-35	Provide support and information to the Pueblos regarding roadway improvements and easement issues.	Intergovernmental Cooperation
CA-36	Adopt Xeriscaping landscaping standards	Land Use
CA-37	Require that County Terrain Management Guidelines apply to all development.	Land Use
CA-38	Establish procedures in the Land Development Code to develop family compounds as an alternative to family transfers.	Land Use

#	SLDP <u>Code Amendment</u> Implementation Strategy	Plan Element
CA-39	Development proposed within a designated future annexation area should be submitted to the municipality for review and recommendation, specifically relating to municipal development and design standards and infrastructure provision and financing requirements.	Land Use
CA-40	Establish design standards for commercial uses in traditional communities, in rural areas and along highway corridors, including lighting, signage and other design components.	Land Use
CA-41	Establish design standards to enhance land use compatibility and mitigate impacts on surrounding uses.	Land Use
CA-42	Locate and screen parking lots from residential uses and scenic corridors, encouraging location of parking to the sides and rear of commercial uses.	Land Use
CA-43	Require sites to be designed to incorporate erosion control.	Land Use
CA-44	Adopt design standards for corridor development consistent with the character and intensity of use.	Land Use
CA-45	Adopt standards to require the use of native screening materials such as stucco walls, coyote fences or wooden fences.	Land Use
CA-46	Require revegetation of areas disturbed in the development process.	Land Use
CA-47	Require landscaping and revegetation to be composed of native, drought tolerant plants.	Land Use
CA-48	Adopt performance standards to minimize traffic and business related noises through the use of mitigation techniques such as sound walls and berms.	Land Use
CA-49	Do not permit structures to be built in any arroyo or within 50 feet of an arroyo natural boundary.	Land Use
CA-50	Allow and encourage clustering of development and conservation subdivision.	Land Use
CA-51	Provide density bonuses and other incentives to encourage clustering and planned development of development .	Land Use
CA-52	Adopt standards for clustered development to protect open space.	Land Use
CA-53	Require that projects receiving density bonuses cluster development.	Land Use
CA-54	Require landscaping and re-vegetation to be composed of native, drought tolerant plants.	Land Use
CA-55	Require a vegetation analysis prior to development which identifies existing vegetation, anticipated impacts from the development and proposed mitigation.	Land Use
CA-56	Limit the “scraping” of development sites and protect existing vegetation.	Land Use
CA-57	Limit development on steep slopes, visible ridges and peaks. Limit development near prominent natural features such as distinctive rock and land forms, vegetative patterns, river crossings or other landmarks. Limit the need for cut and fill through sensitive siting and design.	Land Use
CA-58	Establish open space dedication standards and requirements, internal trails, and connections/access to regional trails in development standards. All subdivisions containing land, or lying adjacent to any tract or corridor designated on the Official Open Space and Trails Map must reserve or dedicate such land or a provide a spur connection to such designated lands.	Land Use

#	SLDP <u>Code Amendment</u> Implementation Strategy	Plan Element
CA-59	Establish criteria for the provision of density bonuses and other incentives to encourage clustering and planned development.	Land Use
CA-60	Establish standards to allow and encourage clustering of development and conservation subdivision.	Land Use
CA-61	Establish standards for an overlay planned conservation zoning district.	Land Use
CA-62	Establish standards to record and enforce easements and fee simple transfers, dedications and reservations, preserving open space lands or interests in such lands.	Land Use
CA-63	Establish procedures for the development of family compounds as an alternative to family transfers.	Land Use
CA-64	Adopt design standards for commercial and residential uses, utilities, roadways and other development types based on desired development patterns, local character and natural environment.	Land Use
CA-65	Establish design standards for commercial uses in traditional communities, in rural areas and along highway corridors, including lighting, signage and other design components.	Land Use
CA-66	Establish design standards to enhance land use compatibility and mitigate impacts on surrounding uses, especially to mitigate impacts on natural resources, cultural and historic resources, important agricultural areas, water resources, scenic areas and communities.	Land Use
CA-67	Require the location and screening of parking lots from residential uses and scenic corridors, encouraging location of parking to the sides and rear of commercial uses.	Land Use
CA-68	Adopt design standards for corridor development consistent with the character and intensity of use.	Land Use
CA-69	Establish standards to require the use of native screening materials such as stucco walls, coyote fences or wooden fences to promote compatibility and regional design.	Land Use
CA-70	Develop and enforce design regulations to protect scenic views and character such as height limits, setback, color and reflectivity of exterior walls and roofs. Promote use of natural materials and earth tones.	Land Use
CA-71	Establish a maximum light reflective value (LRV) on all building roofs and exteriors. Encourage use of dulling agents or building materials to achieve required LRV rating.	Land Use
CA-72	Establish and enforce regulations for outdoor lighting to protect the night skies and minimize light pollution.	Land Use
CA-73	Standards should ensure that lights are fully shielded and downward directed. Impacts on adjacent properties should be minimized.	Land Use
CA-74	Enhance the design of gateways and corridors leading into and through the County and its communities by establishing appropriate landscaping, setback, buffering and design standards.	Land Use
CA-75	Require high quality landscaping, screening and buffering and encourage the use of native plants and regional design elements.	Land Use
CA-76	Establish and enforce regulations to ensure signs are compatible with the surrounding environment and development character.	Land Use

#	SLDP <u>Code Amendment</u> Implementation Strategy	Plan Element
CA-77	Adopt performance standards to minimize traffic and business related noises through the use of mitigation techniques such as sound walls and berms.	Land Use
CA-78	Prohibit new industry within the community that would constitute a “Major Source” of air pollution by standards of the State’s Division of Air Quality.	Land Use
CA-79	Establish standards for new development to prevent environmental pollution.	Land Use
CA-80	Require development approvals to incorporate the recommended mitigation and conditions as shown in established through the development of Environmental Impact Reports.	Land Use
CA-81	Ensure notices are prominently displayed at a site or sites that will afford maximum visibility to parties potentially impacted by the subject of the application	Land Use
CA-82	Provide appropriate review of development applications for wireless telecommunications taking into account federal statutory requirements.	Land Use
CA-83	Eliminate the density exemptions for family transfers and ensure that any such exemptions constitute legitimate family transfers.	Land Use
CA-84	Require disturbed areas to be re-seeded with native grasses or other vegetation similar in kind to surrounding vegetation, including access roads.	Natural Resources / Conservation
CA-85	Record and enforce conservation easements and fee simple transfers, dedications and reservations., preserving open space lands or interests in such lands	Parks, Trails, Open Space
CA-86	Incorporate open space requirements, internal trails, and connections to regional trails in new subdivisions and planned unit developments.	Parks, Trails, Open Space
CA-87	Requiring that all major subdivisions containing land, or lying adjacent to any tract or adjacent to an improved green corridor designated on the Official Map, reserve or dedicate such land or shall provide a spur to connection to such designated lands. the green corridor. Major subdivisions adjacent to an unimproved green corridor on the Official Map shall provide a financial guarantee to provide a spur when the green corridor is improved.	Parks, Trails, Open Space
CA-88	Manage and monitor the quality and use of open space and trails using the following techniques: Coordinate to provide adequate provision of public safety services; Require installation of signage and/or barriers to restrict vehicular traffic in open space areas. Restrict the use of motorized vehicles on trails; Record conservation easements and fee simple dedications on subdivision plats; and Restrict all motorized vehicular traffic in greenbelt areas with the exception of traffic on existing road easements and uses such as emergency purposes and water cooperative maintenance.	Parks, Trails, Open Space
CA-89	Require large development projects and subdivisions to provide safe bicycle and pedestrian infrastructure.	Parks, Trails, Open Space
CA-90	Expand the powers and duties of the Board of County Commissioners to allow for amendments to the various plans, approve or deny development applications and development agreements, create and to delegate powers to a Planning Commission	Plan Implementation

#	SLDP <u>Code Amendment</u> Implementation Strategy	Plan Element
<b>CA-91</b>	The Board of County Commissioners should have the following additional powers and duties: Initiate amendments to the SDP, area plans, specific plans or traditional community plans; Initiate amendments to the text and map of the SLDC after a recommendation from the Planning Commission; Make approval or denial decisions on quasi-judicial discretionary development approval; Approve development agreements; Adopt and amend an official map and Capital Improvement Program (CIP); Establish assessment and public improvement districts and public utilities; Establish and amend schedules for administrative and consultant fees, dedications, impact fees, affordable housing fees, and other exactions and security instruments; Initiate litigation and seek remedies to enforce violations of the SLDC or development agreements; Appoint members of the Planning Commission, Hearing Officers, members of CPOs and other Boards and Commissions it may create; Delegate to the Planning Commission the power to enforce and carry out the planning, platting and zoning authority it delegates to the Planning Commission; and Hear and rule on appeals from decisions of the Planning Commission.	Plan Implementation
<b>CA-92</b>	Create a County Planning Commission to hold public meetings and prepare written recommendations to the BCC on issues and decisions such as development approvals, development agreements, amendments to the SLDC or plans and to make decisions on certain development applications such as conditional use permits, site plans, subdivisions, and variances.	Plan Implementation
<b>CA-93</b>	The Planning Commission should have the following powers and duties: Perform functions mandated by state law (NMSA §3-21-7); Hold public meetings and prepare written recommendations for adoption and amendment of the SLDC; Hold public hearings and prepare written recommendations to the Board on all discretionary development approvals, such as development agreements and rezoning; Hold public hearings and issue concept plan, preliminary and final development orders for the approval, approval with conditions or denial of quasi-judicial discretionary development applications, such as conditional use permits, site plans, subdivisions, variances and appeals from the Administrator; Exercise the power to enter upon land, make examinations and surveys and place and maintain necessary monuments and markers upon land per state law (NMSA §3-19-4); and Prepare and recommend to the Board amendments to the SDP, area, specific and/or traditional community plans or other programs for public improvements, services and the financing thereof.	Plan Implementation
<b>CA-94</b>	Establish the position of Hearing Officer to assist in the decisions on discretionary development applications. A Hearing Officer should be used to conduct the public hearings and make written findings and reports for the Planning Commission.	Plan Implementation
<b>CA-95</b>	Require the Hearing Officer to hold a law degree and be appointed by the Board of County Commissioners.	Plan Implementation
<b>CA-96</b>	The Hearing Officer should have responsibility for the following application types: Site specific amendments to the SDP, area, specific or traditional community plans; Rezoning; Overlay zoning district classifications; Planned development districts; Conditional use permits; Major site plans; Major variances; and Beneficial use determinations.	Plan Implementation
<b>CA-97</b>	Create the position of Administrator to administer and enforce the provisions of the SLDC and make all final decisions on the interpretation and definitions of the SLDC and handle other administrative decisions, subject to appeal to the Planning Commission.	Plan Implementation

#	SLDP <u>Code Amendment</u> Implementation Strategy	Plan Element
CA-98	Grant the Administrator power to make all final decisions on the interpretation and definitions of the SLDC, the amount and applicability of administrative and consulting fees, the administrative enforcement of the SLDC, the adequacy of security instruments and escrow deposits and issuance of ministerial development approvals, subject to appeal to the Planning Commission.	Plan Implementation
CA-99	Establish a Technical Advisory Committee to serve as a review and recommending body, assisting the Administrator, BCC, Planning Commission and Hearing Officer with the review of applications for development approval. The Committee should be used to gather advice and recommendations on technical details such as environmental, planning, fiscal, design, engineering, transportation, utility, geo-hydrological, water availability and sustainability issues.	Plan Implementation
CA-100	Require the Technical Advisory Committee to make their recommendations to the Administrator, Board, Planning Commission and Hearing Officer for approval, conditional approval or denial of applications for development approval.	Plan Implementation
CA-101	Require the Committee to include representatives from the following County departments: Fire; Sheriff; Public Works; Growth Management; Open Space; Environmental; Utilities; Financial; and Water Resources.	Plan Implementation
CA-102	Establish Community Planning Organizations (CPOs) to provide a local voice to comment on planning-related development decisions in the County.	Plan Implementation
CA-103	Reconstitute all Local Development Review Committees (LDRCs) as CPOs.	Plan Implementation
CA-104	Allow for the creation of new CPOs as long as no geographic overlap occurs.	Plan Implementation
CA-105	Provide CPOs with the following functions and responsibilities: Establishing a coordinating committee to assist in creating a community representation plan; Initializing recommendations to the Board, Planning Commissioner and Administrator with respect to new issues, opportunities, findings or changes in various plans or regulations; Preparing comments and recommendations for proposed amendments to plans; Working with the Administrator as the official contact between a CPO and the County for recommendations on annual budget review and prioritization; Preparing a Strategic Work Plan for County infrastructure and service projects; Recognition as a required link to public participation with the Planning Commission with respect to the review and amendment process of the various plans; Working with ROs, owners and residents within the boundaries of the CPO in matters related to development approval of applications and with other functions of the COP; and Working with the Administrator to establish various sessions, meetings and work programs.	Plan Implementation

#	SLDP <u>Code Amendment</u> Implementation Strategy	Plan Element
CA-106	Grant CPOs, in addition to automatic standing, the following privileges, duties and obligations: Automatic standing to appear before the Board, Planning Commission, Hearing Officer or a County official charged with presiding over a public hearing or meeting for which notice is required; Right to participate in any community pre-application meeting involving an application for a discretionary development approval; Automatic standing to request a rehearing of, or appeal from, a discretionary development order, to the Board or to any court with general jurisdiction; Right to receive timely notice of any application for discretionary development approval, or notice of any public hearing or public meeting concerning such application; Right to present evidence and witnesses at a quasi-judicial hearing before the Board, Planning Commission, Hearing Officer, or at a legislative hearing of the Board; Right to participate, as deemed appropriate by County officials and staff, in the preparation of the various plans and the SLDC and to make recommendations; and Right to prepare recommendations of approval, approval with conditions or mitigation, or denial with respect to any application for discretionary development approval for consideration of a Hearing Officer, Planning Commission, Board or other County official charged with issuing a development order on such application.	Plan Implementation
CA-107	Establish a process for organizations to receive notice of applications or amendments affecting their geographical area. Such a process would create Registered Organizations (ROs), organizations such as acequias, assessment and improvement districts, neighborhood associations and other non-profit associations which follow a specified process for registration.	Plan Implementation
CA-108	Require organizations to sign up with the registry to receive notification.	Plan Implementation
CA-109	Require an organization to provide the following information in order to be registered: A map or written description of the organization’s geographical boundaries or geographical interests, within one or more COP areas, countywide or regional; A list of the officers of the organization, including their addresses and phone numbers; A signed copy of the adopted by-laws or other relevant organizing documents; A regular meeting location and a regular meeting date; The date the organization was founded; The number of organization members; and The approximate number of housing units in the area or development, if a neighborhood or homeowner association.	Plan Implementation
CA-110	Grant a registered organization the right to receive notification of any application for discretionary approval or any amendment to the SDP, area, specific , or community plan, or a zoning map of the SLDC within the established geographical boundaries or interests of the RO.	Plan Implementation
CA-111	Allow ROs to: Participate in quarterly Town Hall meetings with County staff and department directors; Participate in annual leadership retreats and training programs; Participate in an annual Congress of Community Organizations; Participate in the development of the Community SWP, planning studies for the community including the CIP and ICIP, public improvement and assessment districts, and levels of service for community infrastructure and services; and Participate in auditing the progress and monitoring of the SDP, area, specific or community plans, the CIP, the official map and the SLDC to ensure the goals, policies, strategies, purposes and action programs are achieved within adopted time frames.	Plan Implementation

#	SLDP <u>Code Amendment</u> Implementation Strategy	Plan Element
CA-112	Create a Pre-Application Neighborhood Meeting process for proposed developments to ensure early and effective communication. Such a meeting should give the applicant and the community an opportunity to share ideas and input before the project reaches a stage where changes are harder to consider. Such a meeting should be held before filing an application for discretionary development approval; optional for ministerial development approvals.	Plan Implementation
CA-113	Require the applicant to prepare a written report on the results of the meeting, included with the filing of the development application, including: Dates and locations of all meetings held; List of property owners entitled to statutory notice; Content distributed at the meeting; List of persons and associations present at the meeting, including a copy of the letters, notices and other publications sent out; Total number of persons participating in the process; Summary of concerns, issues, and problems expressed during the process; Summary of how the owner has addressed or intends to address the concerns, issues and problems expressed, including those that the applicant is unable to address; and An affidavit certifying compliance with all meeting requirements.	Plan Implementation
CA-114	The general procedure for development applications should include the following: Submittal of a complete application containing the required fees, affidavits, data, information, reports, assessments and studies; Review of the application by the Administrator, County staff, applicable CPO, Hearing Officer, the Planning Commission, the Board and other applicable regional, state or federal agencies; Issue of a development order approving, approving with conditions or denying the application, together with written findings describing and supporting the action adopted; Any appeal of the development order; and Any application for a variance or beneficial use or value determination.	Plan Implementation
CA-115	Develop a process for legislative development approvals for applications which involve a change in land-use policy by the Board, upon recommendation of the Planning Commission.	Plan Implementation
CA-116	Require a public hearing, but without the procedural requirements of a quasi-judicial hearing.	Plan Implementation
CA-117	Ensure legislative development approval is required for the following: Adoption of any change in the SDP or adoption of any change to an area, specific, or traditional community plan; Adoption of or any amendment to the text or zoning map of the SLDC, the CIP or the Official Map; Creation of a planned development (PD) district; Overlay zoning district classification; and Approval of any development agreements that apply either countywide or to a large number of properties under separate ownership.	Plan Implementation
CA-118	Develop a process for quasi-judicial development approvals for applications which involve the use of a discretionary standard.	Plan Implementation
CA-119	Require a public hearing providing procedural due process.	Plan Implementation
CA-120	Require the following applications to follow this process: Amendments to the General Plan or an area, specific, or traditional community plan; Amendment to the text or map of the SLDC; Rezoning; Site plans; Subdivision approvals; Conditional use permits (CUPs); Development agreements; Variances; Beneficial use determinations; Overlay zoning district classifications for developments of countywide impact; and Administrative appeals.	Plan Implementation
CA-121	Develop a ministerial development approval process for nondiscretionary application of the standards of the SLDC to an application and which does not require a public hearing for approval.	Plan Implementation

#	SLDP <u>Code Amendment</u> Implementation Strategy	Plan Element
CA-122	Provide the process for applications such as the following: Issuance of building permits, grading permits, minor land use disturbance permits, road construction and driveway permits, utility hook-up permits, floodplain development permits, NPDES permits, LEED construction permits, and neighborhood development permits; Administrative interpretations of the SLDC; and Issuance of certificates of completion and certificates of occupancy.	Plan Implementation
CA-123	Establish the production of environmental impact reports (EIR) to inform the County, the public and the applicant of the significant environmental effects and impacts of a project, identify possible ways to minimize the significant adverse effects or impacts, and describe reasonable alternatives to the project.	Plan Implementation
CA-124	Ensure the report contains a summary of proposed actions and their consequences, including each significant adverse effect and impact, proposed mitigation measures and alternatives that would reduce or avoid an effect or impact identified.	Plan Implementation
CA-125	Ensure the report identifies areas of controversy known to the County, including environmental issues raised by agencies and the public and a list of issues to be resolved, including the choice among alternatives and whether or how to mitigate the significant effects.	Plan Implementation
CA-126	Require each EIR to contain the following: Summary; Project Setting; Environmental Setting; Consideration and Discussion of Environmental Impacts; Significant Environmental Effects of the Proposed Project; Consideration and Discussion of Mitigation Measures Proposed to Minimize Significant Effects; Consideration and Discussion of Alternatives to the Proposed Project; Organizations and Persons Consulted; and Discussion of Cumulative Impacts.	Plan Implementation
CA-127	Provide a process for the creation and submission of adequate public facilities and services assessments to present the availability of infrastructure and public service capacity for proposed projects. The provision of adequate public facilities in a timely manner should be a required precondition to development approval in order to prevent urban sprawl, assure a positive fiscal impact for the County, provide a high quality of life through infrastructure and service provision and protect the health, safety and general welfare of the County.	Plan Implementation
CA-128	An adequate public facilities and services assessment (APF assessment) should be required for all new development.	Plan Implementation
CA-129	Use APF assessments to approve or deny applications or to conditionally approve applications by phasing development approval of the project over a period of years based on the scheduled availability of public facilities and services as shown in the CIP.	Plan Implementation
CA-130	Require every applicant obtaining development approval to enter into a development agreement with the County, and any other applicable service provider, to implement the conditions of development approval for adequate public facilities and services.	Plan Implementation
CA-131	Require the APF assessment to include the following facilities and services: Sewer; Water; Transit and roads; Stormwater drainage; Police; Fire; Emergency response; Solid waste; Schools; Libraries; Parks and recreation; and Trails and open space.	Plan Implementation

#	SLDP <u>Code Amendment</u> Implementation Strategy	Plan Element
CA-132	Use the APF assessment to determine whether the proposed project: Meets adequate public facilities standards through existing facilities and services available; or Should be denied because adequate public facilities and services are not currently available at the adopted level of service; or Should be conditionally approved where facilities and services are not immediately available or presently adequate to meet the adopted level of service but will be available for the initial or subsequent phases of the project for a future year in which the CIP shows adequate public facilities and services to be built and available.	Plan Implementation
CA-133	Establish the creation and submission of a water availability report to allow County decision-makers to analyze the availability of adequate potable water for a proposed project. To protect the public health, prior to approval projects should be able to show that adequate water capacity is available to serve the project as proposed.	Plan Implementation
CA-134	Require the water availability report to contain the following information on water availability: System capacity; Capacity of a well field, stream, spring or other source of water supply; Historical average flow of potable water; Historical peak flow of potable water; Number of hook-ups; Estimated potable water demand per hook-up; and Number of hook-ups for which contractual commitments have been made.	Plan Implementation
CA-135	Require the applicant to acquire additional supplies to ensure adequate water availability if the water currently available is insufficient according to the report.	Plan Implementation
CA-136	For water availability reports including the use of groundwater supplies for water availability require the inclusion of additional review factors such as more detailed analysis of the basin or basins involved, the outcome of any adjudication of the resource, State Engineer reports on the source and an analysis of the sufficiency of the groundwater source to meet the projected water demand from the proposed project.	Plan Implementation
CA-137	Establish a process for the creation and submittal of traffic impact assessments (TIA) to assess the impacts on capacity, adopted levels of service and safety which are likely to be created by a proposed project. Such an assessment is necessary to ensure adequate traffic flow and prevent dangerous hindrances to the passage of police, fire and emergency response vehicles.	Plan Implementation
CA-138	Require TIAs to include a description of the isolated and cumulative adverse impacts of the proposed project on the transportation network, including the relation of these impacts to the existing and future capacity of the road system, ensuring that established levels of service are not broken.	Plan Implementation
CA-139	Require TIAs to include of the following components: Site description; Study area; Existing traffic conditions; Horizon years and background traffic growth; Trip generation, reduction and distribution; Traffic assignment; Impact analysis; and Mitigation/alternatives.	Plan Implementation
CA-140	Establish fiscal impact assessments (FIA) in order to study the fiscal implications of a proposed project. Use these assessments to permit development only after a determination of the adequacy and financial provision for public facilities and services is/are adequate.	Plan Implementation
CA-141	Require the FIA to include the construction, operation and maintenance of: Roads; Stormwater management systems; Fire, police and emergency response; Trails, parks and open space; Scenic vista sites; Environmentally sensitive areas; and Historic, cultural and archaeological artifacts and sites.	Plan Implementation
CA-142	Ensure the FIA estimates the minimum number of full time paid public service workers necessary to provide the services mentioned above, including costs for maintenance and	Plan Implementation

#	SLDP <u>Code Amendment</u> Implementation Strategy	Plan Element
	operation of facilities and services also.	
CA-143	Require the use of nationally accepted and longstanding fiscal and economic models to estimate the fiscal and economic effects of development.	Plan Implementation
CA-144	Use the SLDP as the constitution to the SLDC and all other codes and regulations within the County. From this position the SLDP will be the standard against which all development approvals and decisions are made, requiring consistency with all elements of the SLDP and all applicable area, specific or traditional community plans.	Plan Implementation
CA-145	Develop a process for the creation and submission of specific plans to accompany the development of an individual property or properties, providing a bridge between the SLDP and other applicable plans.	Plan Implementation
CA-146	Consider specific plans as amendments to the SLDP and the SLDC.	Plan Implementation
CA-147	Require specific plans for all mixed use or planned developments, such as infill, new urbanism, transit-oriented development and traditional neighborhood development.	Plan Implementation
CA-148	Require specific plans to include information such as the following: Description of site and development attributes, such as the distribution, number and type of residential units, parking, open space, description of services provided and proposed; Sustainable design and improvement standards and criteria, standards for the conservation of cultural, historical and environmentally sensitive lands and natural resources; A program of implementation and action measures including development approvals and land use techniques required to complete the project, including all phases; and A statement of the relationship of the plan to the SDP and any applicable area or traditional community plans.	Plan Implementation
CA-149	Use area plans to guide development applications, the development of facilities and services and infrastructure, annexation, assessment districts, and other area-specific needs.	Plan Implementation
CA-150	For communities designated as traditional historic communities, a traditional community plan is a plan which provides specific planning, design and implementation guidelines which are more specific to the community than the SLDP.	Plan Implementation
CA-151	Traditional community plans should be consistent with the SLDP.	Plan Implementation
CA-152	Provide additional approval criteria with concept plans to assure proper fit with surrounding development, infrastructure and environmental characteristics.	Plan Implementation
CA-153	Ensure that prior to approval of a concept plan all conditions and mitigation requirements attached to approval take into account the applicable zoning of the subdivision site, including: The land use mix and development intensity; Water availability; Road patterns and traffic congestion; Environmental impacts; and Protection of environmentally sensitive and archaeological, cultural and historic lands.	Plan Implementation

#	SLDP <u>Code Amendment</u> Implementation Strategy	Plan Element
CA-154	Require that the provision of adequate public facilities be taken into account prior to approval of a concept plan, including but not limited to the following: Schools; Libraries; Roads; Stormwater drainage; Parks and recreation; Open space; Scenic and eco-tourist vista sites; The layout of pedestrian, equestrian and bicycle trails; Fire, police and emergency response facilities and services; Assessment and public improvement district facilities and services; Regional, state and federal facilities; The fiscal and traffic impact to the County; and Consistency with the SLDP and any applicable area, specific or community plan.	Plan Implementation
CA-155	Provide additional requirements for compliance with sustainable goals, objectives and policies before approval of preliminary plats.	Plan Implementation
CA-156	Prohibit the approval of preliminary plats unless they comply with the SLDC policies, standards and requirements necessary to: Protect environmentally sensitive, archaeological, cultural and historic lands; Reduce global warming; Reduce air and water pollution; Assure adequate public facilities and services; Avoid sprawl and mitigate traffic congestion; Require sustainable green design and improvements; Avoid negative fiscal impacts; Be consistent with the goals, objectives, policies and standards of the SLDP and any applicable area, specific or community plan; Ensure future water availability; and Protect surface and groundwater supplies.	Plan Implementation
CA-157	Create a process for the creation of cluster or conservation subdivisions in order to preserve valuable natural, cultural, historic and/or environmental resources.	Plan Implementation
CA-158	Grant the Planning Commission and Board the power to require cluster or conservation subdivisions when necessary to preserve valuable natural, cultural, historic and/or environmental resources.	Plan Implementation
CA-159	Provide for the use of transfers of development rights of the owner's land to other lands in zoning districts authorized to receive TDRs or to a County Land Bank when clustering is not feasible, but required.	Plan Implementation
CA-160	Allow applicants to voluntarily create cluster or conservation subdivisions.	Plan Implementation
CA-161	Grant the use of TDRs if such use will implement: The goals, objectives, policies and standards of the SLDP and any area, specific or community plan; The findings, purposes and intent of the SLDC; Under the circumstances, the public interest underlying the proposed use of TDRs is clearly benefitted; and The transfer and acceptance of the TDRs is authorized by the base zoning district of the transferring and receiving tracts, parcels or lots and complies with all other applicable standards of the SLDC.	Plan Implementation
CA-162	Require that all future zoning actions and development projects be consistent with the SLDP.	Plan Implementation
CA-163	Continue to implement the zoning that has been adopted pursuant to traditional and contemporary community plans and ordinances after SLDP and SLDC are adopted.	Plan Implementation
CA-164	Require minimum development standards to allow adequate emergency access and response.	Public Safety
CA-165	Prohibit encroachment of structures and fences into right-of-way.	Public Safety
CA-166	Require access management along all roadways, especially those that are developing, such as the Hwy 14 corridor.	Public Safety

#	SLDP <u>Code Amendment</u> Implementation Strategy	Plan Element
CA-167	Require that speed humps and other traffic calming devices allow adequate emergency response.	Public Safety
CA-168	Require that transportation improvements include crossovers and pullouts to allow emergency response vehicles to reach vehicular accidents.	Public Safety
CA-169	Require sufficient water infrastructure to meet required fire flows.	Public Safety
CA-170	Require new development to have appropriate fire flows and hydrants.	Public Safety
CA-171	Require sprinklers and on-site water storage in rural areas without water access.	Public Safety
CA-172	Prohibit the building of roads in or across arroyos due to high risk of flash flooding.	Public Safety
CA-173	Provide for coordinated permitting and burning of agricultural fields, including coordination between Acequia Associations and the Fire Department.	Public Safety
CA-174	Prevent stockpiling of flammable materials, including manure.	Public Safety
CA-175	Require the use of “green” construction and neighborhood development materials and techniques for residential and non-residential development equivalent to silver LEED rating, to achieve environmental benefits and low utility costs, using federal, state and county tax credits, tax deductions, loan and grant incentives and flexible regulation.	Sustainability
CA-176	Require all development located on highways and arterials to incorporate features of TOD design elements	Sustainability
CA-177	Eliminate geohydrological zoning	Sustainability
CA-178	Prohibit waivers of minimum lot sizes in zoning districts except through authorized cluster, new urbanism and planned development techniques	Sustainability
CA-179	Require new development to demonstrate the availability of, and public improvement district and other financing of, adequate public facilities and services at adopted levels of service, including but not limited to transportation capacity, surface water availability, fire, police and emergency response.	Sustainability
CA-180	Incorporate the building code and other national codes adopted by the County provisions to reflect green building techniques that are compatible with the New Mexico arid environment and take into account county weather and rainfall conditions.	Sustainability
CA-181	Prohibit public development approval or home owner association covenants, conditions and land use restrictions that restrict solar or wind installation and rainwater collection or other sustainable green technologies, or that require minimum turf coverings or other non-native vegetated coverings.	Sustainability
CA-182	Provide for inclusion in the CIP of a priority solar and wind farm electrical transmission line for connection to the existing grid system.	Sustainability
CA-183	Require new development maintain the existing jobs/housing balance.	Transportation

#	SLDP <u>Code Amendment</u> Implementation Strategy	Plan Element
CA-184	Require new development to provide high speed communication infrastructure.	Transportation
CA-185	Require adequate road design and constructions that includes shoulders, grading and sidewalks.	Transportation
CA-186	Require safe pedestrian crossing and access points on all roadways, such as by using rumble zones, reflector or lighted disks in the pavement and/or other improvements proven to enhance safety.	Transportation
CA-187	Promote walkability through efforts such as requiring areas within a 1-mile walkable radius from community centers to reduce dependence on the automobile by promoting densities that make transit service feasible (CCD).	Transportation
CA-188	Require all roads, including private roads, to be designed, contoured and maintained to prevent erosion.	Transportation
CA-189	Develop a fence/wall regulation that addresses noise, property safety, ingress/egress visibility and rural character along transportation corridors.	Transportation
CA-190	Establish policies for the design, construction, maintenance and reclamation of private roads, focusing on safety and limiting impacts to surrounding resources.	Transportation
CA-191	Require all new access roads to provide safe access, with features such as adequate turnouts and appropriate public signage. Require improved lighting on roadways.	Transportation
CA-192	Specific criteria and a standardized public process should be developed to evaluate road improvements and the location of future roads.	Transportation
CA-193	The County's road acceptance policy should be amended to include emergency access criteria; timing of construction and funding.	Transportation
CA-194	Subdivisions applications should be evaluated on the direction of their orientation with an attempt to oriented structures inward toward the neighborhood rather than outward toward arterials. Consideration to orientation can contribute to developing a sense of community centeredness.	Transportation
CA-195	The County should create an internal staff review committee to recommend roads and transit improvement plans and projects.	Transportation
CA-196	The County should amend the Land Development Code to require offsite road improvements for all developments.	Transportation
CA-197	A clear process should be developed to prioritize road improvement projects to meet County Road standards.	Transportation
CA-198	Require large development projects and subdivisions to provide safe bicycle and pedestrian infrastructure.	Transportation
CA-199	Establish standards for Transit-Oriented Development.	Transportation
CA-200	Require development plans to show clear, convenient and safe pedestrian connections between commercial developments and surrounding neighborhoods.	Transportation

#	SLDP <u>Code Amendment</u> Implementation Strategy	Plan Element
CA-201	Require all new development to utilize surface water resources in place of groundwater and to maximize rainwater capture and gray water reuse to supplement public water supplies so that an adequate quantity of ground water is available for replenishing stream, river, creek, spring and acequia flows, reserving ground water use for agricultural and ranch activity and for serving as an emergency backup reserve for the County and City of Santa Fe in the event of arid and drought conditions	Water / Wastewater
CA-202	If water or wastewater is to be provided by the City of Santa Fe, the City should be included in the development review process to determine whether municipal development standards should apply and whether an annexation agreement should be provided.	Water / Wastewater
CA-203	Require the use and re-use of gray water for landscape watering and other non-potable water uses.	Water / Wastewater
CA-204	Require the use of rainwater capture and treatment systems, including but not limited to water tanks, underground storage, cisterns, swales, permeable surfaces, and other water harvesting and re-use techniques to replace to the extent feasible, the use of groundwater and utility supplied water that use rainwater to reduce use of tap water for landscape watering and other non-potable water uses..	Water / Wastewater
CA-205	Require resorts, golf courses and active recreation areas to be designed to use native plants and provide habitat for birds and other urban wildlife and to treat and reuse all gray water.	Water / Wastewater
CA-206	Develop a sliding-scale system for inclusion of requirements for green construction techniques and materials with higher standards for larger scale housing projects.	Water / Wastewater
CA-207	Require all new development to utilize surface water resources in place of groundwater and to maximize rainwater capture and gray water reuse to supplement public water supplies so that an adequate quantity of ground water is available for replenishing stream, river, creek, spring and acequia flows, reserving ground water use for agricultural and ranch activity and for serving as an emergency backup reserve for the County and City of Santa Fe in the event of arid and drought conditions	Water / Wastewater
CA-208	Prevent use of dangerous and/or toxic chemicals near surface or groundwater resources.	Water / Wastewater
CA-209	Require best management practices to limit pollution from septic systems and other liquid waste disposal systems.	Water / Wastewater
CA-210	Require best management practices to ensure the environmental health of the Santa Fe River and its environs.	Water / Wastewater
CA-211	Require best management practices for storm water management including use of vegetative buffers and on-site retention/detention of storm water to limit run-off.	Water / Wastewater
CA-212	Mitigate runoff from impervious surfaces, including development of all streets and parking lots.	Water / Wastewater
CA-213	Require new businesses to provide proof of adequate restroom facilities before granting business permits.	Water / Wastewater
CA-214	Require all septic systems to be pumped and filled with sand, earth or similar non-hazardous material when abandoned.	Water / Wastewater
CA-215	Prohibit on-site wastewater disposal systems in floodplains and other sensitive environmental areas.	Water / Wastewater

#	SLDP <u>Code Amendment</u> Implementation Strategy	Plan Element
CA-216	Prohibit the development of lands that are “dry” due to the transfer or sale of irrigation rights.	Water / Wastewater
CA-217	Prohibit “double dipping” through the digging of domestic wells where no water rights exist.	Water / Wastewater
CA-218	Require that drainage improvements are sufficient to prevent bridge washouts and flooding.	Water / Wastewater

**Figure 1- 5: GIS Implementation Strategies**

#	GIS Implementation Strategy
<b>GIS-1</b>	Maintain county wide zoning file in 1 feature class such as a geodatabase or shapefile.
<b>GIS-2</b>	Save a new zoning feature class (shapefile or geodatabase) for each zoning change to create a zoning history/versioning.
<b>GIS-3</b>	Update land valuation in a more timely manner.
<b>GIS-4</b>	Update parcel lines when subdivision occurs.
<b>GIS-5</b>	Coordinate with Open Space and Trails dept to maintain trail lines and attributes.
<b>GIS-6</b>	Create a comprehensive potential wind energy map utilizing data from NWS, NOAA similar to NWS wind rose map.
<b>GIS-7</b>	Quality control the well data.
<b>GIS-8</b>	Work with the assessor to identify active ranch lands. (Factor 2.1)
<b>GIS-9</b>	Coordinate with the U.S. Fish and Wildlife Service to identify threatened and endangered species habitat areas.
<b>GIS-10</b>	Develop a county wide aquifer sensitivity (susceptibility) map/layer.
<b>GIS-11</b>	Develop a map of Acequia lands (Adjudicated Areas).
<b>GIS-12</b>	Coordinate with NMBGMR and USGS to develop a fault line map.
<b>GIS-13</b>	Coordinate with Northern Arizona University Center for Environmental Sciences and Education to extend Fire Risk Mapping for the southern portion of the County.
<b>GIS-14</b>	Identify areas prone to flash flooding or flooding external of the 100 year floodplain.
<b>GIS-15</b>	Identify lands proximal to areas of importance to Native American groups (traditional cultural properties).
<b>GIS-16</b>	Identify scenic dirt roads County Wide.
<b>GIS-17</b>	Identify polluted and hazardous waste areas.
<b>GIS-18</b>	Maintain inventory of Conservation Easement land.
<b>GIS-19</b>	Coordinate with GIS department to maintain geospatial models.
<b>GIS-20</b>	Incorporate 2010 census into models.
<b>GIS-21</b>	Coordinate with local groups to complete conservation easements map.
<b>GIS-22</b>	Identify more recent information pertaining to irrigated crop lands and incorporate into the models.
<b>GIS-23</b>	Create a more user friendly interface for the models.
<b>GIS-24</b>	Add springs and seeps to dataset once field verified.
<b>GIS-25</b>	Extend arsenic testing throughout the County.

**Figure 1- 6: Sustainable County Operations Plan**

#	Sustainable County Operations Implementation Strategies
<b>SFC-1</b>	Continue to work towards development review ‘one-stop shopping’ center
<b>SFC-2</b>	Increase acceptance of electronic zoning applications and eliminate multiple hard copies of changing information) to reduce paper and trips to City Hall by applicants.
<b>SFC-3</b>	Increase availability of electronic documents, mailing lists, circulation of information, etc, and print double-side packets to BCC and Planning Commission
<b>SFC-4</b>	Transition to using more alternative fuels and more Alternative Fuel Vehicles – electrics and hybrids.
<b>SFC-5</b>	Undertake a fleet utilization plan – vehicle utilization to be evaluated to possibly reduce the size of fleet.
<b>SFC-6</b>	Incorporate “green cleaning methods” – Investigate more eco-friendly cleaning materials to replace items such as solvents for cleaning automotive parts.
<b>SFC-7</b>	Teleconference meetings when appropriate.
<b>SFC-8</b>	Encourage double-sided printing on all copies and printed materials.
<b>SFC-9</b>	Reduce ambient, overhead lighting by using fewer fluorescent tubes in each fixture.
<b>SFC-10</b>	Uses energy-saving compact fluorescent lights in offices where appropriate.
<b>SFC-11</b>	Recycles all printer and copier toner cartridges.
<b>SFC-12</b>	Turns off all personal computers at night.
<b>SFC-13</b>	Turns off all unnecessary lights at night.
<b>SFC-14</b>	Evaluate and monitor energy consumption and recommend improvements that reduce energy costs.
<b>SFC-15</b>	Identify opportunities for mobile solutions for work management to reduce redundant vehicular trips for field operations.
<b>SFC-16</b>	Increase the use of non-disposable or compostable tableware, serving pieces, etc. in the kitchen areas at all facilities.
<b>SFC-17</b>	Special County projects to install stormwater treatment ponds, rain gardens and other controls.
<b>SFC-18</b>	Consider cutting-edge treatment systems, such as UV treatment on stormwater ponds to reduce pathogen loading to waterways.
<b>SFC-19</b>	Use composite lumber made of recycled plastics when appropriate, such as to replace worn park benches and trash can containers in various park locations.
<b>SFC-20</b>	Reduced the number of take-home vehicles for employees to decrease gas consumption.
<b>SFC-21</b>	Develop an Environmental Management System (EMS) to set department- and division-level goals for rainwater harvest and impervious surface reduction.
<b>SFC-22</b>	Implement recycling of aluminum cans, plastic bottles and paper products at select recreation facilities.
<b>SFC-23</b>	Implement environmentally-friendly maintenance and local vegetation practices
<b>SFC-24</b>	Minimize use of chemical pesticides – use IPM (Integrated Pest Management) to prevent pest problems, reduce water pollution and improve soil life.
<b>SFC-25</b>	Use pervious asphalt, pervious concrete or other pervious material to build new or resurface existing access roads or parking lots.

#	Sustainable County Operations Implementation Strategies
<b>SFC-26</b>	Buy promotional/marketing items that are eco-friendly.
<b>SFC-27</b>	Capture rain water to use for irrigation; pressure washing.
<b>SFC-28</b>	Using synthetic turf on ball fields that will reduce the amount of mowing, water, and daily maintenance on fields.
<b>SFC-29</b>	Consolidate servers and improve computerization efficiencies to reduce energy demand.
<b>SFC-30</b>	Updated power management equipment.
<b>SFC-31</b>	Purchase electronic equipment devices that have a power save mode when inactive.
<b>SFC-32</b>	Education programs on LEED Certification and Energy Star programs for County staff.
<b>SFC-33</b>	Incorporate alternative work schedules, e.g. modified 4-day work weeks to reduce employee VMTs and reduce fuel usage and GHG emissions.
<b>SFC-34</b>	Real-time mobile solution for field inspectors, reducing office trips, reducing VMTs (personal and work vehicles), thus creating fuel savings.
<b>SFC-35</b>	Develop a route optimization module to reduce VMTs, idling emissions and increasing efficiency.
<b>SFC-36</b>	Enhanced recycling stations for newspapers, office paper, cans, plastic, cardboard
<b>SFC-37</b>	Conversion of traffic signals from incandescent to LED at all traffic signals to lower electricity consumption.
<b>SFC-38</b>	Reuse and recycle traffic sign blanks and posts.
<b>SFC-39</b>	Crews should keep their truck beds clear of any unnecessary debris to reduce weight.
<b>SFC-40</b>	Switched from petroleum-based traffic paint to water-based paint.
<b>SFC-41</b>	Upgrade signal system to improve signal timing and reduce traffic congestion

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i Nelson, Arthur. "Development Impact Fees: The Next Generation," from Exactions, Impact Fees and Dedications: Shaping Land-Use Development and Funding Infrastructure in the Dolan Era: American Bar Association, 1995.