
Santa Fe County, New Mexico

Sustainable Land Development Plan

Volume V: Community Planning

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Community Planning

Purpose of Community Planning

As unincorporated communities throughout Santa Fe County have experienced rapid growth over the past two decades, the Board of County Commissioners and community members have begun planning to address the issues that result from the changes. In 1996, the Board of County Commissioners requested that the Land Use Department and Planning Division begin working to help Traditional Communities and Contemporary Communities develop local land use plans. Santa Fe County Ordinance 2002-3 (which revised Ordinance 1998-5) is known as the Community Planning Ordinance and describes the process for conducting community plans and provides for County staff to assist communities in developing plans.

What is Planning?

Community planning is a process where residents, business owners, and property owners examine their community and decide what and how change can best be directed to support and protect community resources. Planning is both solving problems as well as expressing a clear vision for the future. The Plan is the result of the community identifying a common set of concerns, goals that address these concerns, and then the creation of clear policies to achieve the goals for future development in the community.

Planning must be consistent with the community's history and the ways that past planning efforts have shaped the area. The planning process must include the opinions and ideas of residents, business owners and property owners in order to be representative of the community. The process involves looking at issues that all community members may not agree on but have a shared interest in addressing. An open and inclusive dialogue is required so that all voices are heard and included.

An advantage to the planning process is that a community can be empowered to work more as a collective body rather than as individuals, thus impacting the greater community. The community planning process provides a way for the community to develop land use and service policies and programs that are tailored to the area's unique needs and conditions. Having a plan in place can empower a community to be proactive about the future and their role in it.

Benefits of Planning

Community planning is a means for unincorporated communities to have a voice about future development and growth. The Plan is a guide that includes input from local residents, business owners, property owners and County staff. Once the Board of County Commissioners adopts a plan, it will be used to guide the regulation and review of development proposals and other land use decisions as put forth in the Sustainable Land Development Code (SLDC). Programs and projects proposed in an adopted plan will be considered for funding through County programs such as the CIP and Infrastructure Capital Improvements Program (ICIP). The community planning process is not static and plans can be amended as new conditions arise, allowing for the community plan to evolve over time as the community changes.

Community Plans and the Sustainable Land Development Plan (SLDP)

The following community plans, drafted over the past decade, include descriptions of the existing conditions and future vision of each community. The Sustainable Land Development Plan (SLDP) hereby incorporates each of these plans as a foundation for the County-wide vision, goals and SLDC. To fully recognize the importance of these plans and enhance implementation, policy statements and action items identified in the plans have been extracted and integrated into the SLDP. As such, although they are included in their entirety in this volume, the planning guidance each plan provides can also be found in Volume I: Vision, Policy Framework & Implementation of the SLDP. During the SLDP planning process, it became evident that many of the policies set forth for individual communities were appropriate for County-wide application. Many policies and action items that initially referenced individual communities have therefore been re-written to apply County-wide.

Many of the original plans included herein contained proposed use tables and recommendations for community-specific ordinances. This volume no longer contains those tables or recommendations as they were later incorporated into community ordinances, which will be carried forth into the update of the Sustainable Land Development Code (SLDC).

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AGUA FRIA

I. Community History and Trends

a. History

Pueblo Era

Agua Fria was originally named Ca-Tee-Ka meaning “cold water” by Tewa and Tano Indians along the Rio Grande. There are at least two major Late Puebloan archaeological sites in the area, one identified as the Agua Fria Schoolhouse Site (LA 2) and one identified as Pindi Pueblo (LA 1). The name Pindi, meaning “turkey” in Tewa, was apparently used because the Indians in the area of Agua Fria Village raised animals and farmed in abundance. Additionally, the Agua Fria area became known as Quemado (which means “burnt” in Spanish) because the Pueblo suffered a big fire.



Pindi Pueblo was located on the north bank of the Santa Fe River in the Village of Agua Fria and much of this area is still unexcavated. The Pindi Pueblo is both a prehistoric and historic settlement. Pindi remains the oldest and largest coalition, which dates back to from A.D. 1150 to the mid 1500's. The pueblo was abandoned because of the drought, although the indigenous population returned for a period in the seventeenth century, later abandoning the area after the arrival of the Spaniards.

Excavations of sites in this area were done by the Works Progress Administration, documented by Stanley Stubbs and W.S. Stallings in 1937, and through the American School of Research from 1923 to 1933. Additionally, a study done in 1988 by Chuy Cherie Scheick on the south side of the river shows that the Pindi appeared to have moved to the site now known as the Agua Fria School House. This study was done for the Agua Fria Community Water Association where the well house and water tank now exist.

According to a recent study describing the importance of the archaeological sites for the Agua Fria area:

These two sites can be envisioned as the large central knot in a cultural “rope,” earlier strands of which stretch back at least to Archaic times and perhaps before...Even earlier archaeological sites may well exist beneath the buildings into the very houses that Agua Frians still inhabit. The later time periods can be experienced not just as physical remains but also as historic documents and family memories... whose families have been present at least since the 1690s. It is a cliché in the Santa Fe region that “Agua es Vida,” but there is no simpler way to express the importance of the San Ysidro Crossing area as a location for both river water and fresh, cold springs



San Ysidro Church circa 1904-1907. Photo Courtesy of Palace of the Governor's MNM/DCA Negative # 15173

that may have fed humans and animals since the very earliest occupations of this region.¹

Spanish and Mexican Era

The Spanish Colonial phase represents the initial Hispanic occupation of the Agua Fria area and the larger Tano province. When the Spanish first arrived, the Santa Clara Indians referred to the area by a Tewa name, P'O' Karige, also meaning "cold water." These cold springs served as the impetus for area settlement, both prehistorically and historically. The Village of Agua Fria was first referred to in written history in the mid-eighteenth century, when Fray Francisco Atanasio Dominguez designated the Agua Fria area as Quemado in 1776. Fray Dominguez conducted a study in 1776 which documented active springs in the area, finding 29 families and 257 persons living in the Agua Fria Village area at the time. It was not until the 1800s however, that the small Village was referred to as Agua Fria. The Agua Fria area was later described as homesteads with adjacent farm lands (Adams and Chavez 1956).

The town lies on the Historic "El Camino Real," a historic trade route. El Camino Real began thousands of years ago as a series of Indian footpaths. The route was used by Pueblo people for trade and communication for hundreds of years before the arrival of Europeans. The trade route helped to disperse ideas and technologies, connected widely dispersed groups of tribes, and allowed for cultural interaction with the arriving Spanish. Agua Fria served as a paraje, or stopping place, for travelers on the El Camino Real trail between Mexico City and Santa Fe.

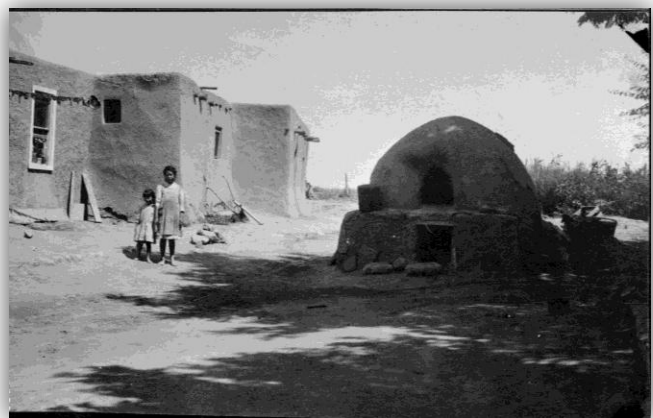
In 1856, Lt. J.W. Albert referred to the town as a source of supplies for the occupation army (Albert 1966). The church of San Isidro was built in 1835 and derives its name from the patron saint of farmers. The church served as a protector from nomadic Indian raids. In summary, this area was occupied from the beginning of the coalition period until the present, although a short hiatus in occupation may have occurred between the abandonment of La Cieneguilla in the 1500s until the arrival of the Spanish in 1610.

The Mexican period in Agua Fria occurred from 1821-1848. The Treaty of Guadalupe Hidalgo established that land grants made during periods of earlier Spanish occupation would be recognized. However, the issue of land grants was poorly administered and the land grant principles were often misunderstood by the federal government adjudicating the land.

A report by Jane Whitmore which documented the historical background of the Village of Agua Fria was submitted to the State Historic Preservation Division in 1983². Jane Whitmore's report, described issues regarding the land status for Agua Fria as follows:

During the Mexican period, the requirements for land grants were confused by the many changes that occurred in the legislation regulating the colonization of New Mexico. Finally, in an effort to deal with the problems involved, the United States Government established the Office of the Surveyor General to assess requests for land grants and to make recommendations to the Secretary of the Interior regarding earlier grants. Congress later created the Court of Private Land Claims in 1891 that required all documentation to be "perfected" before a grant could be formally be verified. As a result many claims were rejected, including the claims for the Pino and Cieneguilla grants in the Agua Fria area.

A Government survey was conducted by William Corbet in 1909 that identified occupied land in Agua Fria and served as documentation from which U.S. patents were issued. In Agua Fria by this time the land had already been divided and subdivided into long narrow lots fronting on the river or acequias. These small holding



¹ Procter, Rebecca May 2006. *Santa Fe River and Community Farm Cultural Resources Assessment and Background for Planning* Final Report May 1, 2006. Prepared for Trust for Public Land, New Mexico State Office.

² The Village of Agua Fria, Ours Today, Ours Tomorrow by Jane Whitmore Submitted to the Historic Preservation Division by Landmarks Preservation Consultants, May 12, 1983. *Submitted to the Historic Preservation Division by Governor's MNM/DCA Negative # 56647*

*claims were assigned Lot and Tract numbers and patents were provided to those persons who applied for them and followed the proper procedures. Given the difficulty with which land was settled and maintained, it is not surprising that the attachment to it is so strong and that land has become the most valued possession of the old families in Agua Fria, "a sense of cultural continuity and historical depth."*³

Statehood to Present (1912-2005)

Agua Fria was largely an agricultural area at the time of statehood. The State Engineer's 1914 Acequia maps show that 254 acres of land in the area were under cultivation. Typical crops included a variety of edible vegetables, wheat, alfalfa, etc. Of the 170 fields within the survey area, 93 percent were less than five acres each. In 1914, the residents of the area participated in the construction of a schoolhouse for Agua Fria. The Agua Fria elementary school was completed by the Works Progress Administration with the cooperation of the County School Board in 1936.

Jane Whitmore's report illustrates several factors that comprise the Traditional Village of Agua Fria's strong attachment to the land and its connection to water which extends back in time through many generations. The attachment to the land has been fostered by the difficulty with which people in Agua Fria were able to settle, maintain and finally receive patent to their land. Other factors include the sense of cultural continuity and historical depth. According to Whitman, the historical importance of water in Agua Fria is seen most clearly in relation to:

- The existence of the Village;
- The distribution of houses in relation to irrigation fields;
- The subdivision of family owned lands;
- The historical importance of the Acequia system; and
- The Village's response to political issues related to water.

The 1980 County General Plan identified Agua Fria as a traditional community located along the Santa Fe River. The County General plan stated that "Most farms and villages in Santa Fe County are located in the river valleys where, historically, surface water has been available for the irrigation of fields and orchards. This early settlement pattern...has prevailed to the present." Traditional Communities were established to identify areas which had higher densities and to convey that resources, especially water, were limited. The Traditional Community designation also allows for communities to prepare a community plan.

Agua Fria is located approximately 5 miles from downtown Santa Fe and within an area that was designated as the Southwest Sector by both the City and County. The Southwest Sector Plan was adopted by the Joint City/County Planning Commission in 1979 as an amendment to the 1974 Santa Fe Urban Area General Plan. The population of Agua Fria identified in the Plan included 680 people and approximately 250 homes. The Plan recognized the area around the Village as a major agricultural sector and recommended that the major acequias as mapped by the State Engineer's Hydrographic Survey should be preserved as pedestrian trails and, where feasible, as channels to carry storm water drainage. In the Plan, there was an indication that the Village of Agua Fria had no alternative other than to be included within the extraterritorial zoning jurisdiction. The plan also identified the Southwest Sector as an area of Santa Fe that was likely to accommodate future growth.



*"Agua Fria Ranch" Pear Farm photographed September 1894.
Photo Courtesy of Palace of the Governors*

In 1982, the Santa Fe City Council approved annexation of approximately 1,000 acres of the Southwest Sector. The annexation area was from Agua Fria Road to Airport Road and Cerrillos Road to the south, excluding the Agua Fria Traditional Community as identified in the County 1980 General Plan. The annexation area included a significant portion of the current Village of Agua Fria Traditional Historic Community. The City subsequently received approval from the Municipal Boundary Commission in 1983 to annex the area after a public hearing. Many property owners in the area opposed annexation and contested the annexation through a lawsuit filed in 1983. As a result of this annexation, density in the area was significantly increased. The City Council reversed their decision to annex the area in March of 1987, citing the costs of providing services to the area⁴.

Village of Agua Fria Traditional Historic Community

Village of Agua Fria residents responded to potential annexation by the City of Santa Fe through a state law which enabled the community to be designated as a Traditional Historic Community. The Traditional Historic Community (THC) designation was created by state law in 1995 and enables communities that meet certain criteria to request to be declared a THC by the Board of County Commissioners. The THC designation accomplishes two main purposes:

1. It provides that a municipality may annex territory within a traditional historic community only by a petition of a majority of the registered qualified voters of the THC; and
2. It removes the THC from the extraterritorial zoning authority and places the zoning jurisdiction within the County.

To qualify as a traditional historic community, the Village of Agua Fria was recognized by the Santa Fe County Board of County Commissioners (BCC) as:

- A village or community documented as having existed for more than 100 years;
- A village or community having structures or landmarks associated with the identity of the community; and
- A community having a distinctive character or traditional quality distinguished from surrounding areas or new developments.

The BCC established the Village of Agua Fria Traditional Historic Community (THC) in 1995 via Ordinance 1995-8. The initial boundary encompassed 4,640 acres and included much of the southwest area outside the City limits. The THC boundary was significantly reduced in 1996 by the BCC via Ordinance 1996-16 to approximately 540 acres after a lawsuit challenged the boundary and a contentious public hearing was held in which the community was deeply divided. Many property owners were left with portions of their property within the Village and part of their property outside the boundary. Village of Agua Fria THC Ordinance 1996-16 allowed property owners outside of but adjacent to the THC boundary to request to the BCC that their property be included in the THC.

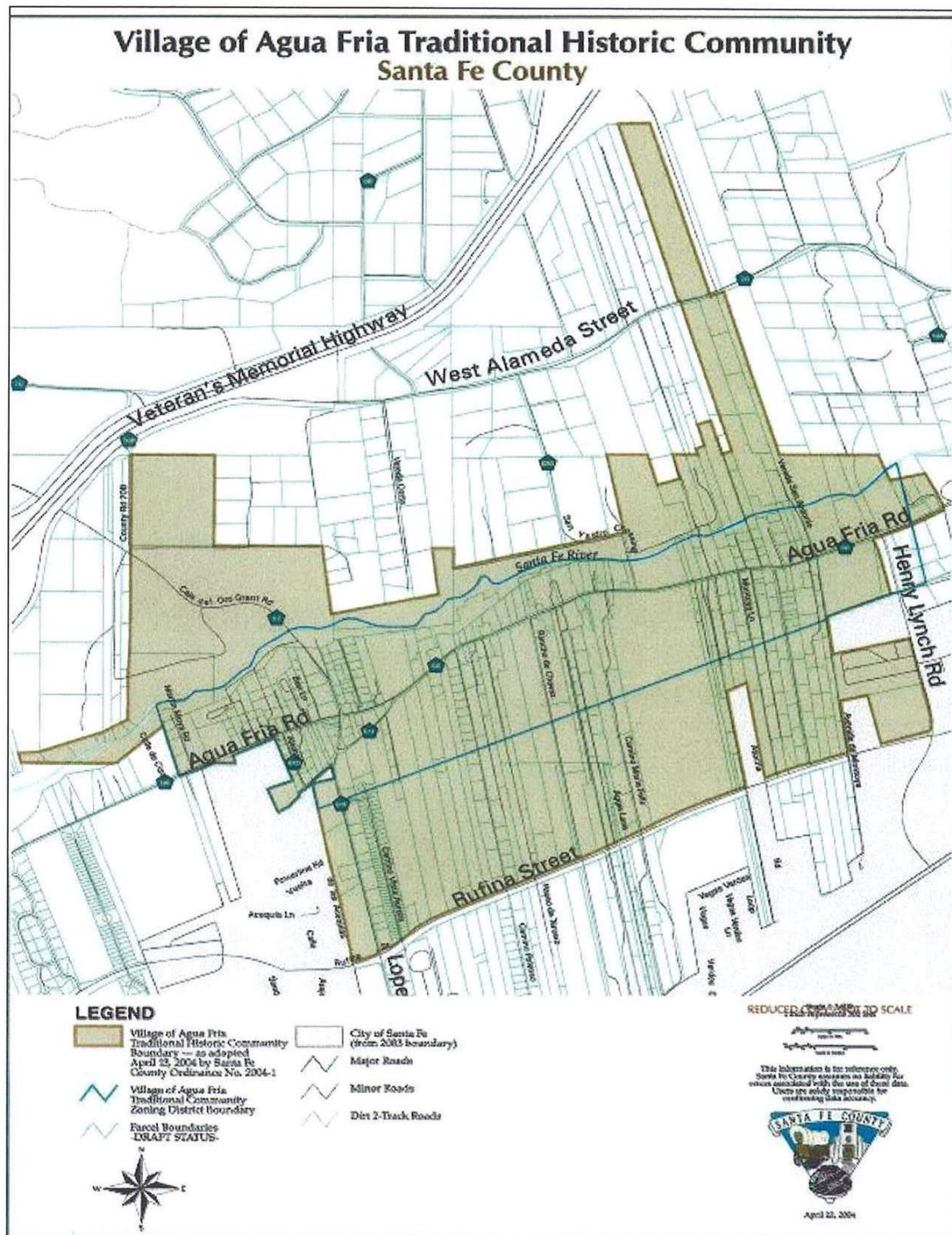
The reduction in the size of the THC boundary was a divisive issue within the community. Through the planning process, the THC Boundary issues were examined by the Planning Committee and recommendations were made to amend the THC boundary to include land north of the Santa Fe River that was historically considered part of the Village. Recommendations led to the amendment of the boundary to include the addition of public land adjacent to the THC, including the Agua Fria Park and San Ysidro River Park, El Cementario de Agua Fria and property that had previously been approved for inclusion into the THC. The Planning Committee also recommended a written description for the THC boundary be developed and that the boundary be adjusted to avoid overlapping jurisdictions with the City of Santa Fe. The Agua Fria Development Review Committee made a recommendation to the Board of County Commissioners and the BCC approved the amended Village of Agua Fria Traditional Historic Community Boundary via Ordinance 2004-1 on April 13, 2004 (see **Figure 3-1**).

b. Natural Resources/Features

This section not completed in original community plan.

⁴ Santa Fe New Mexican article “Finances Victimize Annexation by City” March 29, 1987

Figure 3- 1



c. Public Facilities & Services

Agua Fria Water Background

Historically, the source of water for this community was a series of *ojitos*, natural springs, located both east and west of San Ysidro crossing and south of the Santa Fe River. The earliest known users of this source were the Pueblo Indians, who occupied this area in the 1300s. Later when the area was occupied by the Spanish, these *ojitos* continued to supply water to the residents of the area in addition to hand dug wells. Historical use of the springs has been documented back to 1693. Together with the acequias and the Santa Fe River the residents of this area have grown crops and raised their families for centuries.

During the late 1800s and early 1900s, these sources of water were depleted and the Santa Fe River was dammed upstream. The shallow wells and *ojitos* dried up primarily due to the lack of a continuous flow of water along the Santa Fe River and mining of the river for sand and gravel. In 1930, the Agua Fria Community Water Association obtained a permit from the State Engineer to drill a well for the Village and began supplying water to the community through a very narrow pipeline running west from the new well. The well serviced the residents west of the San Isidro Church to where “El Tanque” (the water tank) was located at the northwest corner of Lopez Lane and Agua Fria. This source was used for domestic purposes and for watering livestock from surrounding areas as well as the traveling public.



Agua Fria Community Water Association Water Tower and Well House.

The Report on the History and Status of Water Right Lands in the Vicinity of the Traditional Village of Agua Fria, prepared for Santa Fe County and the Office of the New Mexico State Engineer, cites the 1914 Hydrographic Survey which indicated that 244 acres within the current boundary were under irrigation by surface waters of the Santa Fe River at that time. The use of surface flows of the Santa Fe River for irrigation purposes predates the settlement of the City of Santa Fe. The increased use of surface waters for municipal purposes resulted in construction of Nichols Reservoir in 1943 which created a 706 acre-foot reservoir and the enlargement of the Granite Point Dam (constructed in 1926) in 1947 increased the capacity of the dam from 650 acre-feet to 2908 acre-feet. Subsequent hydrographic survey field inspections found that lands irrigated in 1914 were non-irrigable in the 1970s due to the non-existence of ditch structures in the river and the inability of the old ditches to convey water.

The Agua Fria Community Water Association (AFCWA) applied for and was granted its well permit in 1930 from the State Engineers Office. It was the first community water system to be granted a well permit in the Agua Fria area. The system as it exists at the time of this Plan serves 245 families and has as its primary source of water a well situated near the northwest corner of San Ysidro crossing and Agua Fria Road.

The AFCWA well is approximately 300 feet deep and has 42.3 acre-feet of adjudicated water rights. The AFCWA also has rights to 22.5 acre-feet of water rights which expire in 2027. In addition, the AFCWA has a contract with the City of Santa Fe’s Sangre de Cristo Water Company for delivery of water on a supplemental basis. This contract, which will expire in the year 2030, is tied to an allocation of San Juan Chama water made by the Metropolitan Water Board (MWB) in 1990. The MWB is a body that was created through a City and County Joint Ordinance in 1980 to make such allocations on behalf of the City, County and the Public Service Company of New Mexico (PNM).

Many of the properties in Agua Fria Village are served by individual or shared wells. As a result of increasing demands on the aquifer, many of these wells have had to be deepened within the past decades due to a dropping of the water table.

Wastewater and Water Quality

In recent years both commercial and residential growth inside and outside of the Planning Area have increased significantly. As a result, there are increased needs to develop infrastructure, including a wastewater system, to meet the current and future needs for growth in the Village of Agua Fria.

Two sanitary sewer trunk lines run through the Planning Area and another lies to the south of the Planning Area. All of these sewer lines run in an east to west direction. One of these lines lies to the north of the Santa Fe River, another runs down the center of Agua Fria Street and the third along Rufina Road. While the aforementioned sewer lines run through the Planning Area, the ability of residents in the village of Agua Fria to access the sanitary sewer infrastructure, owned by the City of Santa Fe, has been very limited due to resolutions passed by the City to deny use of City utilities by entities outside the City boundaries. The Planning Area, although surrounded by the City on three sides, was one of those entities. A map of the existing water and sewer lines in the community can be found in **Figure 3-2**.

In June of 2004, the City of Santa Fe adopted Resolution 2004-23, which states in part:

Mainline extensions of and service connections to the City sewer system may be approved by the technical review team if the extension is entirely located within the boundary of the Agua Fria Traditional Historic Community and the application is accompanied by a resolution approving of the request from the Agua Fria Village Planning Committee. An applicant for service to a property located entirely within the boundary of the Agua Fria Traditional Historic Community is not required to agree to annex the property.

The approval of this resolution, spearheaded by community members, County planners and area legislators is very important for the future growth of the Traditional Historic Community of Agua Fria as it allows for property owners to hook up to the City sewer system with a Resolution of approval by the Agua Fria Planning Committee.

Given that the Village of Agua Fria has existed for more than two centuries without access to a sanitary sewer line most of the village residents still utilize private septic systems, including some cesspools that serve more than one home. This situation is of obvious concern to the residents of the Traditional Historic Community and overall Planning Area. The New Mexico Environment Department has also expressed concern in the recent past concerning this situation. Obviously, the potential for groundwater contamination is of major concern given that the Planning Area receives its potable water supply from both the Agua Fria Community Water Association and private wells tapping into the aquifer below the village. It is very important to residents that the fresh water resources be protected into the future by decreasing potential contamination from septic systems.

As a result of resident, County and legislative foresight there has recently been substantial progress in the quest to extend sanitary sewer service to more and more homes in the Planning Area.

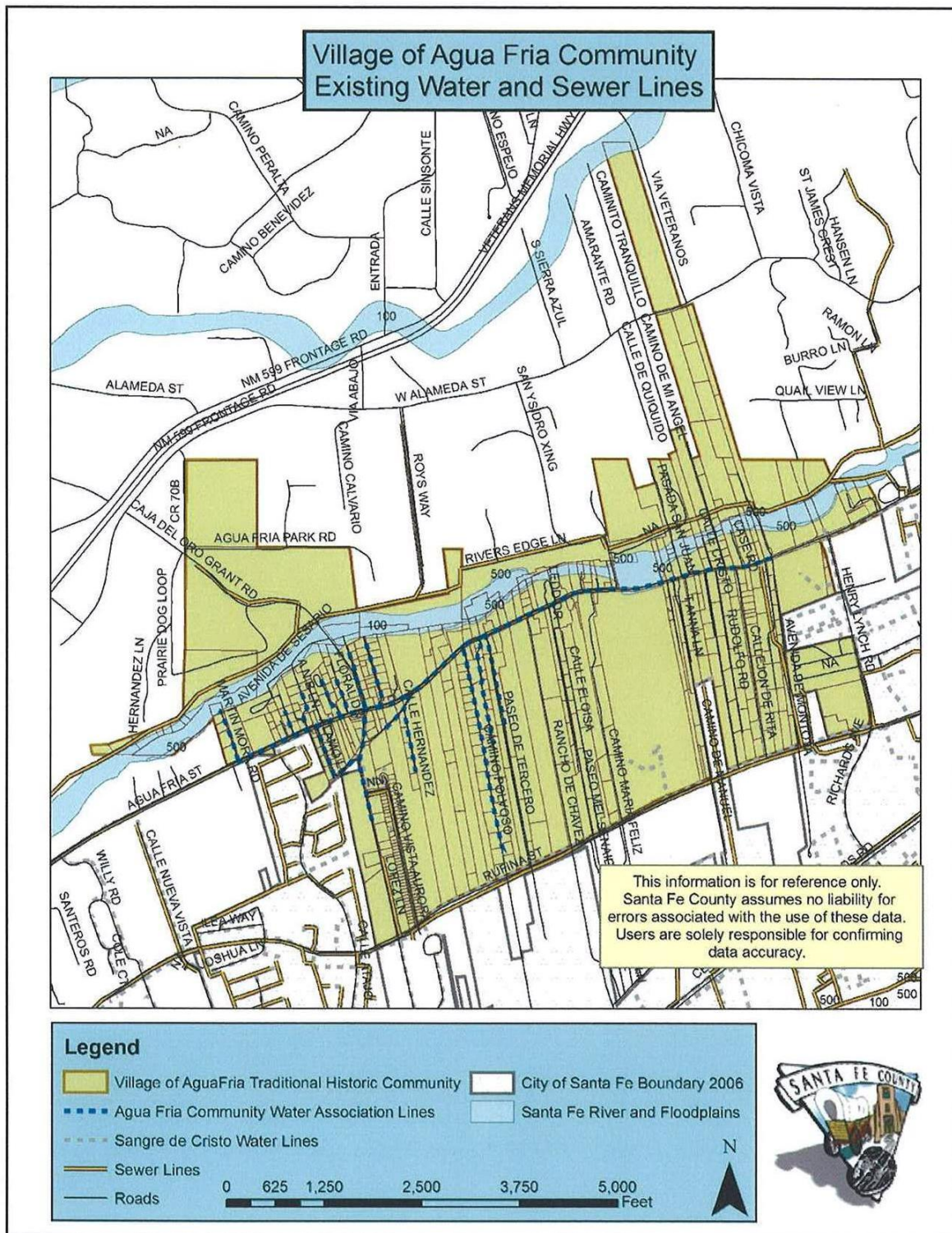
The New Mexico State Legislature has provided funding for a sewer trunk line along Agua Fria Road from Jemez Road to the Santa Fe City limits to the east. The first two phases of the project have been completed between Jemez Road and the San Ysidro Crossing. Phase 3 from San Ysidro Crossing to the City limits was scheduled to be completed by early 2006. As a result of these efforts, several mainline extensions have been planned and/or funded. Some of those projects include Camino Polvoso, Rumbo al Sur, Paseo de Tercero/ Via Don Toribio, Ben Lane and Antonio Lane.

Over time, in conjunction with sanitary sewer mainline extensions and laterals, both constructed and planned, a majority of the present and future residents in the Agua Fria Planning Area will have the opportunity to hook-up to the sewer system and abandon existing septic systems, thus ensuring protection of potable water supplies well into the future. It should also be noted that the effluent that is produced in Agua Fria and sent through the sanitary sewer lines is ultimately processed at the City of Santa Fe Wastewater Treatment Plant. This effluent provides the City with greater quantities of treated effluent which in turn can be utilized for construction projects, return flow credits and increased flows to the Santa Fe River benefiting other communities downstream.

Roads and Traffic

Agua Fria THC is serviced by Agua Fria Road, part of the historic Camino Real, along with many private roads and several County maintained roads. The Camino Real route is a historic trade route that has been used for hundreds of years. Agua

Figure 3- 2



Fria Road is also a principal route connecting Agua Fria THC and the City of Santa Fe. Agua Fria Road is one of eight County Roads in the Agua Fria THC. Lopez Lane and Caja del Oro Grant Road are the major north south roads on the western edge of the community. Caja del Oro Grant Road and San Ysidro Crossing are roads which cross the Santa Fe River. Other major roads adjacent to the community include Rufina Street and Henry Lynch Road, maintained by the City of Santa Fe. The Henry Lynch Road right-of-way boundary serves as the eastern boundary and Rufina is the southern boundary of the THC.

The majority of the roads in the THC are private roads which allow property owners access to their property. The private roads do not provide public access and connectivity to the public roads in the THC. The long lot parcel configuration in the Village of Agua Fria is not conducive for the provision of the easements required for subdivisions by Santa Fe County. There is a need for consideration of a reduction of road easement width requirements for family transfers and small residential subdivisions.

Urbanization and increased density in and around the THC have resulted in increased congestion throughout the Planning Area. Santa Fe County has improved the conditions of Agua Fria road through completion of Agua Fria Phase 1 and 2, although there are problems with the road which need to be addressed. Agua Fria Phase 3 is in the process of being completed and will provide improvements to the section of Agua Fria from San Ysidro Crossing to the City limits. This includes the intersection with Henry Lynch Road. Heavy truck traffic along Agua Fria Road and Lopez Lane has also been identified as a major problem for traffic flow and damage to the roads.



Proposed roundabout at Agua Fria and Henry Lynch Roads intersection.

The Agua Fria Road and Henry Lynch intersection has been a major concern of the community which needs to be addressed. The Planning Committee has acknowledged that many traffic accidents have occurred at this intersection which has become more dangerous due to increased traffic. The Planning Committee sought a remedy and requested information regarding the intersection from the County Public Works Department in September of 2004. The County Traffic Engineering Division Director reported that traffic studies had been prepared for the intersection for the City which showed that the intersection met traffic warrants for a signalized intersection.

The community was concerned that a traffic signal could be extremely dangerous because of the location of Agua Fria Elementary School adjacent to the intersection. Speeding to avoid a red light at a location where children cross the street was a significant concern. The community discussed alternative options for the intersection including a roundabout. A roundabout is a raised island that is usually landscaped and located at the intersection of two streets used to reduce traffic speeds and accidents without diverting traffic onto adjacent residential streets. Features include a central island and splitter islands, pedestrian crossings, landscaping buffers and a potential for public art or other aesthetic components. The large radius of the roundabout would be able to accommodate large trucks. Federal studies have shown that roundabouts are significantly safer than traffic signals.

The Planning Committee requested to the Board of County Commissioners that the County place stop signs at the Agua Fria and Henry Lynch intersection in order to immediately address the dangerous nature of the intersection. The BCC authorized the placement of stop signs and they were placed at the intersection in October, 2004 as an interim measure. The Planning Committee requested that the City and County consider options for a roundabout for the Agua Fria Henry Lynch intersection. The City Traffic Engineer and County Public Works Traffic Engineering Division Director made a presentation to the Committee in late 2004 and discussed the potential for a roundabout at the intersection. A roundabout requires additional right-of-way which the City had acquired a number of years ago as part of the proposed Richards Avenue extension to West Alameda.

The Planning Committee recommended that a traffic study be done to determine whether a roundabout would be feasible for this location. The Agua Fria Planning Committee further recommended that future intersection improvements be made

in conjunction with the completion of Agua Fria Phase 3 and include the traffic improvements for Agua Fria Elementary. Public art along the roundabout has also been recommended.

Open Space

Community members recognize the Santa Fe River as a significant community amenity and natural resource. The Village has resolved to protect and preserve the Santa Fe River as the primary open space corridor in the Village. The Planning Committee supports the County's efforts to purchase and acquire land, manage and restore the river, and develop a river park. The County recently acquired several properties along and adjacent to the Santa Fe River, including a portion of the Community Farm property. Some of this open space property was previously used for mining purposes.

San Ysidro River Park

The San Ysidro River Park plans include a park and trail along the Santa Fe River from San Ysidro crossing to Lopez Lane which will connect to the Agua Fria Park. The river trail will provide public access to the river and will be an important recreational and community amenity.



Santa Fe River in Village of Agua Fria, 2006.

El Camino Real is an important historical and cultural part of the Village and the Committee has recognized the need to reestablish the importance of the historic trail and its relationship to the Village of Agua Fria. Committee members worked with the County and supported a National Scenic Byways Grant project application to develop interpretive facilities and a trail that would focus on the history of the Village in relation to the Camino Real as well as signage that identifies Agua Fria as part of the historic El Camino Real.

The Acequia Madre and other acequias in Agua Fria retain an important historical significance and should be protected when possible. The retention of existing acequias are one way that the community could protect the historic nature of the Village while providing an open space corridor and connection to the Santa Fe River as part of future development plans, where connectivity is feasible.

Institutional Uses and Community Services

Institutional uses such as the Agua Fria Elementary School, the San Isidro Church, El Cementerio de Agua Fria, the Agua Fria Fire Station and La Familia Medical Center and the Agua Fria Park are important for residents and provide for essential community needs in the Village. Institutional uses at Agua Fria Park include the fire station, La Familia Medical Center and the Agua Fria Community Center which is located on property that was patented to the County from the Bureau of Land Management for community uses. The Agua Fria Park, which includes children's playground equipment, basketball courts, baseball fields and tennis courts, is a significant asset for the community.



La Familia Medical Center

Agua Fria Community Center

The community identified a need for additional community services to meet the needs of the growing population. A community center to be located at Agua Fria Park was identified and State Legislative funding for the design of the facility

was secured and completed in coordination with the community. The Agua Fria Community Center Advisory Committee was established through the Planning Committee and made recommendations on the design of the facility. The Planning Committee also made recommendations to the Santa Fe County BCC for Community Development Block Grant (CDBG) funding to be used for the Agua Fria Community Center. In 2004, the BCC voted to request CDBG funds for the Agua Fria Community Center. Additional funding for the Community Center was allocated by the BCC in 2005 to complete the funding required for the Agua Fria Community Center. The Center is expected to be completed by mid-2006.



Agua Fria Community Park playground

The Committee also recognizes the value for children to have opportunities to become participants in the Village and to live in a safe environment. The Agua Fria Elementary School is an important part of the community and the Planning Committee has included representation from Agua Fria Elementary School. The school has established programs for both parents and students in the community including pre-school classes. Agua Fria Elementary is also planning significant improvements in the near future.

Agua Fria Children's Zone

Community development opportunities include the Agua Fria Children's Zone (AFCZ), being developed by the United Way of Santa Fe County. United Way of Santa Fe County representatives have made presentations to the Planning Committee in regard to this potential community development project which would provide services to children to help build and strengthen the community.

The Agua Fria Children's Zone works to create opportunities and enhance the quality of life for children and families by providing needed services and support. The AFCZ concept is that investing in early childhood development and education results in better school performance, less criminal behavior, reduced dependence on welfare and higher-paying jobs as adults. At the same time, engaging a community around its children improves the chances of sustainable success. The Planning Committee made a recommendation in support of the program to be located at the Agua Fria Community Park.



d. Growth Trends

The Village of Agua Fria is an unincorporated community adjacent to the City of Santa Fe. The traditional community was largely developed adjacent to the Santa Fe River for agricultural purposes from the Pueblo, Spanish Colonial and Mexican eras to the present. Agriculture played an important role in the historic development of the area going back at least as far back as the 13th century when pueblo residents used the river to irrigate crops. The traditional rural and agricultural character of the community has shaped local settlement and land use patterns and resulted in long narrow lots from small holding claims which were subsequently subdivided into smaller lots.

The effects of growth both within and outside of the community have increased the need for the community to both identify and preserve the intrinsic nature for the Village of Agua Fria. Increased residential and commercial development can be clearly seen adjacent to the Village through several recent projects. The City of Santa Fe recently annexed significant land adjacent to the Village of Agua Fria which was previously part of the Traditional Historic Community for development



Santa Fe Community Farm agricultural field

projects. Proposed developments include San Isidro Village, a mixed use development which will include several large commercial development properties and several hundred residential lots. Additional annexation requests surrounding the Village have recently been approved and/or are in the process of approval. Increased development pressures both within and surrounding the Village will increase traffic and population which will further increase the density and development pressures for the Village in the future.

Rural and Semi-Rural Character

The rural character of the Village is important to community residents. The ability for residents to use their land to accommodate a mixture of uses including agriculture and residential uses as well as non-residential uses retains significant importance. Committee members have identified rural land patterns as desirable although there is recognition of continued urbanization on the Village. The rural identity of the Village is being challenged by increased urban pressures from both in and around the Planning Area which have resulted in increased densities and changed land-use patterns in the Agua Fria THC.

The community recognizes the need to allow for the historical uses of land that protects open space and preserves the rural/semi-rural land patterns. The desire for rural protection in an increasing urban setting has included discussion on defining what rural means in the context of the Village. Residents identified the importance of being able to retain open space and maintain historical uses of land including agricultural practices and the ability of property owners to maintain animals. Transitional areas and connectivity were identified as important buffers between rural and more urban areas.



II. Community Planning

a. Community Planning Overview

Village of Agua Fria community members identified a need to examine issues and resolve problems within the community. Several organizational and community-wide meetings were held in 2002 and 2003 and a planning task force was established to initiate the planning process. A community planning process was authorized for the Village of Agua Fria by the BCC on June 10, 2003 in accordance with Santa Fe County Community Planning process via Resolution 2003-82.

Key issues identified at the initial public meetings:

- Traditional Historic Community Boundary Issues
- Water and Wastewater
- Land Use and Zoning
- Protection of Historical Nature of Village
- Protection of Community Lifestyle
- Protection of Santa Fe River
- Provision of Public Services and Safety
- Potential Annexation of areas surrounding the THC
- Community Amenities

The Planning Committee established the committee structure and identified a Chairperson and Vice Chair to lead the meetings. The Committee operated in a consensus manner, defined by the Committee as everyone working to reach agreement. The Committee met monthly for approximately three years in completing this Plan. The Committee created

several subcommittees to work on specific issues and sections of the Plan throughout the planning process. The planning meetings were open to the public, notification of community meetings were advertised in the local newspaper and meeting agendas were sent to community members who participated in the process.

The Village of Agua Fria Community Plan is intended essentially as a partnership between the community and the County to help tailor land use and services to best fit with existing conditions in the Planning Area. The Plan establishes policies that can be enacted through ordinances or implemented through programs and projects. The Plan will serve as an amendment to both the County's Growth Management Plan as well as to the County Land Development Code. The Community Plan is intended as an active document that can and should be reviewed and updated as conditions change throughout the Planning Area.

b. Planning Area

The Agua Fria Traditional Historic Community (THC) was originally adopted by Ordinance of the Board of County Commissioners in 1995. The THC boundary was amended in 1996 and again in 2004 through Santa Fe County Ordinance 2004-1. The current THC is comprised of approximately 771 acres. The THC Ordinance allows property outside of but contiguous to the THC to request to become part of the THC. Opposition to annexation and Village self-determination are the major reasons that the Traditional Historic Community continues to be an important declaration for the Village.

c. Existing Conditions

Existing Zoning

Traditional Community Zoning District (TCZD)

Traditional Community Zoning Districts (TCZD) were created under the 1980 County General Plan. The Agua Fria TCZD boundary is within the Agua Fria THC and the current boundary is composed of 310 acres. The TCZD includes the area of the THC from the Santa Fe River to the southern boundary of the THC adjacent to Rufina Road and/or the City of Santa Fe Boundary. The intention of this designation was established to preserve the land use pattern and character of Traditional Communities in Santa Fe County. The Santa Fe County Land Development Code identifies Traditional Communities as follows:

1. 75 years or more of continuous settlement;
2. Historic pattern of diverse and mixed community land uses;
3. Presence of historic structures; and
4. Existence of a village center(s).

Minimum lot size in the TZCD is currently one dwelling unit (du) per three quarters of an acre ($3/4$ ac). Minimum lot size can be reduced to one third of an acre ($1/3$ ac) with community water and sewer. Maximum density with community water and sewer is three dwelling units per acre.

The Village of Agua Fria THC, with the exception of the Agua Fria TCZD, is within the Urban Area Zoning District of the County.

This designation is intended to implement and correspond to the County Growth Management Plan's "Urban Area" "where higher densities can be achieved with urban services and urban amenities and future neighborhoods can be planned and developed. The minimum lot size in the urban area is one du per 2.5 acres. Minimum lot size can be reduced to 1 du per acre with community water or community sewer. With community water and sewer, the minimum lot size can be further reduced to 1 du per one half ($1/2$) acre. Maximum density with community water and sewer is two dwelling units per acre.

Existing Conditions

The area has developed as a Traditional Village with a mixture of agriculture, residential, large scale residential, community service, institutional, and non-residential development. Existing conditions were identified based on Santa Fe County Assessor's data, County structure data and 2005 County aerial photography. This analysis shows that there are



approximately 724 dwelling units within the THC. The total population in 2005 was estimated to be 2,050 based on 2000 US Census data for household size in the Agua Fria Census Designated Place.

The existing land use table identifies the current land uses for the property in Agua Fria THC. The existing land use densities in this area vary from high density residential (i.e. multi-family housing and mobile home parks) to low density residential (less than 1 dwelling unit per acre). The average single family residential lot in the THC is one dwelling unit per one half acre. Most of the existing parcels in the THC are identified as residential. However, almost 25% of the land acreage in the THC is vacant and seventeen percent is identified as open space and parks and 12% is identified as institutional. In addition, much of the land in the THC has the potential to be further subdivided.

Businesses in the Village of Agua Fria include commercial, industrial, home occupations and agricultural uses. Agricultural uses include businesses such as a community farm, an equestrian center, a feed store, produce sales or a nursery. Many of the businesses in the THC are identified as legal non-conforming businesses. Legal non-conforming businesses are businesses that were in existence prior to the adoption of the 1980 County Land Use Code. These businesses include many of the industrial uses in the Village such as sand and gravel, concrete, waste services and several construction and roofing companies. Other businesses in the Village include home occupations, defined as an accessory use to a residential dwelling and are secondary to the principal use of the residence.



Existing Land Uses Definitions

- *Institutional Use*- Uses apply to public or quasi-public uses or similar institutions such as churches or schools.
- *Nonresidential Use*- Any use that does not involve or include the principle use of a structure as a dwelling. Nonresidential uses include both commercial and industrial uses.
- *Open Space and Parks* – Includes undeveloped, public lands such as County Open Space land and BLM land. It also applies to parcels or tracts that have been dedicated as open space or floodplain areas as part of a specific development.
- *Residential* - A structure which is arranged, designed, or used as a dwelling. Residential may also include accessory uses such as home occupations.
- *Right-Of-Way* – A strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by a street, trail, water line, sanitary sewer and/or other public utilities or facilities.
- *Vacant*- Parcels that currently are vacant or have only an accessory use.

Existing Land Use Table Summary			
Existing Land Use Type	# of Lots	Total Acres	Percentage of Total Acreage
Nonresidential	17	39	5%
Institutional	4	94	12%
Residential	416	306	40%
Open Space and Parks	15	131	17%
Right-of-Way	7	22	3%
Vacant	84	179	23%
Total	543	771	100%

d. Major Issues

Water - Problems

Acequia Water Rights

- Surface/Irrigation water rights were taken from Village farmers without just compensation.
- No clear records of Agua Fria's surface water rights exist.
- Acequia records need to be researched and substantiated.
- The study on History and Status of Water Rights as per House Joint Memorial Bill 55 needs to be completed to identify what happened to Agua Fria's Water Rights.
- State Engineer's Office needs to acknowledge Agua Fria's surface Water Rights.



Part of the San Ysidro River Park Mural by Leopoldo Romero

Wells

- There are many private wells in the Agua Fria area that are being impacted by the depletion of the water table.

Community Water

- The Agua Fria Community Water Association (AFCWA) does not currently service the entire community.
- County is not utilizing the community water system for County facilities in the area, including the community center, fire station, and La Familia Medical Center. AFCWA could provide water to County facilities.
- The current water agreement between AFCWA and the City restricts the maximum amount of water that can be provided by the City to 50% of total water usage.
- There is a need to renegotiate the water agreement between AFCWA and the City or create a new water agreement with Santa Fe County.
- There is a need for a "wheeling agreement" to provide wholesale water to AFCWA from either the City or County.
- The County does not currently provide supplemental water service to Agua Fria.
- The County 40-Year Water Plan currently does not include the Village of Agua Fria as a priority for future service.
- The County has not acknowledged the 36 acre-feet of San Juan Chama water that has been allocated to AFCWA by the Board of County Commissioners and Metropolitan Water Board.

Wastewater and Water Quality

- Increased commercial and residential development pose a risk of groundwater contamination due to the large number of septic systems, improperly functioning septic systems and cesspools.
- The New Mexico Environment Department enforces wastewater disposal and septic system standards but does not always have the resources to monitor correction of violations if they occur. The County does not have the authority to consistently enforce wastewater discharge requirements following the granting of development permits. Potentially, this situation allows septic systems to be installed in the Planning Area on small lots, circumventing the existing regulations.
- The increasing population is served mainly by septic systems. This increases the probability of future groundwater contamination through overcrowding of lots and increasing density levels that pose a risk of contamination by placing septic tanks too close to existing water resources and wells.
- Given the age of the Traditional Historic Community of Agua Fria, and prevailing lot parcel configuration in the area, many parallel roads exist of insufficient width to easily extend sanitary sewer service to several areas.

- Many residents of the THC who live along the south side of the Santa Fe River and north of Agua Fria Road may be unable to access the sanitary sewer without utilizing lift stations due to the elevation of these properties with respect to the sewer line along Agua Fria Road. Crossing the Santa Fe River to access the northern most sewer trunk line does not appear to be feasible for lots south of the river.
- Given that the City of Santa Fe uses all three sewer trunk lines running through the Planning Area, sewer trunk line capacity may prevent all residents in the Planning Area who wish to utilize the sanitary sewer from doing so at some time in the future.
- Individuals in the THC may not be aware of the potential to hook-up to the City system. Additionally, these residents may not have the financial ability to pay for the hook-up to abandon their septic systems.
- There are unresolved issues regarding easements provided by some landowners to the City, which allowed the landowners free tie-ins to the City sewer system.

Roads and Traffic

- Traffic impacting Agua Fria THC needs arterial road alternatives, especially north-south connectors.
- The Agua Fria Road and Henry Lynch intersection is dangerous.
- Speeding and excessive traffic exist on Agua Fria Road, Rufina and Lopez Lane.
- Rufina is dangerous due to no turning lanes, lack of signs indicating intersections, and a lack of traffic enforcement.
- Development outside the THC impacts traffic on existing community roads.
- Traffic needs to be alleviated on existing roads.
- Powerline road easements still on property owner deeds have not been relinquished.
- There is a lack of long term road planning in THC.
- There is a lack of connectivity between Rufina Meadows and Agua Fria which is causing traffic to bottleneck on Rufina, Henry Lynch, Jemez Road and Lopez Lane during rush hours.
- Lack of connectivity between Calle Atajo and Agua Fria which is causing traffic to bottleneck on Rufina, Henry Lynch, Jemez Road and Lopez Lane during rush hours.
- Road easement width requirements are not conducive for the long lot configurations of small residential subdivisions.

Code Enforcement

- Growth within the community has increased and residents are concerned that illegal development is taking place within the Village, including illegal businesses operating within the community.
- There are concerns about junked vehicles and trash in the Village which are not in compliance with the County Code.
- The land use analysis completed by the subcommittee identified many of the businesses located in the Village as either legal nonconforming businesses or businesses operating in violation of regulations currently in effect.



Possible County code violation, 2006.

III. Community Vision & Future

a. Community Vision

Our Vision for Agua Fria is a community where our history has been embraced, where we value our cultural and historical origins while creating a sustainable and thriving future for our citizens.

A community where our children have an opportunity to live and prosper. A community that welcomes and encourages children to become full participants of village life in a safe environment and where generations are still on their ancestors land; where young people think of staying.

We resolve to protect the Santa Fe River and our open spaces as well as the unique character of our Village by honoring our cultures and the area's historical, agricultural, livestock and residential traditions.

We, as a community, further resolve to work together to preserve, maintain and accomplish our vision of a sustainable, well-planned community where people of all income levels are welcome and where people are able to live and work in harmony with their neighbors.

The citizens of Agua Fria Village adopt this vision statement to serve as the guiding principle for the creation of this plan.

The Village of Agua Fria will be a place ...

- that is a well-planned community; where new development considers land use, water and wastewater implications;
- that is a “sustainable” community;
- where the rural character is preserved and farming and agricultural activities are enhanced;
- where people have live/work situations within the Traditional Historic Community, meaning they are able to live and work in the same place;
- where appropriate land uses strike a balance between historic uses and the impact progress has on the Village;
- where there is an ability to transfer land to family and where our children have an opportunity to live;
- where planning and zoning address the needs of the community;
- where cultural and archaeological sites are recognized and preserved; and
- where the community welcomes and encourages children to become full participants of village life in a safe environment.

b. Plan Recommendations

Traditional Historic Community Boundary

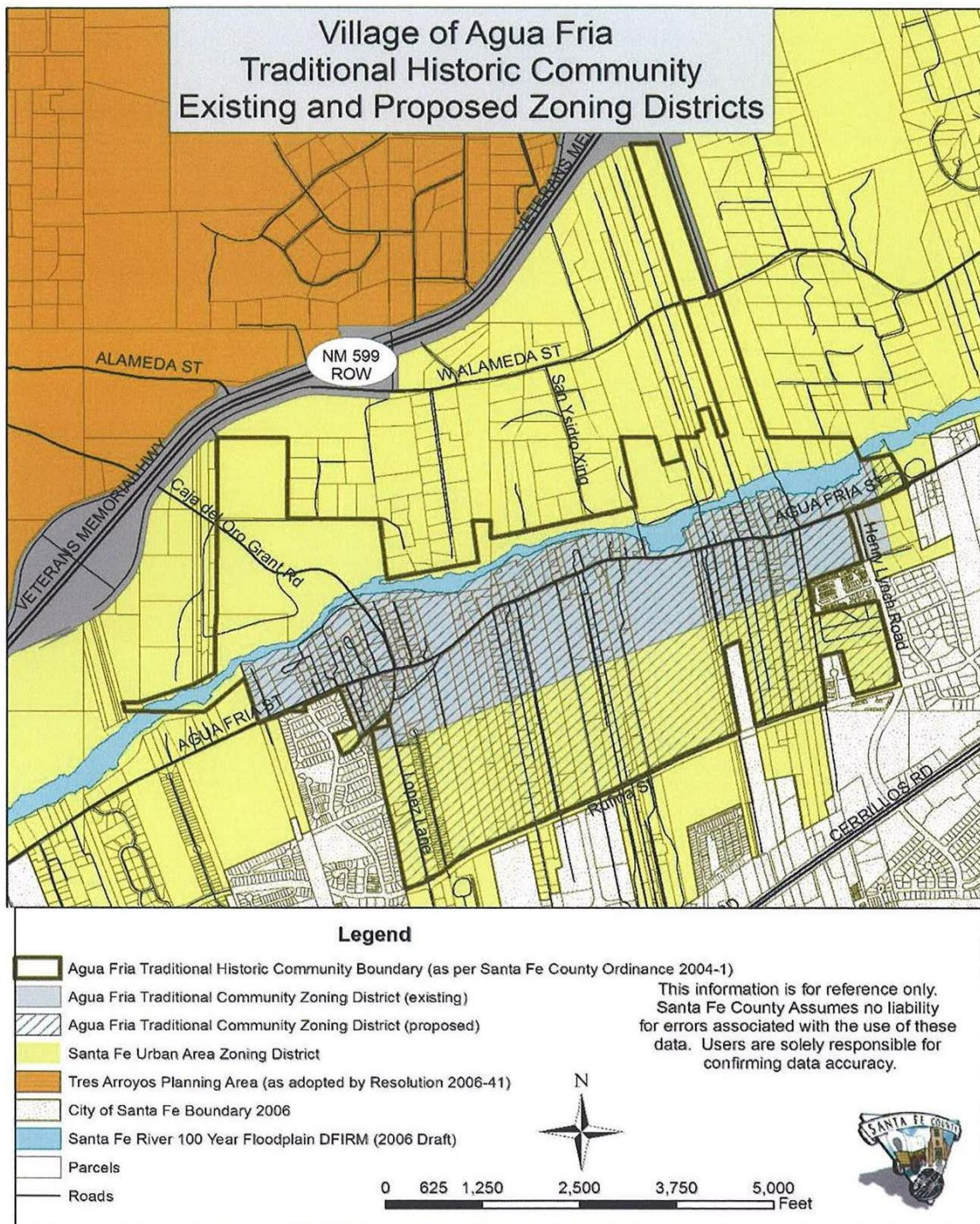
The Planning Committee recommends that the THC boundary be amended to include requests from property owners who are contiguous to the existing THC boundary. Zoning for the property in areas outside the TCZD will be in the Urban Zoning District of the County as shown on the proposed zoning map in **Figure 3-3**.

The requests from property owners for inclusion into the THC should be submitted to the BCC prior to adoption of the Village of Agua Fria Community Planning Ordinance. The THC Boundary will be amended by ordinance of the BCC. The Planning Committee recommends that the boundary not be extended past NM 599 to avoid encroachment on the Tres Arroyos Community Plan. In addition, the Committee recommends that the Board continue to allow property owners north of the THC to NM 599 from CR 62 to Via Veteranos (NM 599 Access Road) to be allowed to request inclusion into the THC after the adoption of the plan and ordinance.

Future Land Use

The Village of Agua Fria Planning Committee has analyzed multiple planning issues through the community planning process. The Plan has reviewed the historical context of the Village, current problems and issues in the community, Planning Area boundaries, water and wastewater, traffic issues and existing land use patterns in the Village. The community has also determined a vision statement for the future of the Village and a vision for land use and growth management. The following are recommendations for future land use and growth management for the Village of Agua Fria:

Figure 3- 3



Agua Fria Traditional Community Zoning District (AFTCZD)

The AFTCZD accommodates mixed land uses. It is the intent of this Plan to preserve the land use pattern and character of the community. The Plan recommends that neighborhood uses as identified in the Performance District Use Table of this Plan be allowed throughout the AFTCZD. Neighborhood uses should be consistent with a neighborhood scale and should not exceed 5,000 square feet of commercial space (with the exception of a small grocery store which could be up to 10,000 square feet) and must meet all applicable standards in the Santa Fe County Land Development Code.

The Planning Committee reviewed the AFTCZD boundary and determined that the 1980 boundary was not consistent with the land use and ownership patterns of the community. The boundary was also not conducive for land use planning and for the provision of water and wastewater services. The Plan recommends the expansion of the AFTCZD boundary to coincide with the southern boundary of the Agua Fria THC adjacent to Rufina and/or the City of Santa Fe Boundary. This recommendation would increase the size of the AFTCZD from 310 acres to 552 acres.

Residential Urban Zone

The Residential Urban District is the area of the Village of Agua Fria THC which is north of the Santa Fe River. This area is an important part of the Planning Area and is primarily residential and agricultural and/or open space land.

Home Business

Home Businesses are an important economic alternative for community members to live and work in the same place. The existing home occupations in the land development code should be expanded to include slightly higher intensity of home business without disrupting or disturbing the character of the neighborhood. The home business should submit a site development plan and meet the design standards and criteria outlined in the community ordinance.

The land use subcommittee recommends that the County conduct a survey of the businesses in the THC to determine whether the businesses have received a business license and are in compliance with the Code. The planning subcommittee further recommends that businesses operating without appropriate zoning or licenses go through the land use process in order to come into compliance with the Code.

Affordable Housing

The Village of Agua Fria Planning Committee has considered local housing conditions and affordable housing needs. The Committee recommends the following in regard to affordable housing:

- Developments with both affordable housing and market rate housing that do not segregate the affordable housing from market-rate housing.
- New development that is located, designed, and of an appropriate intensity to respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural or recreational concern.
- Clustering of homes to maintain open space within subdivisions.
- The use of family compounds to maintain traditional lifestyles.

Open Space

Open space requirements for new development areas and new community areas within the Planning Area should protect sensitive natural areas and open space and, where possible, provide for interconnected open spaces, recreation areas and trails systems. New development should also provide for interconnected trails to the primary open space corridor along the Santa Fe River when possible.

Family Transfers

Family transfers are an important mechanism to provide affordable housing and have been championed by Agua Fria community members to continue the legacy of giving land to family members and to ease burdensome subdivision regulations for families. Family transfers are a practice and tradition which have provided a means for affordable housing to the communities of Santa Fe County for hundreds of years with very positive results. The Planning Committee desires that this practice be continued for generations to come.

Density

Maximum density should not be increased beyond the zoning densities allowed within the Agua Fria THC zoning districts with the sole exception of density bonuses as defined by the County's Affordable Housing Ordinance (Ordinance 2006-3).

Potential Development Capacity and Water Demand

The potential development capacity is important to estimate future water demand for the Village. The potential development is estimated by identifying the developable land and determining potential density if the land were to develop at the maximum density allowed (full build-out) and to determine the total water demand at full build-out for the THC. The existing land use analysis demonstrates that approximately 33 % (179 Acres) of the developable land of the Traditional Historic Community is vacant. The majority of the vacant land in the THC is within the proposed Traditional Community Zoning District (TCZD) where the density ranges from one dwelling unit (du) per .75 acres to 3 du's per acre with both community water and sewer. The remaining land in the THC outside of the TCZD is in the Urban Area of the County where the underlying zoning density ranges from one du per 2.5 acres to two du's per acre with both community water and sewer.

The actual residential density that can be achieved is based on both the zoning and access to water and wastewater. The total potential water demand for residential development is based on full build out and is estimated by using a standard water consumption of .25 acre-feet per dwelling unit (based on County water restrictions). The TCZD is within the Agua Fria Community Water Association service area and has the potential to gain access to the City sewer system as there are currently sewer lines along the major access roads along Agua Fria Road and Rufina. The Urban area in the THC is outside of the TCZD and has areas which may have access to City sewer and also has the potential to gain access to community water and sewer in the future. However, at this time access to both community water and City sewer north of the Santa Fe River in the Urban Zoning District may be less likely in the immediate future. Therefore, the Urban Zoning District should remain at the existing density.

Village of Agua Fria THC Residential Housing Units 1980-2005						
	1980	2005	Increased Dwelling Units	Average Annual Growth	Total Growth %	Average Annual Growth %
Residential Dwelling Units	330	724	394	16	119%	4.76%
Notes: 1980 dwelling units based on Agua Fria Traditional Community Zoning Map 2005 dwelling units based on County Assessors Data						

Future Growth and Land Use Based on Population and Housing Projections

Santa Fe County Regional Population and Housing Projections Annual: 2002-2050 Statistical Abstract Report was prepared for Santa Fe County, the City and the Regional Planning Authority (RPA) by demographer and economist Al Pitts in 2003. This data was used as a basis for projections the RPA Future Land Use and Growth Management Plan, which was adopted by the RPA in 2004. The RPA Plan included the area from the City of Santa Fe incorporated boundary to the five-mile extraterritorial Zone. The RPA plan was divided into smaller subareas in order to analyze existing and future conditions within the Planning Area. Although the Village of Agua Fria was not included in the RPA Planning Area, it is within the RPA's Urban Area and it is therefore useful to estimate future growth and land use for the Agua Fria Community Plan. The RPA Urban Area is projected to receive approximately 60% of the regions population, housing and employment through 2025. The RPA plan estimates a total of 35,353 in the Urban Area and identifies the Agua Fria THC as 5% of the total acreage in the Urban Area.

Development Capacity and Water Demand based on Full Build-Out of Vacant Lands

The land analysis shows that there are 137 acres of vacant land within the proposed TCZD, or 77% of the total vacant developable land within the THC. The total potential amount of density that would be allowed within the TCZD if all of the vacant land was used for residential development at the maximum density with community water and sewer would be 385 dwelling units. Without both community water and sewer, the maximum amount of dwelling units allowable in the proposed TCZD would be 171 dwelling units. The urban area of the THC includes 43 acres of vacant land with a potential of

between 18 and 94 dwelling units. The total water demand based on .25 acre-feet with community water is between 54 acre-feet and 120 acre-feet of water as shown on the table below:

Agua Fria Projected Housing Growth Rate and Residential Water Demand

A Housing Needs Assessment was completed for the County in November of 2004. The urban area of the County was identified through the RPA Plan and was identified in the Housing Needs Assessment as the area which will absorb the majority of the region's population, housing, and employment growth between 2000 and 2020. According to the study, the highest household growth will occur in the Urban Area, where there will be an increase of 6,752 new households. The population in Santa Fe County increased 2.5% per year between 1990 and 2003. The growth rates for this area are difficult to estimate due to the fact that the Agua Fria Census Designated Place does not have historical data and the Agua Fria CDP is not the same as the Agua Fria THC. Growth projections for the Village of Agua Fria THC are estimated at 2% per year in order to determine the estimated projected housing units through 2025.

The Housing Needs Assessment estimated County growth rates to be 2.0% per year in the County through 2025. Based on a 2% growth rate for the Agua Fria THC area, there will be an increase of between 15 and 25 dwelling units per year through 2025 or an average of 18 dwelling units per year. The total increase in dwelling units will be an additional 353 dwelling units, resulting in a 49% growth increase between 2006 and 2025. This estimated growth increase will result in an estimated residential water demand of 88.25 acre-feet as illustrated in the following table:

Agua Fria THC Projected Housing Growth and Residential Water Demand 2005-2025				
	Average Annual Housing Units	Estimated Water Demand (based on .25 acre-feet per du per year)	Total Projected Increased Dwelling Units 2006-2025	Total Estimated Water Demand 2006-2025
Residential Dwelling Units	18	4.5	353 units	88 acre-feet
Notes: 2005 dwelling units based on County Assessors data; projected Residential Water Demand based on 2% growth rates for residential				

Other Potential Development and Water Demand

The estimated residential capacity based on vacant land analysis does not include the potential for property owners to subdivide lots larger than the density allowed to smaller lots, thus increasing the residential dwelling units in the area. There are several larger lots that have the potential to be subdivided to maximize density. In addition, there are several industrial non-conforming uses within the Village with the capacity to change uses to another use as allowed under the potential TCZD district. The potential development can be estimated by identifying properties with the capacity to subdivide and estimating total density allowed at full build out.

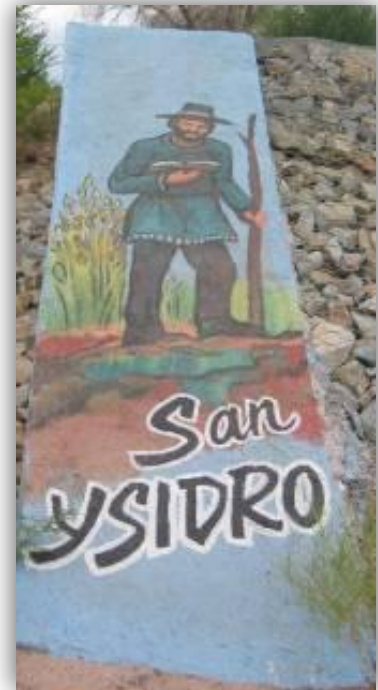
Nonresidential Development and Water Demand

The Agua Fria THC comprises approximately 5 % of the RPA Urban Area and estimated future nonresidential development for the area can be derived from the RPA's most likely projections for the Urban Area. The RPA Urban area is expected to add 536,000 square feet of commercial through the year 2020. Five percent of the nonresidential development for the RPA Urban Area comes out to approximately 26,800 square feet which can be estimated to be developed within the Agua Fria THC through the year 2020. The RPA Plan also estimated water demand for nonresidential development based on 1.5 acre-feet per 10,000 square feet of nonresidential development. The total water demand for based on the projected nonresidential square footage for Agua Fria THC to the year 2020 would be an additional 4 acre-feet of water for nonresidential development.

Agua Fria THC Projected Nonresidential Water Demand 2006-2020				
	Estimated Average Annual Nonresidential Development	Estimated Annual Water Demand (based on 1.5 acre-feet per 10,000 sq. ft. of building)	Total Projected Increased Nonresidential Development 2006-2020	Total Estimated Nonresidential Water Demand 2006-2020
Nonresidential Development	1,787 sq. ft.	0.27	26,800 sq. ft.	4 acre-feet
Notes: Estimated Water Demand for Nonresidential Development Based on RPA Plan's Most Likely Projections for the Urban Area				

Summation of Development Recommendations

The potential residential and nonresidential development capacity and water demand estimates are important for the purposes of this Plan in order to approximate development of the THC in the future. These estimates were based on economic studies and using a best educated guess for potential development. However, there are numerous factors which may result in the need to adjust these calculations based on future development demands.



Santa Fe River mural by Leopoldo Romero

Community Plan: Arroyo Seco

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ARROYO SECO

I. Community History and Trends

a. History

The area's original Spanish name is "El Ojito" so named because there were springs identified on this seemingly desert terrain. The area was homesteaded by Procipio Herrera Roybal in the early part of the 1900's. Roybal acquired a large property in the area and eventually ran cattle and grew dry-land beans to sustain and support his family's lifestyle as farmers and ranchers.

More homesteading began in the 1940s and 1950s on what was formerly federal BLM land. The lots created for homesteads were generally 5 acre parcels (330 feet x 660 feet) and could be as large as 40 acres (1,305 feet x 1,305 feet) per family. In order to homestead, individuals were required to make improvements to the land within a year in order to maintain a homestead claim. Later, after the homestead period, El Valle de Arroyo Seco was designated as a Traditional Community by Santa Fe County.

b. Natural Resources/Features

This section not completed in original community plan.

c. Public Facilities & Services

This section not completed in original community plan.

d. Growth Trends

The Highway Corridor is roughly 300 feet from the right-of-way on each side of the highway based on property boundaries. The average lot size is 3 acres along the corridor.

An analysis of the corridor reveals that the majority of commercial and non-residential activity occurs in the northern section. The northern sector abuts the Espanola City limits, where additional commercial development is occurring or planned, including the Dream Catcher Theater and a proposed truck dealership. This sector currently consists of approximately 20 businesses including law offices, real estate, a tire shop and a truck center, sand and gravel mining and two gas stations. Institutional uses include the Arroyo Seco substation of the La Puebla Fire station, places of worship, and several schools, including a Montessori school.



The Highway Corridor South of the La Puebla intersection includes the majority of residential uses, with approximately 68 residences. The commercial uses in the area south of the intersection include 10 businesses and 4 home occupations. Other uses include a head start and a Fraternal organization's facility. This southern sector also includes the majority of the vacant lots in the Highway Corridor.

Arroyo Seco Highway Corridor Planning Area Land Use Analysis			
	Proposed Commercial Area	Proposed Home Business District	El Valle de Arroyo Seco Highway Corridor Area
Area in Miles	1.05	2.32	3.36
Number of Lots	80	109	189
Total Acres	210	343	553
Average Parcel Acreage	2.6	3.1	2.92
Minimum Acreage	0.16	0.34	0.16
Maximum Acreage	70	30	70
Residential	33	68	101
Home Occupation	0	4	4
Commercial	20	10	30
Institutional	4	3	7

List of Existing Land Uses and Business Types in El Valle de Arroyo Seco

This list includes many businesses in the community Planning Area for El Valle de Arroyo Seco but is not limited to the Highway Corridor area. The list includes both full commercial entities and home businesses and is not intended as a list of all businesses or of commercial zoning. The list is presented as an informational piece to help describe the types of business activity currently in the community.

- **Retail Sales**
 - Artist gallery
 - Casket sales
 - Communications services
 - Gas station
 - Gift shop
 - Mobile home sales
 - Trailer sales
 - Used car sales
- **Office and Services**
 - Attorney office
 - Auto repair
 - Electrical contractor
 - Building contractor
 - Chiropractor
 - Cabinet shop
 - Fire extinguisher refills
 - Horse boarding/breeding
 - Mobile home repair
 - Realtors
 - Road assistance and towing service
 - Upholstery
 - Tire shop
 - Transport and trucking
 - TV/VCR repair
 - Veterinary
- **Manufacturing and retail sales**
 - Jewelry manufacture and sales
 - Steel fabrication and sales
 - Truck topper manufacture and sales
 - Winery
- **Industrial and Mining:**

- Gravel mine and sorting and sales
- Auto salvage
- **Community**
 - Community service organization – 2
 - Church – 4
 - Day care/headstart
 - Private schools – 4
 - Firehouse
 - Fraternal organization
 - Teen center

Highway Corridor Zoning and Land Use

El Valle de Arroyo Seco is designated as a Traditional Community zoning district in the Santa Fe County Code. The Traditional Community zoning designation permits a minimum lot size of three quarters of an acre (3/4 ac). The designation was created in response to existing development patterns and densities defining the community. According to the existing land use in the Highway Corridor, the current density could potentially be increased from the current 190 lots to 908 lots at the minimum ¾ acre lot size on the 681 acres in the highway corridor.

Highway Corridor zoning standards:

Residential - Residential development is permitted in the entire Highway Corridor with a maximum density of one dwelling unit per ¾ acre.

Home Occupations – appropriate throughout the Highway Corridor with a maximum density of one dwelling unit per ¾ acre. This is an existing county designation – examples are a home office, a bed and breakfast, a small day care, etc. Some of the conditions are:

- a maximum of 3 employees aside from residents at the house
- the principal use of the dwelling and structures are residential in nature and use for business purposes is clearly subordinate and incidental to the residential use
- 50% or less of the square footage of the residence and any accessory structures used for business purposes
- signs may only be 1 square foot in size and without lighting
- 1 parking space per employee and one per every 400 sq ft of structure used for business.
- Applications are administratively reviewed by the Land Use Administrator

Commercial Uses - appropriate in the northern end of the Highway Corridor, from the intersection of County Road 88 (La Puebla Road) running north to the end of the Highway Corridor. Minimum lot size for commercial development in the Highway Corridor is 2 acres or greater. This is the existing county zoning designation for commercial uses and includes most uses larger than a home occupation. Examples in Arroyo Seco include the Mustang gas station, Dave's Cabinets and Garcia Tires. Commercial development is only permitted in designated commercial areas along the Highway Corridor and requires a public hearing process for approval.



II. Community Planning

a. Community Planning Overview

The El Valle de Arroyo Seco planning process was started by community members, property owners and business owners in 1998. The current Highway Corridor Plan effort along Highway 84/285 began from the community planning process in 2000. The entire community was informed of the planning effort through community-wide mailings and a survey, which included a survey concerning future development along Highway 285/84. Additionally, community day events were held at the Arroyo Seco Sub-station of the La Puebla Fire District which included informational booths regarding community planning for El Valle de Arroyo Seco.

County staff and the Planning Committee informed the community of the planning effort through newspaper advertisements, letters, fliers, posters and through word-of-mouth. The planning meetings were held regularly, on both a monthly and bi-monthly basis. All planning meetings were open to the public and encouraged open discussion and participation by all attendees. Decisions were made on a consensus basis.

Community members identified problems and possible solutions to issues related to growth and development along the highway corridor. Discussions have included:

- The type of businesses and services that should be allowed along the corridor;
- The types of activities that are not appropriate for the community; and
- Design standards for future commercial and residential development along the corridor.

Community Surveys

In June, and again in August-September of 2000, two Community Surveys were conducted in El Valle de Arroyo Seco. The surveys were designed to provide the Planning Committee with a general idea of community attitudes and to provide direction on the issues that should be addressed in the Plan. The survey results, together with community input at community meetings, formed the basis for the policies developed in this Plan.

b. Planning Area

The El Valle de Arroyo Seco Highway Corridor runs from the northern border of Pojoaque Pueblo to the eastern boundary of Santa Clara Pueblo, just southeast of the Sombrillo intersection with New Mexico State Road 106. The El Valle de Arroyo Seco Highway Corridor is defined as an area roughly 300 feet wide on each side of the right-of-way of the US Highway 84/285. The total area for the corridor is 3.36 miles.

The corridor is approximately 3 miles long and includes an area roughly 300 feet wide on each side of the right-of-way of the US Highway 84/285. The corridor intentionally follows property boundaries in order to not divide individual parcels. The intent of the corridor is to include all properties that are directly adjacent to US 84/285 along with other properties that are close enough to the roadway as to be physically and visually linked to the roadway.



c. Major Issues

The following issues were identified in two surveys of community members conducted in June and August/September of 2000:

- Safety, heavy traffic and speeding along Highway 285/84 are major problems.
- The El Valle de Arroyo Seco area needs a community center.
- Lack of drainage.

- No process access on and off roads.
- Too many access roads.
- No controlled access.
- Dangerous roads.
- No designated school bus stops with shelters.
- Lack of signage and lighting.
- Accidents along the highway.
- Jake brake usage by semi-trucks.
- Roadways and markings are difficult to see on the road during the winter.
- Safety concerns resulting from highway vendors and non-permitted highway vendors exist.

US 84/285 Specific Issues

The New Mexico State Highway and Transportation Department (NMSHTD) has initiated a planning process to redesign US 84/285 from Pojoaque to Espanola, including the section of roadway that bisects the community of El Valle de Arroyo Seco. The planning was initiated in 2001 and the Phase B Report: Detailed Evaluation of Alternatives has been completed. The study has been delayed pending funding. The final phase of the study, environmental documentation, has not been completed. However, initial traffic studies and planning indicate an eventual redesign may need to include closure of multiple access points along the road and the creation of a two-way frontage road system along both sides of US 84/285. The preliminary plans also include creating two main access points, possibly by building overpasses at the north and south ends of the community while closing off the existing intersection at the La Puebla Road/County Road 88. The initial plans indicate these steps may be necessary for safety reasons as well as to ensure efficient functioning of the highway into the future as the main North-South artery between North Central New Mexico and the City of Santa Fe as well as the southern part of the state.

While community members appreciate the safety and traffic issues along US 84/285, many residents are concerned that the proposed frontage system and closure of access points will divide the community into east and west sides while effectively closing El Valle de Arroyo Seco businesses off from patrons using the highway. Currently, patrons are able to access these community businesses very easily but a division created by a new highway alignment would greatly diminish local business accessibility. Community members feel that there is a real need to provide for safe highway conditions but feel that the preliminary proposals need to be refined to more effectively balance safety concerns with future development possibilities for the community.

Members of the Planning Committee have participated in the Citizens Advisory Committee (CAC) for the highway. Additionally, the Planning Committee and community members submit this “wish list” for the future development and/or redesign of the highway. The list is divided into short-term concerns and concerns for the possible future construction of frontage roads and intersections that will limit access to the community. While the “wish list” elements cannot be enacted through this highway corridor plan, community members feel it is important to document needs and concerns for the highway as it develops in both the short-term and the long-term.

Short-term Issues to be addressed in the interim before highway is upgraded:

- Barriers or other measures to limit traffic across medians. Clearly determine highway crossing areas and eliminate the current uninhibited crossings throughout the corridor. Clearly define and segregate parallel roads to eliminate potential crossovers.
- Improved signage and traffic control measures for the following access points on US 84/285 such as near the Animal Hospital, County Road 86, and Boneyard Road.
- Consistent and regular enforcement of traffic speed limits. Possibly locating a Sheriff’s sub-station at the existing fire station.
- Clear and visible signage for main roads, intersections and areas of high traffic such as schools. Use appropriately large sized reflective signs.
- Erosion control at arroyo crossings.
- Safety issues.
- Institutional uses.

- Provide for clear marked access points to areas along the road and eliminate multiple access points where possible.
- Street lighting for main intersections and access roads.
- Light pollution.
- Safety lanes including on and off lanes.
- Bus routes with stops off of the highway and safe areas for turning on and off the highway.
- Speed—traffic-calming techniques such as painting the speed limit directly on the roadway and/or mobile radar signs that let drivers know their vehicle’s speed and the posted speed.

Issues to be addressed if and when highway is upgraded with frontage roads:

- Road signs to advertise local businesses – same as the blue signs outside of many towns that note the exit number and advertise food lodging and other businesses.
- Barriers and dividers along highway and frontage roads that are attractive – not just the plain concrete “jersey barriers” – work with the Highway department to use natural colors and texturing to make highway corridor less like an interstate and blend into surrounding scenery and landscape.
- Safe and convenient access for community and business – strong support for signal intersection at County Road 88.
- Landscaping along the highway and in median areas when space and safety allow
- Safety of pedestrians and bicyclists.
- Create opportunities for trails and park(s).
- Protect residents living along the corridor from excessive noise, visual blight, noxious odors and other environmental hazards associated with the highway.
- Institute median and roadside area adoption/maintenance programs.

III. Community Vision & Future

a. Community Vision

We the citizens of El Valle de Arroyo Seco will strive to improve safety, cleanliness, and the beauty of the Highway Corridor, to create a pleasant, safe, quiet, and livable community environment while maintaining the cultural heritage that makes our community a unique place.

b. Plan Recommendations

This section not completed in original community plan.

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COMMUNITY COLLEGE DISTRICT

I. Community History and Trends

a. History

This section not completed in original community plan.

b. Natural Resources/Features

Mountains

A small range of mountains runs north and south through the southeast corner of the District. The mountains are characterized by steep slopes with moderate to heavy piñon/juniper cover.

Flatland/Grasslands

The flatland/grasslands areas are meadows that are covered with grass or sparse tree cover. These areas are elevated above arroyos and relatively level with slopes generally under five percent. The edge of the flatland/grasslands generally occurs along a line where slopes exceed 10%.

Flatland/Piñon, Juniper

Flatland/piñon, juniper areas are meadows that are covered with piñon and juniper. These areas are elevated above arroyos and relatively level with slopes generally under five percent. The edge of the flatland/piñon, juniper generally occurs along a line where slopes exceed 10%.

Hillside/Piñon, Juniper

The hillside/piñon, juniper land type includes the hillside areas that transition between the flatland areas and the arroyo corridors and that are covered with piñon and juniper. The uphill and downhill edges generally occur along the 10% slope lines that delineate the arroyo corridors and flatlands. The character of this land type varies significantly throughout the District. Some portions have consistent gentle slopes where development impacts can be easily managed. Other hillside/piñon, juniper areas are highly irregular and laced with small drainages and have varying densities of tree cover. The differences are not easily discernable at the current scale of mapping.

Hillside/Grasslands

Hillside/grasslands are grass-covered hill sides that slope between the flatlands and the arroyo corridors. The uphill and down hill edges generally occur along the 10% slope lines that delineate the arroyo corridors and flatlands. These conditions exist primarily along the west edge of the District and are highly visible from SR 14 and I-25.

Arroyo Corridors

The arroyo corridor land type includes arroyos and the adjacent level land that together form the level bottoms of the major drainages that pass through the District.

Arroyo Hondo Corridor

The Arroyo Hondo is not typical of other arroyos because of its broad width. Applying the standard definition of Arroyo Corridor to the Arroyo Hondo Corridor would limit the development of level lands along Arroyo Hondo beyond that anticipated by the Plan. Consequently the edges of the Arroyo Hondo Corridor in this area will be defined as setbacks from the hundred year flood plain that are a minimum of 50 feet on the outside of the flood plain. The Arroyo Hondo Corridor will be the area between these setbacks.

c. Public Facilities & Services

Water System

Within the District, water service is provided by the Santa Fe County Water Utility System, Sangre de Cristo (City of Santa Fe), Valle Vista, and domestic wells. Santa Fe County is the largest provider and utilizes imported water through a wheeling

agreement with the City of Santa Fe. Main trunk lines, primarily 12" and 16" lines, and storage facilities are in place to provide needed infrastructure for portions of the District which may develop over the next 20 years. The initial phase of District development is entirely within the County service area. Sangre de Cristo currently supplies Santa Fe Community College, Santa Maria de la Paz Church, The Institute of American Indian Arts (IAIA), and the Turquoise Trail Business park, and will serve additional Thornburg properties along SR 14. Domestic wells provide water supply to all other residences and businesses within the District.

The Valle Vista water system serves the Valle Vista subdivision west of SR 14 and south of NM 599. The County has executed an agreement to purchase the Valle Vista water system with the intent to connect and integrate that system with the County's water utility. That purchase and subsequent connection is subject to approval by the NM Public Regulatory Commission.

Wastewater Systems

There is a mix of waste water treatment facilities plus septic systems in the District. The largest facility, treating 150,000 gallons per day and designed to treat 375,000 gallons per day, is the State Penitentiary wastewater facility. While technically just west of the District Boundary, this facility provides service to the Santa Fe County Detention Center and to the 60-acre County Economic Business Park located on state lands. Current proposals include the extension of a force main north along SR 14 to the Thornburg properties. Treated effluent is currently used for agricultural land application. The County intends to investigate and implement enhanced treatment to expand treated effluent use alternatives.

Rancho Viejo has constructed an 80,000-gallon-per-day tertiary treatment facility west of Avenida del Sur to serve development on Rancho Viejo and the IAIA campus. It is expected that this plant will expand as required to treat future flows. A wholly owned subsidiary of Rancho Viejo, Ranchland Utility Company, owns the plant and the operations. Rates are regulated by the Public Regulatory Commission. Santa Fe County manages the facility under an annual contract. As the plant is in a startup phase, effluent is disposed of by means of spray irrigation at the plant site, but the owners intend to modify the discharge permit for project irrigation and aquifer recharge at a later date.

Santa Fe Community College owns and operates a 30,000-gallon-per-day tertiary plant on the college property. Effluent is used for on-site irrigation.

The Valle Vista wastewater system provides service solely to the Valle Vista subdivision located west of the District. The County has executed an agreement to purchase this wastewater system.

The Turquoise Trail Business Park owns and operates a package plant, which services the park of 21 industrial lots.

Electrical System

The electric system serving the District is owned and operated by the Public Service Company of New Mexico (PNM). PNM currently operates 2 substations near the District; the Zia substation on Richards Avenue, and the Beckner substation east of the Cerrillos / I-25 interchange. The District is served by two 115 kw transmission lines, linking the Zia substation with Eldorado and the Beckner substation to SR 14 and south. Currently the Zia substation extends south on Richards and Avenida del Sur to SR 14. A portion of this line along Richards and Avenida del Sur has been placed underground. Additional distribution lines could originate from the Beckner substation and service 500 – 600 additional customers.

PNM indicates future substations in the District will be necessary, serviced by the 2 overhead 115 kw transmission lines. A third 115 kw line linking the existing two may be required in the southern portion of the District for full development.

Natural Gas System

Natural gas service is provided by PNM. The College District is well suited for current and future service. PNM maintains main lines located in or near the District. The first, an 8" steel distribution line, begins at the Airport Regulation Station at Airport Rd. and Cerrillos Rd., extends south on Richards Avenue, then through Rancho Viejo to Eldorado. This line is currently certified for a maximum operating pressure of 60 psig and could supply an additional 200 homes before the need to uprate to a higher pressure.

If uprated to 200 psig, an additional 8000 customers could be added. The uprating would require additional regulator stations and mainline extensions.

To facilitate full buildout of the District, the existing 12" transmission line in I-25 which serves the Santa Fe and Los Alamos areas would require an 8" – 10" steel mainline (200 psig) extension from that line to the existing 8" line, plus additional distribution lines.

Other 6" plastic lines exist in SR 14 and provide current service to the State Penitentiary, Santa Fe County Detention Center, Valle Vista, Valle Lindo, the PNM operations facility, and Turquoise Trail business park.

Telecommunications

Telecommunication is provided by Qwest (formerly US West). The Company owns and operates fiber optic lines and distribution lines in the District. An existing fiber optics line runs south on Richards Ave. past the current Rancho Viejo development then turns west to the State Penitentiary. Company officials indicate that this line is at capacity.

A second fiber optics line has been extended to serve the Turquoise Trail business park area. Further extensions have occurred along Rancho Viejo Boulevard to Avenida del Sur. An additional extension crossing Richards south of the community college will occur in 2000.

Future extensions are unknown and future needs of the District cannot be determined as current Qwest policy is to not disclose future facility planning.

d. Growth Trends

This section not completed in original community plan.

II. Community Planning

a. Community Planning Overview

The New Community District concept was developed during the process of creating the Santa Fe County Growth Management Plan, adopted by the Board of County Commissioners by Resolution 1999–137 on October 26, 1999. It specifically grew out of the many discussions about alternative and preferred development scenarios possible and logical in the metropolitan area around the City of Santa Fe. The idea was germinated from the many fruitful discussions about traditional land use patterns, how they compared to modern subdivision patterns, and how their positive attributes might be brought back to bear on present and future community development.

The Santa Fe County Growth Management Plan designated one New Community District, the Community College District in which to focus more compact village development outside of the designated urban area over the next twenty years and longer.

The Santa Fe Community College has emerged as the focal point for community development in the large County area to the south of the City of Santa Fe. As such, it is a major employment, education and cultural center serving the City, County and other regional areas. In addition, its presence in the area has led to the development of related public and institutional uses, including churches and other educational institutions. These types of uses are integral to the creation of "community" and historically have been uses around which new communities and settlements have successfully developed, including the City of Santa Fe itself.

Creating the Community College District Plan

With the adoption of the County Growth Management Plan, the Board of County Commissioners authorized the preparation of a Plan for the Community College District, with the participation of property owners and residents of existing developments within the District. Planners were directed to recommend specific ways in which infrastructure and community facilities can be built and maintained for the entire District; assure a connected open space and trails system; and create a balance of different types of land uses that are connected to transit.

The College District Planning Committee

A Community College District Planning Committee was established on July 27, 1999 by Resolution No. 1999–93 of the Board of County Commissioners. The Planning Committee was charged with preparing the Plan, in conjunction with the Planning Division of Santa Fe County, according to concepts outlined in the County Growth Management Plan.

The Planning Committee included representatives from the I-25/Richards Ave. area; Arroyo Hondo West; the Rt. 14 area; Rancho Viejo; the Santa Fe Community College; IAIA; Santa Fe Public Schools; the Santa Fe Southern Railroad; City of Santa Fe residents and staff; Eldorado residents; 1000 Friends of New Mexico; New Mexico State Land Office; owners or representatives of all major land holdings; various environmental groups and development project consultants; County road consultant Al Pitts; and County group facilitator Carl Moore.

Planning for the District followed the spirit of the County's Community Planning Process with its own unique features. The District was planned with the participation and cooperation of land owners and neighbors working together to develop common Plan principles to apply to all lands. This allowed the designation of connecting open space and infrastructure and community centers without the fragmentation of competing development proposals. The Planning Committee met bi-monthly at the Santa Fe Community College on Wednesday afternoons from 3–5 PM starting on August 25, 1999.

Topics Addressed at Committee Meetings

Topics addressed at the meetings included:

- Reaffirming the Community College District Planning Principles established in the County Growth Management Plan;
- Finalizing the District boundaries;
- Reviewing existing and proposed projects and concerns within the district, including the projects of Rancho Viejo, the State Land Office, Santa Fe Public Schools, the Santa Fe Community College, the Institute of American Indian Arts, the Santa Fe Southern Railroad, Greer Enterprises, the Richards Avenue Neighborhood Association, Thornberg and Register properties and also to review existing traffic, land use and historical information presented by City and County staff;
- Discussion and Creation District Planning Elements;
- Preparation of a District Vision Statement;
- Creation of District Planning Areas;
- Discussion of Goals, Issues and Alternatives, including Village concepts and Issues (land uses, infrastructure, public services and utilities, water availability, village criteria, school locations and village connections); Open Space Issues; Connections (including roads, transit and rail); Urban and Non-Urban Issues; Economic and Community Development Issues; Affordable Housing Issues; and Implementation Issues and Techniques;
- Creation of Planning Sub-Areas to discuss Land Issues, Community Structure, Circulation, Community Services, Community Facilities and Village Centers;
- Small Sub-area Group Meetings;
- Creation of Specific Village and Economic Centers;
- Creation of a Specific Open Space System;
- Creation of a Specific Proposed Road Network;
- Development of Plan Actions and Recommend Options for the Creation of an Overlay District.

Starting in July, 2000, eight sub-committees were created to provide more detailed information on specific planning issues. These sub-committees worked on roads/transit, water/infrastructure/utilities, open space/trails, density and design standards, operation and maintenance issues, economic development, ordinance structure and project management.

Neighbors within the District had an opportunity through small neighborhood meetings to review and add to plans for needs and opportunities specific to their areas. Neighborhood residents also participated as members of the Planning Committee. Meetings were also held with adjacent neighborhoods before formal public hearings so that connection and buffer issues could be addressed. Working with the existing and adjacent neighborhoods will continue in the future.

Plan Purpose

The heart of the Community College District planning effort has been to develop a new way to think about metro area edge problems and to develop a new set of rules and regulations for developments in the non-urban areas near the City of Santa Fe. It became clear early in the planning process that the basic premise of the Plan is that the land, the remarkable countryside, should determine the patterns. The patterns of development should be the patterns of the land, not the other way around. It was obvious that our present rules and regulations do not necessarily fit and encourage this notion. In a most real sense, our present is in conflict with our past. We need to change the norm.

The traditional land use pattern in the region—villages — followed the features of the land with agriculture and governance as the organizing principle. The Community College District Plan proposes to follow the features of the land with community centers and connections supporting modern economic development as the organizing principle.

The Plan seeks to create neighborhoods and a community which can sustain itself over time by building protection of resources and support and opportunity for residents into the development pattern before development occurs.

Change presents conflict and planning for the long range presents many unknowns. How are we to know that what we plan for today won't itself become inappropriate twenty or more years from now? We have rallied around the belief that the land should be the guiding force of development and will ultimately guide the evolution of our place.

The purpose of the Plan is to consider and recommend equitable infrastructure financing techniques such as impact fees, improvement districts and multiparty development agreements. In addition, the Plan would include recommendations for the use of density transfers and the possible development of a Transfer of Development Rights (TDR) Program.

The fundamental purpose of the Community College District Plan is to create a different environment and agenda for development in the metropolitan area of the County during the next twenty years and beyond. It is estimated that this District will accommodate much of the projected growth in central Santa Fe County for more than 40 years.

b. Planning Area

Boundary Adjustments

Following analysis and study by the Planning Committee, the Plan proposes two additions to the boundaries of the Community College District as depicted in the Growth Management Plan:

1. Include all of the Rancho Viejo lands from the Mountain ridge (Vargas Peak) east to I-25 and classify the lands as open space or Rural Zone according to the appropriate land system types.
2. Include the lands located between SR 14 and I-25 and NM 599. This land is already subject to the Metro Area Highway Corridor District policy and design standards. The Plan recommends this area be included because of the relationship with the Employment Center and New Community Center immediately east of SR 14. Development on both sides of SR 14 can be designed to implement the connections principles, especially the new road and streetscape standards, of the District which strongly reinforce goals of the Commercial Gateway.

Other areas which abut the District and which require coordination and cooperation to implement the Circulation Plan and proposed buffering, such as the west side of SR 14 south of NM 599 and the property between Old Agua Fria Road and I25 at St. Francis may be studied in the future for inclusion in the District.

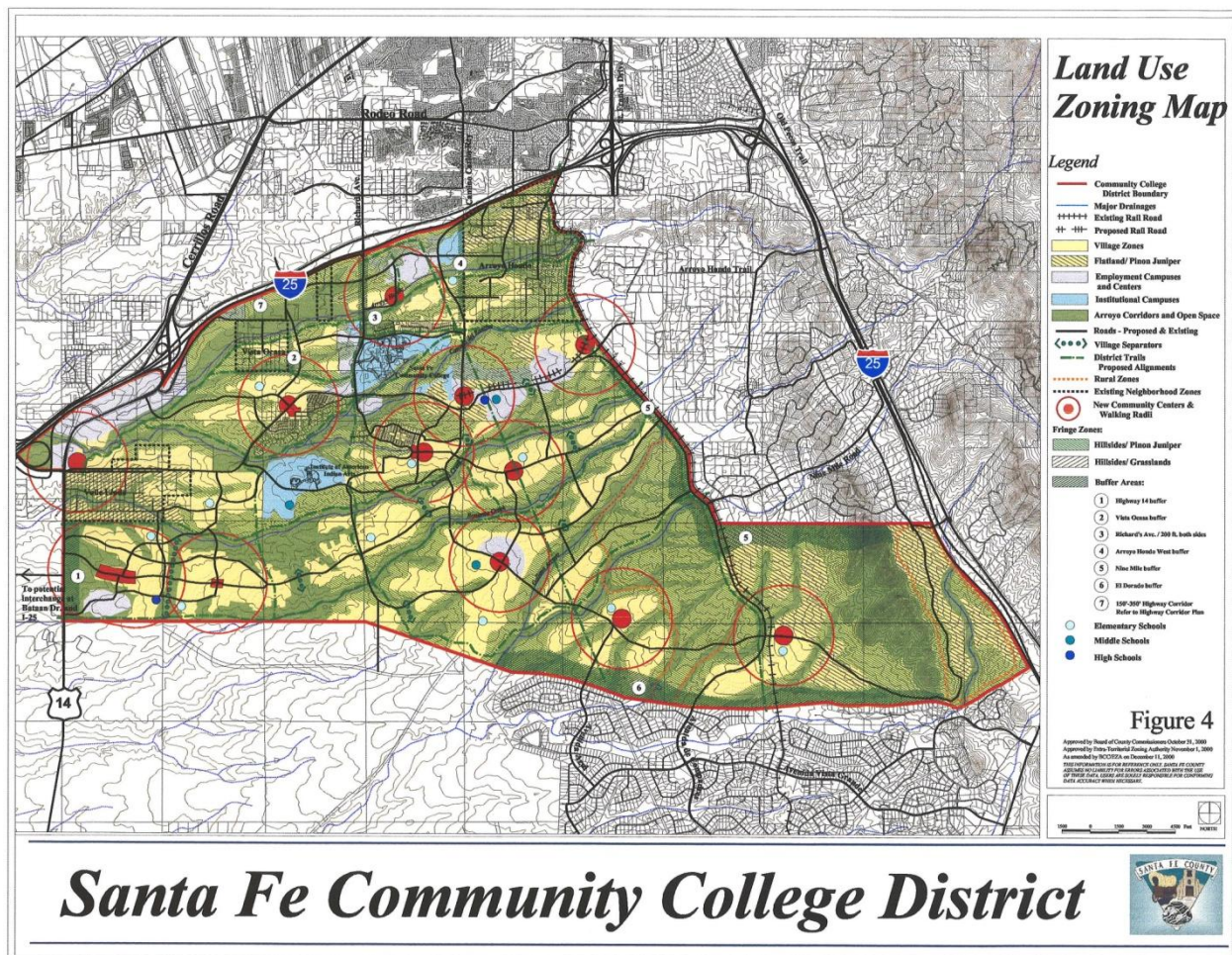
Sub-Areas

The following are the zoning categories developed for the District based on the analysis of land type, the Vision and District planning principles and the existing context. The locations of the Zones are shown on Figure 3-4, the Land Use Zoning Map.

Village Zones

Village Zones are the development areas where the most intense uses will be clustered including New Community Centers, Neighborhood Centers, Neighborhoods, Employment Centers and Institutional Campuses.

Figure 3- 4



New Community Centers

The New Community Centers shown on the Land Use Zoning Map are the most intensive development areas in the District. During the formation of the Plan they were described as having the characteristics of town or village centers. New Community Centers are intended to be the focus of civic, community and smaller institutional uses as well as retail and commercial services.

Neighborhood Centers

Neighborhood Centers are smaller than New Community Centers. They are intended to provide concentrations of mixed uses to break up the homogeneous nature typical of new single family residential developments. The target is to have residences occupy at least 50% of the net useable floor area of the buildings in the centers. The intent is to draw as many institutional and commercial uses as possible into Neighborhood Centers and create the wonderful mix of small businesses and residential uses that exists in areas of Santa Fe. This is critical to creating community within the District. The College District Plan includes Neighborhood Centers to provide the mechanism and motivation for developers to create diverse and distinctive neighborhoods. Neighborhood Centers are not shown on the Land Use Zoning Map because their locations are to be determined by their proximity to New Community Centers, the size of the neighborhoods they serve, and the configuration of the land. The location for Neighborhood Centers will be identified in Master Plans submitted by developers. Neighborhood Centers are to be located in Village Zones.

Neighborhoods

It is the intent of the Plan that residential development, other than that occurring in New Community Centers, will be developed in residential neighborhoods. The potential exists for each neighborhood to have a distinct identity based on its location, the natural landscape, special uses, design theme or the content and nature of the Neighborhood Center. Neighborhoods are to be mixed use and include a diversity of housing types and income levels. Small commercial uses like offices and home occupations and institutional uses like churches and elementary schools will be allowed in Neighborhoods to further encourage diversity.

Neighborhoods and their centers are not located on the Land Use Zoning Map. Their location and configuration will be determined by detailed site conditions information, development programs and site-specific design. Neighborhoods will be located and designed in the context of development master plans that will be prepared for each project prior to development.

Fringe Zones

Fringe Zones are the slopes that transition between level flatland areas and the arroyo corridors. Fringe Zones correspond to the areas shown on Figure 3-5 the Land System Map as “Hillside/Piñon, Juniper” and “Hillside/Grassland.”

The criteria for delineating the highly developable Village Zones and the Arroyo Corridor open space are relatively straight forward. It is difficult however, to generalize about the character of the Fringe Zones at the scale of the District Land Use Plan because the Fringe conditions vary significantly throughout the District. Some portions have consistent gentle slopes where development impacts can be easily managed. Other areas are highly irregular and laced with small drainage ways and have varying densities of tree cover. The differences are not easily discernable at the current scale of mapping.

The ultimate development or preservation of the Fringe Zones requires more detailed site information than can be shown on the District Land Use Plan. The degree to which the Fringe Zone should be developed is to be based on site specific design that considers site conditions and program requirements. This site specific design will be part of a Master Plan submission and will be based on more detailed topographic and vegetation mapping.

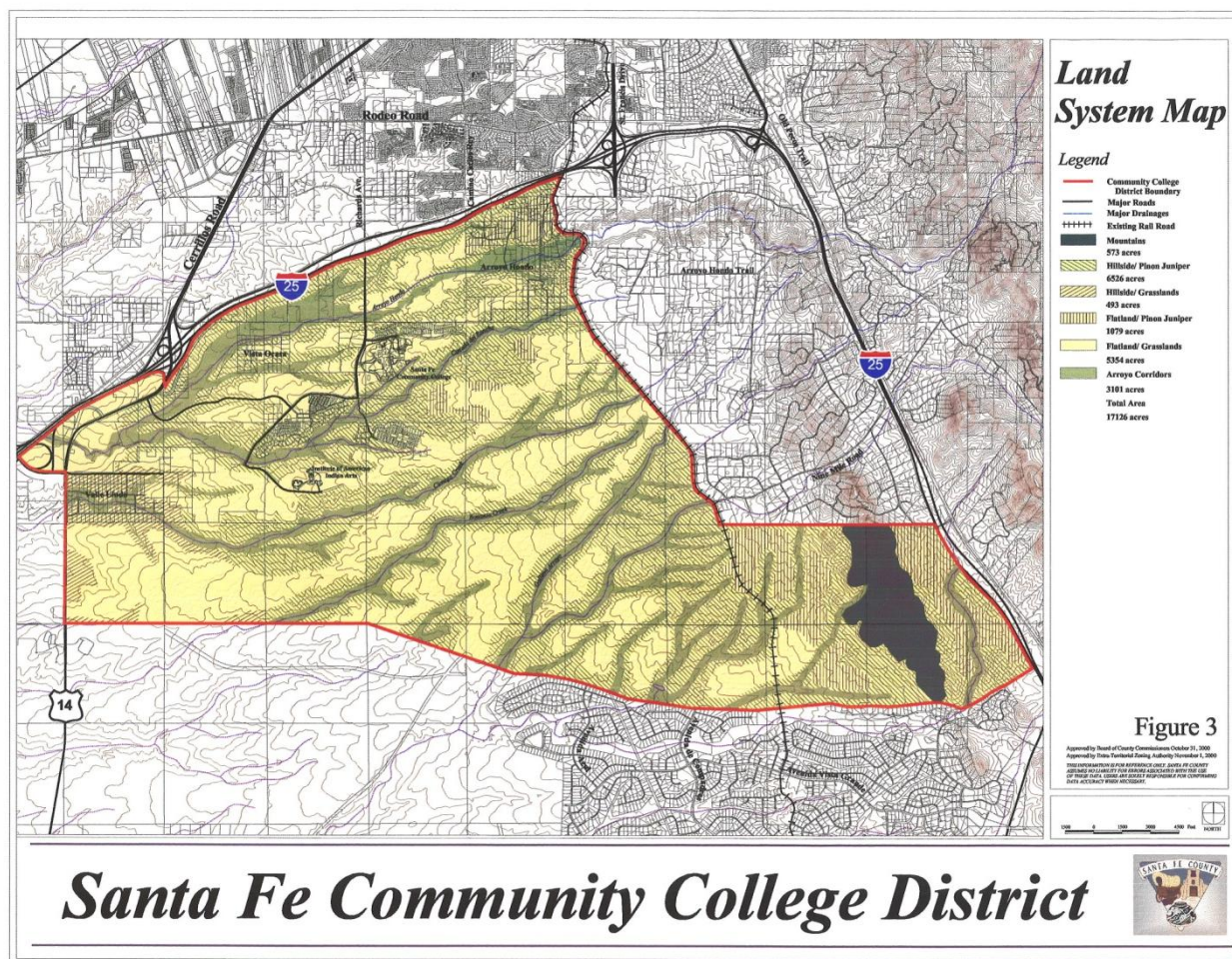
Village Separators

Village Separators are open space corridors that separate long linear stretches of land designated as Village Zones. Village Separators are shown on the Land Use Zoning Map.

Institutional Campuses

Institutional Campuses are zones that are dedicated to some type of institutional use. It is the intent of the Plan, that where possible, institutional uses be integrated into New Community and Neighborhood Centers. In some instances, the size and

Figure 3- 5



type of institutional uses require a concentration of facilities where the scale and need for flexibility and growth are incompatible with the desired characteristics of New Community or Neighborhood Centers. The Santa Fe Community College and the Institute of American Indian Arts are examples of Institutional Campuses. Institutional Campuses are shown on the Land Use Zoning Map to the extent that they have been identified.

Employment Centers

Employment Centers are zones within the District where businesses with special needs for access, buffering, technology, storage and size can locate and support the New Community Centers by providing additional economic opportunities and enhanced employment growth close to residents to help meet the goal of economic sustainability.

It is the intent of the Plan that as many commercial and employment uses as possible be integrated into New Community Centers and Neighborhood Centers. Employment Centers are to develop in relation to and coordinated and phased with New Community Centers to accommodate commercial and light industrial uses which are not appropriate in the New Community Centers. Employment Centers will connect directly to New Community Centers via primary roads, trails and walkways.

Commercial and light industrial uses such as offices, business incubators, research, product development, light assembly and manufacturing, testing, showroom and distribution may be provided in a concentrated, planned, multi-use environment within Employment Centers.

Employment Centers are shown on the Land Use Zoning Map to the extent that they have been identified. Centers which are already developed or have been approved for business, commercial or light industrial use are shown in their existing configuration. These include, but are not limited to, the Santa Fe County Business Center at San Cristobal and the Commercial Gateway Areas along SR 14 and I-25 which lead into the College District. Potential Employment Centers are shown as approximate locations near New Community Centers. The areas shown on the Land Use Zoning Map are expected to develop in phases as the Village Zones and demand build.

The Employment Center along the railroad spur shown on the Land Use Zoning Map between Santa Fe Community College and Santa Fe Southern Railroad is intended as a reserve for a very large employment center user. Its location and size are based on terrain and the access to the rail line. It will also connect to the adjacent New Community Center at either end and would require road improvements and extension of infrastructure.

The existing Commercial Gateway Area on both sides of SR 14 between the Cerrillos/I-25 interchange and the NM 599/I-25 interchange is largely developed or approved for commercial use preceding this Plan. It is the intent of the Plan that this area continue to develop and redevelop following the principles of the District. This provides an opportunity to improve the relationship of buildings to the streetscape of SR 14 and to connect this development to the New Community Center located at Vista del Monte.

The Employment Center south of I-25 east of Richards is shown at a size that might be achieved when additional infrastructure improvements are attained, which may include improvements to Richards Avenue, connecting roads to St. Francis and the I-25/Richards interchange. Some capacity exists on Richards to begin development, but build out will need to be phased with provision of infrastructure and development of the nearby New Community Center and the Village Zone.

Additional smaller Employment Centers are located throughout the District.

Rural Zone

The Rural Zone includes areas within the College District where the topography and vegetation are not suitable for a concentrated center and neighborhood development.

Existing Neighborhoods

There are several existing neighborhoods in the District which are shown on the Land Use Zoning Map, including the Valle Lindo/Vista del Monte neighborhood, the Vista Ocaso neighborhood and the west Arroyo Hondo neighborhood. Over 425 lots with 290 residences exist in these areas, platted either as conventional subdivisions or small land divisions. There are also a number of small parcels, most less than 40 acres in size, which could be developed in the future. The relationship of

these neighborhoods to the planned new development and further development within these neighborhoods are concerns of the Plan.

Open Space and Buffers

The open space areas delineated on the Land Use Zoning Map include Arroyos and Mountains as established on the Land Systems Map, as well as parks and fringe open space areas that have already been designated on preliminary master plans and plats. The description of the Open Space Elements and intent are included in the Open Space Plan.

Buffers are areas of open space or land use and density transition that separate or transition between existing residential neighborhoods and future village development areas. Buffers and setbacks also occur along I-25, SR 14 and Richards Avenue. Buffers are illustrated on the Land Use Zoning Map and described in the Open Space Plan section.

Ranching Uses

Currently much of the land in the District is used for agriculture and ranching.

School Sites

Sites for 16 schools have been identified on the Land Use Zoning Map. These sites have been evenly spaced across the District to place school in close proximity to all of the higher density Village Zones. The exact location and phasing of schools will be determined as individual neighborhood plans are developed. The first school site has been identified and reserved in Windmill Ridge at Rancho Viejo. A more detailed description of school issues is in the Schools section of the Community Services and Facilities Plan.

c. Major Issues

Transportation

The transportation section of the Plan illustrates the vision for access and mobility in the District. The purpose of the Plan is to integrate four transportation elements - roads, trails, transit and rail – into a cohesive, efficient network. By providing this network, with appropriate roadway design standards, the District can reduce vehicle trips and vehicle miles traveled and increase accessibility, safety and efficiency for pedestrians, cyclists and transit services. If the Plan is successful in achieving this goal, traffic impacts will be minimized within and outside of the District.

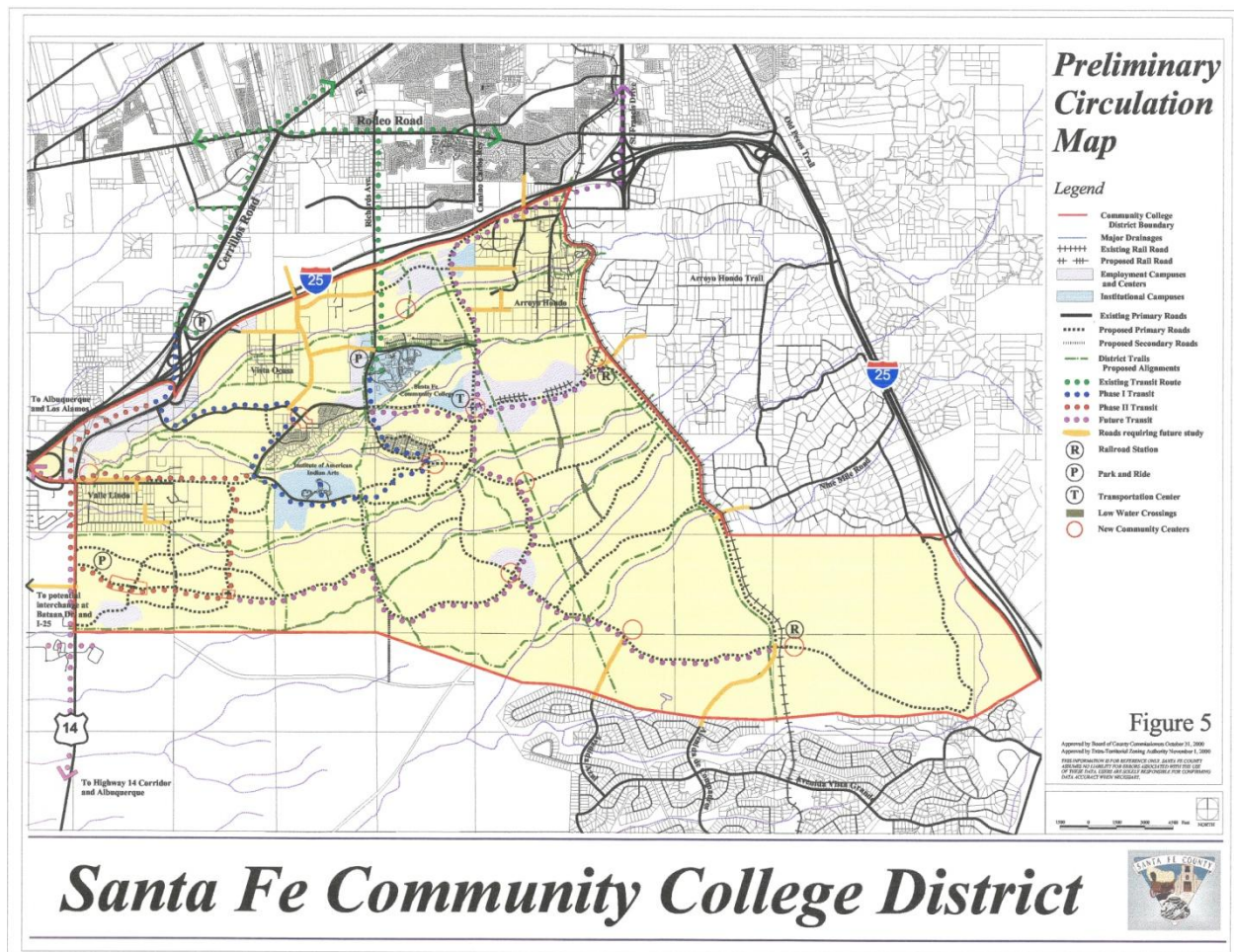
The Circulation Map (**Figure 3-6**) shows the conceptual network for each of the four transportation elements that will be needed to service residents, employers, workers, and retailers when the District reaches full build-out. The network shows preliminary alignments and identifies connections that need to be made to balance the internal road network and provide access to primary activity centers, such as New Community Centers, Institutional Campuses and Employment Centers. Externally, the District has excellent regional access via I-25, NM 599 and SR 14 to the City of Santa Fe, Los Alamos and Albuquerque; these connections are also displayed on the Plan. The internal road network is designed to maximize these regional connections.

Most of the District is currently undeveloped. However, several well-established neighborhoods are within and just outside the District. Where neighborhoods could be impacted by proposed connections, the Plan identifies roads that connect to and are adjacent to these neighborhoods as areas for further study, so that residents will have the opportunity to extensively review and comment on routes planned in or near their neighborhoods. Further study of the network connections will be needed for engineering purposes as well.

Road Hierarchy

The purpose of a road hierarchy is to understand the function of a road within a larger network, and be able to design a specific portion of roadway to ensure safety and promote appropriate design of adjacent land use elements (such as setbacks). Roads are conventionally organized into a three-tiered hierarchy—arterial, collector and local. Even in residential areas, roads in the conventional hierarchy are oriented toward automobile safety and efficiency as the dominant design factor. In this hierarchy, virtually all street functions—the concept of roads as public spaces—are eliminated to accommodate automobile safety and convenience.

Figure 3- 6



The road hierarchy for the Community College District proposes to change the conventional design priority. The District road network is divided into three categories:

- 1) living priority — where pedestrians and cyclists are given primary consideration,
- 2) mixed priority — the transition zone, and
- 3) traffic priority — where automobiles have primary design consideration.

For planning purposes, roads on the plan are simply labeled as either primary or secondary roads.

The ultimate designation of each roadway section (living, mixed or traffic priority) will be determined at the time of development, based on the project's land use plan, the number of trips per day the road will carry and accepted transportation standards such as those used by the Institute of Traffic Engineers. Road designations can change along a given route (for example, a road might be living priority within a Village Zone, then transition to traffic priority through an open space area, and back again to living priority).

Roads Network

District roads are a well-connected roadway system that provides comprehensive routes to and from major destinations, improved emergency access, and easily available alternative routes for through traffic if delays occur in one location. The Community College District transportation plan is highly connected network of two lane roads. It also supports increased transit options.

The District's network system links the principle activity centers—New Community Centers, Institutional Campuses, and Employment Centers — and maximizes connections to the adjacent arterial and highway system. The goal is to create a system where future developments are interconnected with one another - rather than having each development be an isolated "island" to itself, with connections only occurring along one or two arterial roads.

The roadway network is also designed to promote walkability for residents, visitors, workers and others. In the Plan nearly all residential areas are within a 1 mile walkable radius of a New Community Center to reduce dependence on the automobile and promote densities that make transit service feasible. The key to integrating this vision is a well-connected road network that services residential and commercial areas, and is easily accessible by pedestrians.

Each of the primary and secondary road connections (with the possible exception of Richards Avenue) should carry a maximum of 10,000 trips per day or less. This distributes traffic impacts fairly throughout the District, and increases livability for everyone.

There are two barriers to creating a transportation network in the District. First, connections across I-25 are limited because of the expense of building an over or underpass. The extension of Camino Carlos Rey has been eliminated by the County of Santa Fe and the State Highway Department, due to potential drainage problems, the presence of a sensitive archaeological site, and an existing neighborhood. Three other potential crossings at I-25 have been identified on the Plan: at Yucca, a connection to Governor Miles between Cerrillos and Richards, and a connection east of Richards to Old Agua Fria Road and St. Francis. But at least two of these potential connections—at Yucca and between Cerrillos and Richards— will require further study for engineering and neighborhood impacts. Second, north-south connectivity is complicated by a series of wide and/ or deep east-west arroyos. The network minimizes the number of arroyo crossings to preserve open space contiguity and minimize costs to future developers, however, this means that some north-south road connections (such as Richards Avenue) may bear a slightly disproportionate amount of traffic.

Trails Network

Trails are integral to creating a walkable community and providing options to reduce dependence on vehicle use for trips to jobs, shopping, work, school and social events within the Community College District.

The Plan identifies a network of District-wide trail corridors in the east-west arroyo corridors as part of the open space system and along primary roads and utility easements to make north-south connections. The Santa Fe County Rail Trail along the Santa Fe Southern Railroad at the east side of the District provides a major trail connection to the City of Santa Fe and south to Eldorado and US 285. Trails in the arroyo corridors have the potential to provide connections to upstream and

downstream neighbors as part of the proposed County primary and secondary trail system. These trails serve multiple purposes for recreation and access to open space and general community access. Commuter bike lanes or trails will be included in the road design standards for traffic priority and mixed priority roads to connect activity centers within the District.

Village and neighborhood trails will connect the neighborhoods and activity centers to the District-wide trails system. Locations of these trails are not mapped, but will be located on development master plans or neighborhood plans. These trails are intended to connect parks, schools and other community facilities and on-street sidewalks in New Community and Employment Centers.

Trails easements will be dedicated for public use and are intended for pedestrian, bicycles and equestrian use. Separate trails for equestrian use need to be considered because of potential conflicts between horses and bikes and disparate needs for surfacing and improvements.

Further detailed planning is needed to implement the trails network to 1) make sure that appropriate connections are made as development occurs, 2) identify locations for separate equestrian trails and 3) locate public trail heads and road crossings.

Transit Network

Successful transit service into and out of the Community College District will depend on either the inclusion of the District in a regional transportation system, or the expansion of existing transit services from the City of Santa Fe's Santa Fe Trails bus system. The transit network builds on the existing Santa Fe Trails bus system access into the District itself (at Santa Fe Community College), and a nearby route that reaches the factory outlet shopping area on SR 14. Note: the City of Santa Fe is limited in its ability to pay for future expansion of transit services into this area.

Potential District transit routes and phasing, based on assumed development phasing, are shown on the Circulation Map along with potential park and ride areas and a central transit center adjacent to the Community College. The road network directly supports the viability of transit by interconnecting the District's primary activity centers (New Community Centers, Institutional Campuses, and Employment Centers) to each other, and maximizes the number of people that can be served by transit. These areas will also have sufficient density to allow transit stops to be within walkable distance of residents, workers, shoppers and others.

Regional transportation linkages are also identified. Transit is another element of the Community College District Plan that extends beyond the boundary of the District. The ability to connect the Community College District to downtown Santa Fe, Los Alamos and other communities and Employment Centers in the region will require that the Community College District operate in the context of a Regional Transportation System. Santa Fe is in the early stages of developing what will ultimately become a regional transportation system. The entire structure of the Plan is designed to create a development pattern within the District that will make future regional transit as efficient as possible.

Rail Network

Santa Fe Southern Railroad has an existing rail line that runs through the Community College District's eastern border. Currently, this rail line is primarily a tourist route, taking passengers from Santa Fe to Lamy and back again. There are no existing rail stops within the District.

The City and County have been pursuing potential commuter rail services between Santa Fe and El Dorado on the Santa Fe Southern Railroad tracks. Two New Community Centers have been located on the rail line at station locations identified in a 1999 study ("Economic, Legal and Structure Analysis of the Santa Fe Southern Rail Road" by RL Banks). The Plan is not for high-speed light rail service. Instead, the strategy is to utilize self propelled passenger cars that run on existing tracks to develop a volume of commuter service that is appropriate for the existing population and for potential tourist use.

The Transit Plan provides a rail spur that extends from the Santa Fe Southern line into the District to a New Community Center adjacent to the Community College. This line would connect the Community College and proposed Employment and Institutional Centers in the District to Downtown Santa Fe and the high concentration of employment areas that are located along the Santa Fe Southern Line.

The City and County have received congressional authorization for \$10,000,000 in T-21 funding to establish right of way, make track improvements and begin to implement passenger service on the Santa Fe Southern tracks.

Schools

Santa Fe Public Schools (SFPS) will realize significant growth during the next several decades during the development of the Community College District. Since the entire District is within the SFPS boundaries, new school needs will be extensive (13 to 18 schools) and student enrollment will increase significantly (from 66% to 91%) by 2048. These projections will be updated as conditions change over time. Actual conditions of family size and student populations in the District and the County, the creation of more private and charter schools and other education initiatives may reduce public school needs. Planning in advance for public schools is imperative in an area which will need such an extensive network of educational resources.

Even as we recognize the need for many new schools in the District area, we are also very cognizant of the limited resources available to meet these needs. SFPS has developed a Facilities Master Plan to begin meeting the many needs for new City and county schools, but the longevity of this master plan relies upon passage of capital funding elections for decades to come. Capital funding approved by voters in 1999 and scheduled for renewal in 2002 is fully allocated to projects already in progress. A successful 2005 election offers the first opportunity to apply capital resources to new school construction in the Community College District.

However, the SFFC District is taking unique and significant steps to mitigate the obstacles to meeting the extensive needs of the public schools. Due to very progressive planning on the part of Santa Fe County and all Community College District planning participants, this community will be the first in Santa Fe to recognize the need for schools decades in advance. The Community College District is also unique in its goal to forge a productive, long term public/private partnership between the public schools and developers by planning for school sites, and by involving the public schools in the master plan process for all upcoming development.

Public school construction is entirely dependent on voter-approved capital funds. Current school needs for the entire public school district far outweigh available capital revenue.

This long term planning for schools will benefit the entire District in a variety of ways. Placing schools in optimal locations will enhance the educational environment and better serve the community. Clustering compatible land uses will strengthen the Community Schools initiative already underway in Santa Fe. And finally, with schools at the forefront of all development planning, schools and neighborhoods may integrate more effectively, maximizing resources for students, parents, public schools staff and community members.

Operations and Maintenance

As a community grows past the stages of planning, initial development and construction, the need for basic services and other community amenities continues to expand. The operation and maintenance of facilities is often left to residents in unincorporated areas with no ability to levy taxes to provide revenues to offset costs. It is imperative that the District provide the amenities and services needed to make the community functional on a human and practical level. This includes but is not limited to, infrastructure maintenance, public safety (fire and police), open space, community facilities such as senior centers, recreation facilities, youth centers, etc. In that context, some guiding principles for operation and maintenance were developed.

There are currently several mechanisms by which capital and operation and maintenance costs can be provided. They include:

1. Developer contributions – The initial cost of development is traditionally provided by the developer of that community or subdivision. This usually includes the cost and installation of infrastructure, contributions of open space, provisions for community facilities and other amenities. The developer of a new community may also provide for the establishment of a homeowner association that will eventually govern itself and provide for the collection of dues and budget for expenditures.
2. Impact fees – These fees are generally targeted to address the costs of specifically impacted existing facilities such as roads, water systems, waste water treatment plants and signalized street intersections. Such costs are usually

provided prior to the development of property to be applied by the local government under whose jurisdiction the community falls.

3. Various types of assessment districts – New Mexico State Statute provides that communities may establish special districts to generate revenues to provide for capital costs and limited maintenance funds. Those include:
 - Refuse Disposal Districts NMSA Section 4-52-1 et seq.
 - Special District Procedures NMSA Section 4-53-1 et seq.
 - Community Service Districts NMSA Section 4-54-1
 - County Improvement/Assessment Districts NMSA 4-55-A-1 et seq.
4. Association dues – The establishment of homeowner associations is a prevalent method of generating revenues for operations and maintenance costs. This provides for collecting monthly or annual dues that are used to cover the costs of basic services for a new community.
5. Local government – Through its process of budgeting for, and expending revenues that accrue to the County from various taxes, grants and other funding sources, communities can be provided funding for capital improvements and some basic services.
6. Utility Companies – By establishing private utility companies, developers can provide for water service, sewer collection and treatment services, and solid waste service. Such utility companies may also be public and owned and operated by the local government.

These mechanisms, while effective to a degree, do not sufficiently provide for the “operations” portion of operations and maintenance. Operations include the costs associated with employing staff to provide services, payments for costs of routine facility upkeep and the development of community programs for its residents. Moreover, these mechanisms fall short of providing for a method by which associations can unify their efforts for greater collective efficiency.

These needs underscore the necessity of some sort of governance absent incorporation. The governance could be self generated or come from existing local government. The College District Plan should include provisions for pursuing legislation that would enable the creation of associations for the purpose of generating revenues to be used for “operations.” This could include the expansion of the statutory authority now in existence or the creation of new authority.

Additionally, the local government under whose jurisdiction the community falls should undertake a continuing analysis of the revenue generating capability of a community. This would serve to demonstrate that continued growth and development produce increased levels of revenue through property and gross receipts taxes. These may reach a level that requires the local government to make appropriations of these revenues to cover “operations” costs within the district.

Regional Relations

While the District is physically separated from all of its neighbors by roads, a railroad or open space, the potential for conflicting futures is easily apparent. The communities directly adjacent to the District include Eldorado, the Nine Mile/Sunlit Hills/Seton Village area, and Arroyo Hondo. Of particular concern to these subdivisions is the impact on open space, potential road connections and the location of schools and commercial uses. All road connections are shown as “preliminary and potential” only. It is the intention of the Plan that decisions about future roads be made primarily by those communities most directly related to the potential use of the road.

The District is separated from the City by I-25 and there are only small portions of the City that directly abut the I-25 north boundary. There are, however, many potential issues that need to be considered in conjunction with the City, including: water, refuse disposal, traffic, transit, schools, parks and recreation issues. The Regional Planning Authority (RPA) provides a new opportunity for the County and City to determine appropriate mechanisms for cooperation in addressing these issues.

The Traditional Community of La Cienega is directly to the west and southwest of the District and, therefore in the same watershed. See **Figure 3-7**, The La Cienega Watershed Map. It is important for La Cienega to finalize their community plan so that issues with the District can be discussed and resolved jointly.

Figure 3- 7

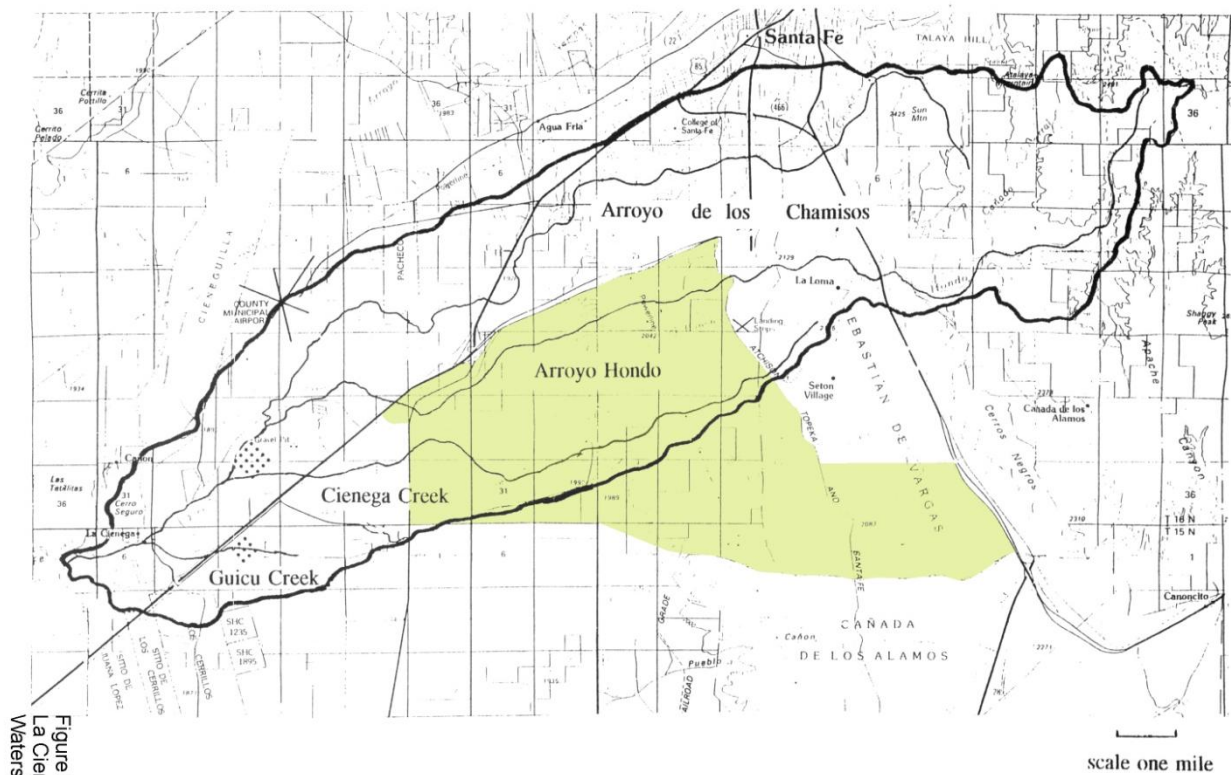


Figure 3. Ephemeral Water Courses and Springs in La Cienega Watershed.
(idealized spring areas dotted)

(From La Cienega Water Supply/Demand Analysis, Fleming, 1994)

Figure 8.
La Cienega
Watershed Map

III. Community Vision & Future

a. Community Vision

The Santa Fe Community College District will be a place of existing and new communities where:

Compact Development forms will be the norm rather than the exception. These forms will have relevance to the traditional village patterns unique to the countryside landscape in Santa Fe County and provide efficiencies for infrastructure and services in a concerted effort to control sprawl in the greater metropolitan region. To further the effort to curtail sprawling conditions in this area of the County, these new compact villages will be separated from each other by large areas of open space determined by the land form.

Central, mixed use places will be the basic building block of new village communities. These central places will accommodate different densities and residential, commercial and institutional uses that serve and connect District neighborhoods and village areas to each other and to adjacent communities. These central places can take the form of any of the traditional local patterns of main street, crossroads or plaza. As is the case in traditional Santa Fe County villages, densities will be higher in these centers than at village or neighborhood edges.

Connections will be provided that link various destinations in the District for use by vehicles, pedestrians, bicyclists, equestrians and transit users (both bus and rail). These connections will be developed in accordance with the landscape and social needs of the District and will be a basic element of the development pattern.

Community principles and input will be the basis for understanding the needs of each individual place within the District. Together the compact form, centers, and connections will provide the opportunity for the activities and interaction which create a rich community life.

In addition to these fundamental ideas, the concept of sustainability will be applied to all future development within the District. Sustainability means meeting the needs of the present without compromising the ability of future generations to meet their own needs. Sustainable design incorporates designs, technologies and practices to significantly improve the efficiency, quality and environmental responsiveness of development.

b. Plan Principles

The Land System

- a. Design future development in the District to conform to the ability of the land to accommodate it.
- b. Protect significant open space, environmentally sensitive areas and the connections between them through creative design, voluntary dedication, incentives, purchase and regulations.
- c. Establish final delineation of land types and development areas based on detailed mapping and site investigations of individual properties.

Community Structure and Development Pattern: Villages, Community and Neighborhood and Employment Centers and Institutional Campuses

- a. A fundamental principle of the Plan is to establish a community development pattern that is an alternative to suburban sprawl. Suburban sprawl is characterized by: low density, high land consumption; high infrastructure costs; lack of identity; lack of community; total reliance on the automobile; inefficient use of natural resources; and the destruction of natural land features and habitat.
- b. Provide flexible guidelines for planning and design of future developments.
- c. All future developments will contribute to the overall community of the District in terms of employment, institutions and services (including shopping) diverse housing opportunities, recreation and open space.
- d. Create development areas (neighborhoods, villages, Employment Centers and Institutional Campuses) that are mixed use.
- e. Develop the District into a hierarchy of clusters developed on the principles of: mixed use; variety in form and image; pedestrian orientation, high density centers; a focus on transit; and economic and cultural diversity that reflects the patterns of northern New Mexico villages and small towns. These clusters can be called new

community centers, villages, neighborhoods, employment centers or institutional (educational and cultural) campuses, so long as they meet the development principles of the Plan.

- f. Provide diverse housing opportunities and community oriented affordable housing integrated within neighborhoods and villages that meet the needs of all District residents.

Circulation and Connections

- a. Maximize external road connections to the District.
- b. Connect the College District to downtown Santa Fe and other employment centers by transit.
- c. Provide a rich network of small roads that minimize traffic speeds and promote connectivity of roads and trails.
- d. Minimize the scale of roads, to be pedestrian and community friendly.
- e. Utilize transit centers and stops as anchors in community centers.
- f. Design an overall road network that minimizes short cuts through the District.
- g. Develop individual trails, roads and transit routes into an integrated transportation system.

Open Space

- a. Create a continuous open space system that connects natural land features, parks, recreation areas and public spaces within the Santa Fe Community College District to:
 - Protect natural drainage systems and natural aquifer recharge areas;
 - Protect core wildlife habitat and corridors;
 - Protect important community cultural and natural resources;
 - Provide recreational amenities;
 - Define and separate village and neighborhood areas;
 - Provide a connective community trails network;
 - Protect important community views; and
 - Maintain the rural character of the County
- b. Utilize open space to protect environmentally sensitive areas, views, high points and other special land features.
- c. Locate open space in proximity to dwellings.
- d. Provide physical and visual access to open space.
- e. Preserve open space in a manner that provides equitable compensation or transfer of development rights or development incentives to offset situations where the portions of a site that are required for preservation significantly exceed the percentage of open space required.

Infrastructure

Water

- a. Respect natural systems in the District watershed as well as existing communities and lifestyles within the watershed area.
- b. Manage water resources to promote a sustainable water supply through a balanced aquifer strategy consisting of conjunctive management of imported water, local groundwater and local surface water resources.
- c. Manage stormwater to enhance water harvesting for irrigation, stabilization of soils and vegetation, habitat enhancement and aquifer recharge.
- d. Implement aquifer storage and recovery program(s) pursuant to the New Mexico Groundwater Storage and Recovery Statute.
- e. Obtain delivery of unused San Juan – Chama contract water for aquifer storage and recovery. Put surplus water to beneficial use.
- f. Regulate water use in new residential and commercial development through water conservation ordinance provisions.
- g. Expand the Santa Fe County water system.
- h. Connect new village development to a District or community water system.
- i. Protect arroyos and existing drainages to ensure preservation of natural recharge zones.

- j. Work with adjacent water providers and systems on long range water planning.

Wastewater

- a. Connect new village development to a wastewater system, provided by the County or by developers and approved by the County, meeting District objectives for managing waste water as a resource.
- b. Treat effluent to the quality needed for its planned reuse, consistent with NMED standards.
- c. Use treated effluent for irrigation, habitat enhancement and aquifer storage and/or return flow credits.

Drainage

- a. Manage storm water runoff in a manner that minimizes flooding, erosion, non-point source pollutant loading, changes in water runoff water temperature, and does not reduce infiltration and ground water recharge and the associated impact on the environment.
- b. Utilize alternative storm water management practices that are non-structural, with a more creative approach that is more biologically complex but that will still involve some structural components. This can include use of porous paving, strategic vegetative planting, contour grading, drainage across lawn areas, rain barrels, cisterns, vegetated swales, back yard depressions, infiltration trenches, shallow topographic depressions and reduced roadway and driveway drainage structures.
- c. Base storm water management plans in the College District on the premise that storm water is most effectively controlled at or near the source using alternative management practices that utilize source controls to minimize drainage leaving the site and thereby prevent pollution pick-up by runoff.
- d. Utilize local structural methods like Stormceptors and Vortech units to remove most contaminants, and lined containment ponds near storage or potential spillage areas so that treated runoff can be recharged into the groundwater or discharged into arroyos.

Electrical

- a. Place new high voltage electrical transmission lines underground whenever financially feasible.
- b. Install all distribution lines and subdivision electrical service lines underground.
- c. Locate any new overhead transmission lines or electrical substations in areas which minimize public health and safety concerns and design to mitigate visual impact.
- d. Set new development back from electrical facilities an adequate distance for public safety.
- e. Allow private enterprise and Homeowner or Community Associations to own and operate private electrical distribution and/or generation systems.

Natural Gas

- a. Locate high pressure gas lines in areas which minimize public safety concerns.
- b. Set back new development from gas lines an adequate distance for public safety.

Telecommunications

- a. Allow telecommunication towers and other facility sites as part of District infrastructure.
- b. Locate and design telecommunication facilities to mitigate health, safety, and visual impacts.
- c. Provide all residents with the opportunity to access current telecommunication technology through a minimum level (category 3) of wiring in homes.

Infrastructure – General

- a. Provide appropriate easements and rights of way at no cost in new development to provide for the extension of infrastructure throughout the District in accordance with a District master plan for infrastructure.
- b. Utilize existing and planned infrastructure in an efficient manner, thereby creating the greatest benefit from capital expenditures.
- c. Allow demonstration or prototype projects which include alternative or new technologies, and which meet public health, safety, and welfare criteria.
- d. Encourage the pursuit of grants and other funding or public/private partnerships to finance new technology programs.

Community Services and Facilities

- a. Integrate community facilities as mixed uses in New Community and Neighborhood Centers, Village Zones, neighborhoods, Employment Centers and Institutional Campuses.
- b. Determine appropriate ways that financial and management responsibilities can be shared, assigned and organized.
- c. Preserve and build on historic and cultural resources within the District and the region to increase the relevance and character of the community.
- d. Create community connectedness by placing community facilities within walking distance to residents and connecting all parts of the community with walks, roads and transit.
- e. Develop the institutional and funding capacity within the District to implement and operate the infrastructure, community facilities, community programs and services in the District.

Economic Development

- a. Strategically position the District within the regional economy.
- b. Provide a variety of jobs in a diverse array of settings complementary to the economic needs of the District.
- c. Provide a variety of learning environments and programs related to employment opportunities within the District.
- d. Develop a sustainable and adaptable economy within the District, with adequate density and sufficient trade area.
- e. Create high density centers linked by a variety of transportation modes.
- f. Develop financing mechanisms for investing in a high quality infrastructure network and other assets to stimulate development.

Environmental and Sustainable Systems

- a. Conserve and sustain natural resources within the developing areas by making efficient use of water, energy, building materials, and recycling.
- b. Apply building strategies that respect, maintain and enhance natural features of the land.
- c. Create walkable, mixed use development clusters that reduce vehicle miles traveled and infrastructure, and as a result, conserve energy and protect the environment.
- d. Establish District regulations that allow and encourage sustainable design, technologies and practices.

Affordable Housing

- a. Provide affordable housing within and in close proximity to New Community and Neighborhood Centers so that residents can reduce transportation costs by living near transit, commercial and community services.
- b. Provide a wide variety of affordable housing types, including single family, attached, multifamily, rental, live-work and accessory units that provide choice and meet the diverse needs of residents.
- c. Provide housing that is affordable to operate with low energy and water costs and low life cycle costs.
- d. Aid buyers to acquire financing including down payment assistance, and energy efficient and low-interest mortgages.
- e. Provide a variety of financial services, training and planning assistance to low and moderate income residents to assist them to purchase and manage homes.
- f. Distribute affordable housing in small increments throughout the District to avoid the stigma associated with low cost housing projects.

Operations and Maintenance

- a. Develop communities within the District that become self-sustaining to the extent possible, with minimal reliance on local government for funding and programs.
- b. Provide the mechanism for residents of the community to have or obtain the ability to generate the revenues needed to provide for basic services and other human service needs.
- c. Provide the mechanism for local government to monitor and recognize the fiscal contributions of new and old communities in determining budget levels to which these areas will be funded by the County.
- d. The developers of new communities should contemplate and provide for the infrastructure; community improvements and associations needed to provide services and the vehicle needed to sustain them.

c. Plan Recommendations

Natural Resources/Features

Mountains

Mountains are to be preserved in open space and will be used for hiking, picnicking and for wildlife management.

Flatland/Grasslands

Flatland/grasslands are the areas within the District that are most suitable for concentrated community development. The boundaries of the Village Zones shown on the Land System Map correspond directly to the Flatland/grass-lands areas. As a result this land type will accommodate the development of New Community Centers, Neighborhoods and Neighborhood Centers, Institutional Campuses and Employment Centers in the district.

Flatland/Pinon, Juniper

Due to the level topography these areas are highly developable and are included in the Village Zones on the Land System Map. This landscape type is to be developed in a manner that achieves higher densities but still maintains trees and the forest character through careful site design, building clusters, and spot grading instead of overlot grading where there is a concentration of cover.

Hillside/Pinon, Juniper

The hillside/piñon, juniper land type is included in the Fringe Zone in the Land Use Zoning Map. The Fringe Zone provides for low density development sited in the trees in a manner that maintains the natural character of the hillsides and manages surface water runoff to control erosion and intense concentrations of water. There is an area west of the Santa Fe Southern Railroad Tracks in the southern portion of the District where the hillsides/piñon juniper land type is highly dominant and isolated from the more developable flatland areas. This area is identified on the Land Use Zoning Map as a Rural Zone which is to be developed at lower densities than the Fringe Zone.

Hillside/Grasslands

Hillside/grasslands are included in the Fringe Zone on the Land Use Zoning Map. This zone generally provides for lower density development that is designed to blend into the natural topography, manages surface water runoff to control erosion and intense concentrations of water and provides planting that mitigates the visual impacts of hillside development from SR 14 and I-25.

Arroyo Corridors

The full width of the arroyo corridors are to be preserved as open space to create continuous green ways through the District. They will be utilized for habitat protection, surface water management, underground utilities, road crossings, trails, recreation and view corridors.

Arroyo Hondo Corridor

The arroyo hondo corridor area will be utilized for habitat protection, surface water management, underground utilities, road crossings, trails, recreation and view corridors.

Land Use

The land use section is the heart of the Community College District Plan. It answers the basic question posed by the entire Plan: If we want to change from the sprawling conditions developing in the central County, what is it that we want to change to? What choices do we really have? There is, of course, the “no growth” option but in a place as dynamic and beautiful as Santa Fe County, this is a most unrealistic effort. The forces of growth will always be bearing down on such a place. A more realistic approach is to acknowledge what it is that we truly value, understand it and then both protect it and integrate it into new developments. The District provides the opportunity to include 8,000 new dwelling units in the next twenty years into a new land use structure specifically designed to mitigate and avoid the negative effects of sprawl. In this regard, the proposed Community College District Plan is capable of achieving sufficient open space and compatible densities and mixed uses that will allow for the development of significant affordable housing and the design and implementation of transit-oriented communities.

There are four fundamental premises of the land use section: compact forms, designated centers, connections and community structure. The City of Santa Fe was at one time very compact. The traditional communities of Santa Fe County are compact settlements centered on some unique community quality whether it was agriculture, commerce, religion, government, art or all of those aspects combined. Modern residential subdivisions do not exhibit these qualities. Traditional communities throughout the County also exhibit multiple connections: roads, arroyos, trails, vistas, open space and, historically even rail lines. But perhaps most importantly, the special places of Santa Fe County express community -real community - offering opportunities to live, work, play and interact together. Modern subdivisions rarely, if ever, offer these multiple opportunities. When you take these conditions, place them on a resplendent landscape and separate them with large amounts of open area, you have Santa Fe County in all of its intrinsic beauty. The District Land Use Plan is, therefore, an effort to bring the best development aspects of the past into the dynamic and demanding trends of the present and the future.

The District Land Use Plan proposes three distinct compact development forms: Village Zones, Institutional Campuses and Employment Centers. Each of these is mixed use in nature but proposed to accommodate different social and economic needs within the District. Each of these forms will be required to have a center, focusing on both diversity and density. All of these forms will be located in village areas which will be separated and remain separated with well-defined edges and buffers. Existing subdivisions will be respected but connected to new development through transitional areas and road, transit and open space connections. Rural, low-density areas will also be provided although they, too, would be clustered where possible around rural activities. The District will be supplied by imported water and by groundwater in order to provide a diversified, and thus more dependable, long range supply. The Plan limits development on individual wells in order to protect the quality of the aquifer and its use for storage and recharge for the future. This protects an area that can accommodate much of the projected growth in the region from large lot development.

In summary, what the District Land Use Plan proposes is developmental choice and a structure for community growth and evolution over a long period of time.

Village Zones

- 1) Village Zones are to be located on level areas of the District that can be developed with the least disturbance to the natural drainage ways and the pinon/juniper and grassland hillsides that border the drainage ways.
- 2) Village Zone boundaries generally follow the areas designated as "Flatlands/grassland" and "Flatlands/Pinon, Juniper" on the Land System Map. Some limited Village Zones exist on low level areas that border the Arroyo Hondo.
- 3) Village Zones are further delineated by several Village and Neighborhood Separators that generally run north-south and separate long linear Village Zones.
- 4) A minimum average residential density of 3.5 dwelling units per acre is required for Village Zones. Village Zones include the area of New Community and Neighborhood Centers and Neighborhoods; school sites will not be counted for purposes of minimum density.

New Community Centers

- 1) New Community Centers are to be compact and mixed use with the highest density possible within the building height restrictions. Intensity of development will be regulated using minimum and maximum floor area ratio calculations. A minimum floor area ratio (FAR) of 0.3 is recommended for the center. The maximum FAR is 3.0.
- 2) Commercial, civic/institutional and residential buildings within the centers are to be oriented to the street in order to create active urban street spaces in the manner of town plazas or traditional main streets.
- 3) New Community Centers are to include housing that provides a more urban choice for residents, locates people in the center, supports commercial uses, and creates street activity in the evenings and on weekends. The target is to have residences occupy a minimum of 25% of the net useable floor area of the buildings in the centers. The percentage may vary based on the specific characteristics of each center and the proximity and density of surrounding residential development.
- 4) New Community Centers are to be developed with street, open space and walkway connections to surrounding residential neighborhoods. They are to be located on a primary District road with the potential for transit connections to the District and the region.

- 5) New Community Centers are to be no larger than 60 acres, though their shape is subject to terrain, access, and other variables.
- 6) As a guideline for planning, but not for regulatory purposes, New Community Centers are intended to serve residents within walking and biking distance to the center as well as those from other areas of the District and the region who arrive by automobile and transit. For planning purposes, residents within one half-mile radius of the edge of the centers are considered to be within walking distance. This can vary depending on the topography, the walkway connections, the quality of the walk, and the availability of supplemental shuttle services.

Neighborhood Centers

- 1) Neighborhood Centers are to be mixed use and may include any of the institutional, commercial, community, live-work and multifamily residential uses that the neighborhoods can support. A minimum gross FAR of .25 for buildings is recommended for the centers. The maximum FAR is 2.0.
- 2) Neighborhood Centers are to create higher density areas within a neighborhood to add interest and avoid large areas of lower density single family residential.
- 3) Buildings within Neighborhood Centers are to be oriented to the street or public plazas to create street spaces that are reminiscent of village plazas and main streets.
- 4) Neighborhood Centers are to provide services to residents of surrounding neighborhoods and are to be within walking and biking distance to the homes in those neighborhoods. As a guide for planning, but not for regulatory purposes residents within one half mile radius of the center of a Neighborhood Center are considered to be within walking distance. This can vary depending on topography, walkway connections, the quality of the walk, and the availability of supplemental shuttle service. Small areas created by irregular neighborhoods or that are on the fringe of neighborhoods are considered within walking distance if they are an extension of a walkable neighborhood.
- 5) The minimum size of a Neighborhood Center is 2-3 acres. There is no maximum size. A Neighborhood Center can encompass an entire Village Zone if the requirements for residential density are met.
- 6) Neighborhood centers can be within the service area of a New Community Center.

Fringe Zones

- 1) Residential development is to be located in Fringe Zones in a manner that maintains the character of wooded hillsides where they exist. On open hillsides the intent is for homes to step down hillsides and appear as a continuation of the upland neighborhood. The following are some techniques that can be used to achieve this intent.
 - A special effort should be made to map and protect specimen piñon.
 - Building sites, driveways and utility extensions should be fenced with snow or polyurethane fencing during construction to protect trees and grasslands and minimize damage to non-developed areas.
 - Building pads should be close to natural grade. On steeper grades this may require that buildings step with the natural grade or garages should be separated to fit natural grade.
 - Mass grading of multiple building sites should be avoided. Grading should be contained within individual building envelopes.
 - Grading transitions should be natural. Retaining walls should be used where natural grading transitions require additional tree removal.
 - Drainage should be managed to maintain natural flow cycles and limit erosion.
 - Limits of disturbance and cuts and fill should be contained in building envelopes.
- 2) Residential development in Fringe Zones is limited to an average residential density of 1 dwelling unit per acre with a clustered density of no more than 4 units per acre.
- 3) Commercial development can extend into Fringe Zones when the extension improves the value to the community of a New Community Center, an Institutional Campus or an Employment Center. The following are some techniques that can be used to achieve this intent.
 - Commercial buildings should have smaller footprints and buildings should be sited to provide an architectural transition that blends into the Fringe Zones.
 - Commercial buildings should parallel hillsides and be designed to take up grade.
 - Parking should be separated from buildings and placed at different elevations to avoid overlot grading.

- Avoid cut and fill slopes of over 6'.
 - Commercial development on open hillsides should step down hills from the top and appear as an extension of the upland building clusters or step up the hill from the bottom and appear as an extension of lowland building clusters.
 - Drainage should be managed to maintain natural flow cycles and limit erosion.
 - Grading transitions should be natural. Retaining walls should be used where natural grading transitions require additional tree removal.
 - A special effort should be made to map and protect specimen pinon.
 - Building sites, driveways and utility extensions should be fenced with snow or polyurethane fencing during construction to protect trees and grasslands and minimize damage to non-developed areas.
 - Aggregate site coverage in Fringe Zones, including parking, shall be less than 50% per developed acre.
- 4) Master Plans for development in Fringe Zones will include site specific grading, drainage and vegetation protection plans and standards to demonstrate the techniques to be utilized to blend development into Fringe Zones.
 - 5) Fringe Zones that are not developed will become part of the open space system.

Village Separators

- 1) Village separators are to generally run north south as shown on the Land Use Zoning Map.
- 2) They are provided to separate long linear Village Zones into compact development areas with walkable centers.
- 3) They can be usable and include play fields, school fields, roads, utility corridors and any other open space uses and accessory structures.
- 4) The corridors shown on the Land Use Zoning Map are suggested locations. Corridors can be adjusted based on more detailed land analysis, and the location and design of New Community Centers, Neighborhood Centers, Neighborhoods, Employment Centers, Institutional Campuses and open space uses.
- 5) Separators need a minimum width of 1,000 feet.

Institutional Campuses

- 1) Like other areas of the College District, Institutional Campuses are to be mixed use and are to include commercial and residential uses where needed to serve campus residents and employees.
- 2) They should serve the College District and Greater Santa Fe communities as community activity centers.
- 3) They may have a lower concentration of buildings and FAR than New Community and Neighborhood Centers. The maximum FAR is 3.0.
- 4) Feature buildings on campuses should provide focal points that visually and physically connect campuses to adjacent centers and neighborhoods and integrate the value of their cultural image into the District.
- 5) Campuses should be developed around internal pedestrian walkway systems with parking centralized in a series of small parking areas.
- 6) Campuses are to be highly interconnected to surrounding centers and neighborhoods with streets, open space corridors and walkways.
- 7) Campuses should be connected to the District and region by public transit.
- 8) The minimum size of the zone is 5 acres; the maximum size is 360 acres.

Employment Centers

- 1) Like other areas of the District, Employment Centers are to be mixed use and include commercial uses and services such as recreational amenities, parks, trails, retail and restaurants so employees can walk to lunch, recreation, and services.
- 2) Residential uses should be included in Employment Centers depending on the characteristics of individual centers and Employment Centers are to have a wide range of nearby housing opportunities allowing access by walking, bicycling or a short vehicular journey. For planning purposes a one mile radius is considered to be walking and biking distance from an Employment Center.
- 3) Employment Centers may be included within or as extensions of New Community Centers or should be within a one mile radius of New Community Centers. Their shape is subject to terrain, access and other variables. They should be designed and developed in relationship to the New Community Centers with direct primary

road and trail connections and phasing of their development. Employment Centers will be required to demonstrate adequate road and infrastructure capacity to support each development phase.

- 4) The maximum FAR is 3.0. Because of their size and potential impacts, Master Plans for larger Employment Centers will need to submit a more detailed site plan, comparable to a conceptual preliminary development plan, before they can be approved.
- 5) Employment Centers should serve the District and greater Santa Fe community, and be connected by public transit, trails, walkways and small roads to transport people, goods and services. Walkway systems within Employment Centers should connect all areas of the center to each other and the District.
- 6) Buildings within the Employment Centers shall be oriented to the street and keep the parking and storage areas to the rear and sides of the buildings, to maintain the mixed use intent of the Plan and to create active urban street spaces in the manner of town plazas or traditional main streets.
- 7) Feature buildings should provide focal points that visually connect Employment Centers to adjacent centers and neighborhoods and provide the value of their architectural image to the District. Standards for mass, scale and thematic architectural style of buildings will be developed in the District Ordinance.
- 8) Employment Center facilities may be the result of joint action and investment by public agencies and developers to ensure that local services and infrastructure meet anticipated demand, for example, wideband communications. Specialized business clusters, selected in cooperation with local government and economic development entities, will be allowed.

Rural Zone

- 1) Due to the topography and vegetation and the distance to centers the density of the Rural Zone will be low, averaging 1 unit per 5 acres.
- 2) Like other areas of the District, the Rural Zone is to be clustered, to the extent possible, in a low-density area. Where possible, dwelling units will be clustered loosely around central amenities like equestrian facilities, dude ranches, retreats or a country store.
- 3) Homes that are not in clusters will be at lower densities with the size of lots determined by the characteristics of the land.

Existing Neighborhoods

- 1) The existing hydrologic zoning and residential options will continue to apply within existing neighborhoods; existing development approvals will be honored.
- 2) New development and redevelopment will incorporate connections to New Community and Neighborhood Centers and neighborhoods. These connections will include open space corridors, parks and trails and road locations in conformance with the Plan, with local or connector roads to improve service or emergency access.
- 3) Detailed neighborhood planning will continue to provide for the specific needs and opportunities of each area, especially delivery of public services, access issues, buffers and trails.
- 4) Infrastructure and service planning for the District—schools, fire, police, water and sewer, parks and recreation—will consider the needs and access issues of each existing neighborhood.
- 5) Village development may be applied in these areas in the future. An 18 month grace period for proposed amendments to the Land Use Zoning Map to include these neighborhoods into village area zones is proposed.

Ranching

- 1) Phase development of Village Zones, neighborhoods, rural areas, roads, trails and railroad extensions within the District to preserve and facilitate the efficient operation of existing ranches in and adjacent to the District.
- 2) Allow development of rural home sites and accessory structures for ranch uses on large lots of not less than 500 acres, developed on domestic and agricultural wells.

Conformance with the County Growth Management Plan

To achieve the Plan's goals of open space and traffic reduction through compact, higher density developments capable of supporting transit service, the Plan abandoned the proposed density bonus system in favor of internal transfer of development rights, designated open space and development areas, required affordably priced housing and the ability to have higher densities and density changes in the future. The overall densities of the Plan are within the parameters set forth in the County Growth Management Plan.

These goals and directives of the Plan have altered the need to consider the use of a traditional Transfer of Development Rights (TDR) program, first envisioned by the Growth Management Plan. While a traditional TDR program may no longer be an initial objective of the Plan there may be other ways to incorporate TDRs within the District based on the need to preserve agricultural lands in neighboring La Cienega and to implement the Santa Fe Metro Area Highway Corridor Plan along I-25.

Boundary Adjustments

Following analysis and study by the Planning Committee, the Plan proposes two additions to the boundaries of the Community College District as depicted in the Growth Management Plan:

1. Include all of the Rancho Viejo lands from the Mountain ridge (Vargas Peak) east to I-25 and classify the lands as open space or Rural Zone according to the appropriate land system types.
2. Include the lands located between SR 14 and I-25 and NM 599. This land is already subject to the Metro Area Highway Corridor District policy and design standards. The Plan recommends this area be included because of the relationship with the Employment Center and New Community Center immediately east of SR 14. Development on both sides of SR 14 can be designed to implement the connections principles, especially the new road and streetscape standards, of the District which strongly reinforce goals of the Commercial Gateway.

Other areas which abut the District and which require coordination and cooperation to implement the Circulation Plan and proposed buffering, such as the west side of SR 14 south of NM 599 and the property between Old Agua Fria Road and I-25 at St. Francis, may be studied in the future for inclusion in the District.

Water Planning

The Plan benefits water planning for central Santa Fe County by establishing goals for better conservation and watershed management and a sustainable water supply. It proposes to manage water supply, runoff and waste water in a manner that reduces water use, protects the aquifer and manages drainage for irrigation and erosion control. It provides that development outside of the existing neighborhoods will be built using coordinated community water and wastewater systems.

The District will be supplied with imported water and groundwater in order to provide a diversified, and thus more dependable, long range supply. The Plan limits development on domestic, commercial and industrial wells in order to protect the quality of the aquifer and its use for storage and recharge for the future. This protects an area that can accommodate much of the projected growth in the region from large lot development. It also provides the opportunity to manage the watershed to protect the District and neighboring communities such as La Cienega before development happens.

The first phases of development in the District have water through the County and City water systems. Later phases will rely on implementation of the District water principles and regional water planning. Preliminary water use records show that village development in the District averages .18 ac ft/yr per household, well below the County conservation standard of .25 ac ft/yr. With implementation of the proposed additional strategies for conservation and use, the level of water use can be maintained or possibly lowered.

The County benchmark will continue to be 100 year water availability, with a goal of long term sustainability. Article III, Section 11 of the County Land Use Code allows developments which import water to have density determined by meeting criteria for traffic generation, energy consumption, provision of public facilities and services and compatibility with adjoining residences. Developments in the District will meet these criteria based on the principles of this Plan. Developments will continue to provide water budgets which will address water use and availability and demonstrate use of techniques to lower consumption.

Balancing water taken out of the aquifer with artificial recharge to lower (minimize) consumptive use of water from all sources is integral to sustainability. Strategies to lower consumption include: enforcing the County's line extension and water allocation policies, to be adjusted for actual use as conservation improves; capture and use of gray water and rain water for irrigation; and use of catchments and infiltration basins for run-off from impervious surfaces to irrigate and to protect habitat and prevent erosion. Some of these strategies are not always stable sources of supply or recharge, however,

because they are dependent on rainfall. Treated waste water reuse is a more dependable long range strategy. Aquifer storage and recovery of unused imported water is another strategy to improve the efficiency of water use. Relocating large production sites and strategic placement of recharge sites within the District would protect the downstream community of La Cienega.

Treated waste water will be used for local beneficial use, surface and subsurface recharge of the aquifer to gain potential return flows and to minimize the potential long term effects of pumping on aquifers and downstream communities. Multiple waste water systems will be allowed in the District under County control in order to provide for effective use and reuse of the limited water supplies.

Drainage

As the proposed development in the Community College District progresses, the increase in storm water runoff will impact the hydrologic regime of each water shed and arroyo within the District. In order to adequately manage storm water runoff in the Community College District both quality and quantity of runoff is to be addressed. The available management options are generally called best management practices, which can be classified into two broad categories—traditional and alternative.

Traditional management practices are highly engineered structural methods that use concrete, rip rap, soil cement and other hard channel lining or piping materials. Traditional practices often result in large-scale projects and focus on storm water management at the outfall locations. Alternative storm water management practices are often non structural, with a more creative approach that is more biologically complex and focus on storm water management at or near the source. Some structural components are still involved. This can include use of porous paving, strategic vegetative planting, contour grading, drainage across lawn areas, rain barrels, cisterns, vegetated swales, back yard depressions, infiltration trenches, shallow topographic depressions and reduced roadway and driveway drainage structures. This Plan emphasizes alternative management practices.

Santa Fe and ultimately the District will be required to manage water quality in surface water runoff. Under Phase II of the U.S. EPA Storm water Management Rules (Oct.29, 1999), in which Santa Fe County is identified as a designated area requiring storm water permits, storm water from construction and urbanized areas will have to be permitted for water quality control.

Open Space System

Open space within the District is to be a continuous system of natural and developed spaces that include arroyo corridors, mountains, natural hillsides, buffers between development areas, open corridors along roads, parks, play fields and plazas. New development within the District will generally provide 50% of the development area in open space. It is estimated that when all of the natural and developed open space elements are combined the District open space system will include over 50% of the total land area and exceed 8,500 acres.

- 1) Arroyo corridors and natural drainageways are to remain in open space because of the role they play as drainage control areas, aquifer recharge areas, wildlife, view and trails corridors. Arroyo Corridors include the flat bottom areas that parallel arroyos. At a minimum arroyo corridors will include the area within the 100-year flood plain and a 50 foot setback from the 100-year flood plain, considered as aquifer recharge channels.
- 2) Important wildlife habitat and corridors are to be protected within the District because of the role they play in the life cycle and maintenance of a diverse wildlife population within the District.
- 3) Important cultural resource areas are to be protected within the District because of the role they play in maintaining the record and evidence of human history within the District. Most of the District is shown as having high or moderate archaeological potential on the County Archaeological Districts Map. Archaeological surveys and reports will continue to be submitted by developers.
- 4) Parks, plazas and developed open space shall be provided in the District for a diverse set of recreational opportunities and as settings for the community social life of the District. Developed open space may include parks, plazas, play fields, tot lots and community gardens and other types of open space use that support community recreation or community agricultural activities.

- 5) Road and highway setback areas are provided to retain the rural open character of the District. Landscape standards for road setbacks will be defined for rural/country sections of the District road network to reduce the visual impact of development.
- 6) Buffers that separate and define edges of development are to be provided to create separation between villages and to existing development.
- 7) Trail corridors will provide trail connections to supplement the transportation system, provide recreational opportunities, and connect the open space system to the community.
- 8) Specific visual features are to be protected to maintain the unique visual qualities of the District and the rural character of Santa Fe County.

Parks

Parks and plazas are an important element of the open space system. They provide a variety of recreational opportunities and a setting for community social life in the District. The Plan provides for a range of parks both in size and function to meet community needs and to take advantage of the terrain opportunities:

- 1) District parks are intended to serve the entire area with major recreational facilities. These would be developed by the County or in conjunction with other large institutions and are intended to provide multi-use play fields, ballfields, hardcourts, and other recreational facilities.
- 2) Community parks are smaller, 3 to 6 acres, and provide active recreational facilities—open play fields, walks, seating, playgrounds—for Village Zones and Existing Neighborhoods.
- 3) Neighborhood or Mini parks are quiet activity areas to be located within residential development throughout the District. These parks can be one acre or less in size and provide such amenities as tot lots, walks and seating areas.
- 4) Passive parks can be an appropriate alternative to community parks when adequate opportunities for active recreational facilities have been provided. These parks include small developed areas of walks and seating designed within natural areas.
- 5) Plazas are small open community gathering areas developed as focal points in Neighborhood and New Community Centers.

The Plan intends that active recreational facilities and parks be shared facilities when possible to minimize capital and operations costs. Active recreational areas on school sites and other institutional sites will be counted as parks if accessible to the public. District level recreational facilities provided at existing institutions such as the Community College or the Institute of American Indian Arts may be part of the open space system, but recreational buildings are not.

Trails

Trails are integral to the connected open space system and to the walkability of Village Zones, providing both transportation corridors and recreational opportunities. District wide trail corridors are mapped on the Circulation Map; these are the backbone of the trail system, connecting the east-west arroyo corridors and major roadways north and south. It is intended that a network of village and neighborhood trails be developed to connect all developed areas with the District trail system, providing access to the open space, neighborhoods and centers and campuses and community facilities.

- 1) Trails will be designed for pedestrian, bicycle and equestrian use. Equestrian trails may be separated from other trails.
- 2) Trail easements for District-wide trails and trail easements within a development as part of a continuous pedestrian walking system connecting the core areas of the development to the District-wide trails are considered part of the open space system.
- 3) Trailheads for public access to the trail system will also be part of the open space system.
- 4) Trail easements may also be used as utility and drainage structure corridors. The District Ordinance will define criteria for trails easement and development standards.
- 5) The County will develop a policy for acquisition of District trails easements. The policy will define requirements and assurances that will be guidelines for specific trail easement agreements with individual property owners.

General Services and Facilities

It is anticipated that the Village Zones and neighborhoods in the District will be served with a full complement of community services and facilities, including but not limited to schools, fire stations, police protection, library and information services, post offices, churches, community centers, cultural centers.

- 1) That services and facilities provided by the County, including police and fire protection, senior and health services, libraries and the like, be planned as part of a Capital Improvements Plan for the District. Planning and design of County facilities will be completed with the applicable County departments, including the County Fire Department in matters of fire, life safety and emergency services and the County Sheriffs Department in matters of community protection, to ensure that service standards are met.
- 2) Wherever possible, facilities be planned and built as multi-use in order to make more efficient use of building space, meeting rooms, and parking and provide lively concentrations of public activities.
- 3) Participate with the community schools policy adopted by Santa Fe Public Schools so that public schools in the District can also be sites for shared multi-use such as recreation facilities, community libraries or community meeting rooms.
- 4) Pursue joint services agreements with the City of Santa Fe or other entities to provide services where that is the most efficient and cost effective approach.
- 5) Locations for community facilities will be planned within New Community Centers, Neighborhood Centers, Employment Centers and Institutional Campuses as they are approved. The District ordinance will provide allowed and preferred locations for such uses.
- 6) Access to all existing and new development in the District will be considered when laying out service area boundaries, fire districts and the like.
- 7) Off site improvements adequate to support a development project will be provided.

Schools

Schools - Generally

- 1) Adequate land for public schools should be planned within the District.
- 2) Based on existing master plans and other information, the SFPS has proposed 16 schematic locations of schools sites to be shown on the District Land Use Zoning Map (11 elementary schools, 3 middle schools and 2 high schools).
- 3) Santa Fe Public Schools will be notified of, and participate in, the Master Plan process for each development to assess the need and specific plans for school site locations.
- 4) School sites should be located on level areas of the property with the specific location coordinated with the developer of the land.
- 5) School sites should be designated in such a manner that development phasing and school construction will coincide so that utilities and roadways are in place as part of the normal subdivision development process when school construction begins. Utilities and roadways should be brought to the property edge of the reserved school site. Santa Fe Public Schools will extend infrastructure within school site boundaries.

Elementary School Locations (Grades K – 5) - Middle School Locations (Grades 6 – 8):

- 1) Elementary and middle schools should be located in neighborhoods or at the edge of Neighborhood Centers, within a Neighborhood or an Institutional Campus to provide adequate distance from commercial development and associated traffic.
- 2) Elementary and middle schools should be located away from incompatible land uses such as bars, lounges, hotels, retail and amusement centers.
- 3) Wherever possible, elementary and middle schools should be located near compatible land uses such as libraries, community centers, day care, recreational areas, etc.
- 4) Adequate setback from roadways should be provided to ensure safe access for bus lanes and parent pick-up/drop-off areas for all public schools.

High School Locations (Grades 9 – 12):

- 1) High schools should be located at the edge of Village Zones and/or in Institutional Campuses where shared use of athletic, library and other facilities is possible and desirable. They may also be located in New Community Centers, Employment Centers, and Institutional Campuses as long as they are located next to compatible land uses.
- 2) High schools should be situated to take advantage of, or share, compatible land uses such as recreational areas, play fields and facilities, libraries community centers, day care and museums.
- 3) High schools should be located away from incompatible land uses such as bars, lounges, hotels, retail, and amusement centers.

Private Schools

The Plan encourages the development of private and charter schools in the District with the same emphasis on sharing facilities that apply to public schools.

Economic Development

The SFCC District Economic Development Plan seeks to enhance the quality of life for its present and future residents and position the district within the greater regional economy of which it is a part. Because of the District's location adjacent to both I-25 and the Santa Fe Bypass, employment opportunities may be created that can serve not only the needs of District residents, but also those of persons living outside of the District.

The Plan is predicated on the creation of mixed-use Village Zones and Employment Centers that will provide an opportunity for residents to work at home or in proximity to their homes.

The Plan is also predicated on the essential role of infrastructure in general and telecommunication in particular to the successful development of the District. It urges a strategy of coordinated financing and installation of infrastructure in advance of development.

The Plan envisions an overall ratio of one job per dwelling unit. The current ratio is 1.2 jobs per dwelling unit. As new housing is developed within the District, new employment opportunities need to be developed simultaneously so that the job to dwelling unit ratio can be maintained. To do this the District emphasizes an aggressive mixed use concept mandated for all the proposed development zones, including New Community Centers, Neighborhood Centers and Employment Centers.

The presence of Santa Fe Community College (SFCC) is especially significant for economic development opportunities. SFCC, along with other institutions, will play a key role in preparing district residents for current and emerging jobs, in leveraging resources for community development, and in providing resources for professional training, career counseling, general education, library services, and child care.

It is the goal of the District's Economic Development Plan to achieve sustainability and adaptability through a variegated network of educational and employment opportunities. The success of this Plan is dependent upon reciprocal partnerships with government, educational, economic development and other non-profit entities. In laying the framework for the Santa Fe region's future growth, the Plan will create a foundation for strong and viable communities, which are multidimensional, while providing for more comprehensive and sustainable planning.

Affordable Housing

The Plan is designed to provide a combination of higher densities, lower land costs and an array of infrastructure and services that create an excellent context to provide truly affordable housing for local families. Over time the District will provide access to schools, jobs and community services like recreation, child care, senior programs which are essential to people seeking affordability. Housing for low and moderate-income residents will be provided in a number of ways. Housing will be located in New Community Centers where high levels of services exist. Multifamily housing will be provided, as District services develop to support higher density housing. Accessory dwelling units will be allowed in single family residential areas to provide affordable housing plus revenue for residents. Affordable housing will integrate into neighborhoods throughout the district to avoid low-income stigmas, stabilize prices, build value for affordable homebuyers

and create diverse neighborhoods. As the District develops and commercial centers mature, the diversity of housing types and access to jobs and services will grow and provide resident's additional choices as family needs change.

It is the intent of the Plan that developers provide affordable housing according to an Affordable Housing Plan that will define such housing and identify procedures to qualify buyers and monitor the affordable housing delivery process. Pending adoption of such a Plan, developers will provide at least 15 % of their residential units priced for affordability by buyers with incomes between 60% to 100% of median income. Currently market rate units can provide for families with incomes from 80% to 100% of median. Developers will provide a range of housing prices and types, including high-end housing in their development plans. Manufactured homes in developments that meet the District design standards are included in the diversity of housing type.

To provide housing at 60% to 80% of median income will require a public/ private program to manage affordable housing within the District to provide funding and financing mechanisms, establish qualification criteria and develop standards for consistency and quality for builders and buyers. This program will probably involve a combination of entities including the County Housing Department, existing non-profit housing providers and a possible affordable housing organization within the District. Developers and builders within the District will partner with the County to develop an affordable housing plan, which identifies target populations for affordable housing for rent and purchase. The plan will also establish the strategies to meet these targets with quality housing that is affordable to maintain and operate.

Operations and Maintenance

The ongoing operations and maintenance of community and recreation facilities in the College District will require the combined resources of a wide variety of public and private entities. Once the Plan is approved an O&M Business Plan will be prepared to refine the matrix to establish the required operations and funding sources and form cooperative agreements between the various funding and operating entities.

The strategy is to establish an organization like a civic league, to promote, manage and fund community and environmental quality programs in the College District. The mechanism to do this will be designed to supplement and complement the County's governance of the District. One possible mechanism is to create a section 501-(C) (4) organization in the nature of a civic league with the possibility of one or more 501-(C) (3) Foundations for the purpose of creating and operating community infrastructure and programs. This non-profit, non-member corporation would be administered by its Board of Directors. It would be funded in accordance with recorded covenants by privately imposed community enhancement fees for both residential and non residential properties as well as user fees, grants, and voluntary contributions. This is a proven method of funding community services that has been tried and tested in numerous situations.

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GALISTEO

I. Community History and Trends

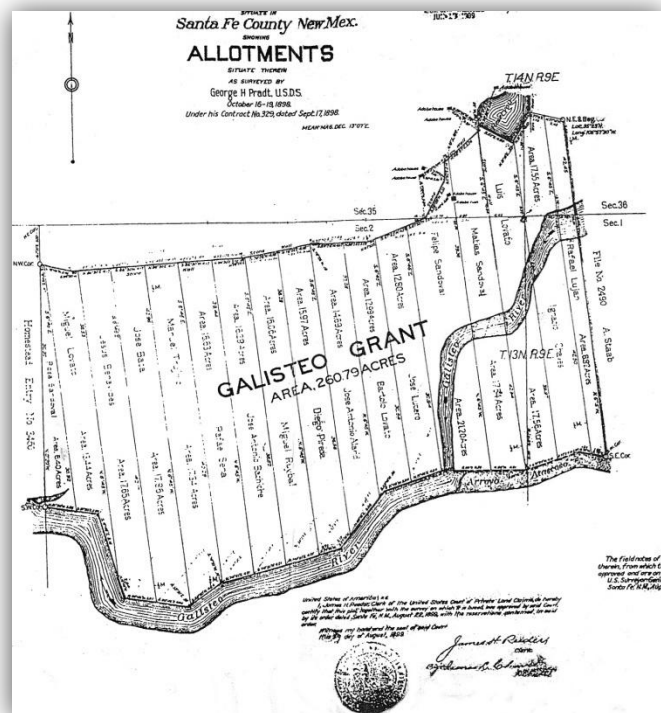
a. History

The village of Galisteo was preceded by a large Tano (Southern Tewa) Pueblo called Tano'ge ("down country place") and its smaller predecessor now called Las Madres. Both lie a mile and a half to the north of today's village. Founded in the late 13th or 14th century, Galisteo Pueblo – one of eight large pueblos in the Galisteo Basin - was "discovered" in the mid 1500s by Coronado and then by other Spanish Conquistadores who called it various names. In 1581 the pueblo was given the name Galisteo by the Rodriguez/Chamuscado expedition, after a Spanish town in the Extremadura. That name stuck, although attached over the years to different saints' names (San Lucas, Santa Ana, Santa Maria de la Gracia, and finally Nuestra Senora de los Remedios).

When New Mexico was colonized and missionized by Oñate in 1598, Galisteo was one of the first churches built (around 1612-17). Through the 17th century the pueblo was a significant Franciscan center and also undoubtedly an *encomienda* (farm of a Spanish settler who had rights to Indian labor and tribute), but the names and locations of the Spanish inhabitants in the Basin have been lost.

August 10, 1680 marked the onset of the Pueblo Revolt against Spanish oppression. Priests from Pecos to the east and San Marcos to the west fled to Galisteo for safety but were killed near the Pueblo, along with father custodian Juan Bernal and most of the local Spanish. The Tanos of Galisteo Pueblo left the Basin to transform Santa Fe into a pueblo town where they lived until December 1693, when the Spanish returned. The Tano population was almost destroyed after a siege and reconquest by Don Diego de Vargas. They fled to Tewa pueblos in the north; eventually some went to First Mesa at Hopi. In 1706 around 50 survivors returned to the ruins of Galisteo Pueblo. There they remained under great duress, suffering famine, smallpox, and Comanche attacks until 1782, when they left the Galisteo Basin for good, fleeing down the Rio Galisteo to Santo Domingo Pueblo.

During the 18th century the Galisteo Basin was used by the Spanish for grazing, but remained primarily unsettled because of raiding Plains Indians. The Comanche treaty of 1786 somewhat calmed the situation and in 1795 a garrison was set up, perhaps on the site of present day Galisteo. In 1799 the deserted pueblo was part of a large grant to an old soldier who never apparently proved it up. The garrison remained until 1814, when the Spanish village was founded on The Hill, on the basis of land ambiguously granted in both 1814 and 1816. The first church was probably built around 1821, the year Mexico claimed New Mexico. Although Indian raids continued, a small band of settlers hung on, cleared fields and built acequias. In



the 1840s a new wave of grantees arrived, among them Nicolas Pino, son of Pedro Bautista Pino -- New Mexico ambassador at the 1812 *cortes* in Cadiz, Spain. In 1848 the U.S. annexed New Mexico. Both Union and Confederate soldiers passed through Galisteo before and after the Battle of Glorieta.

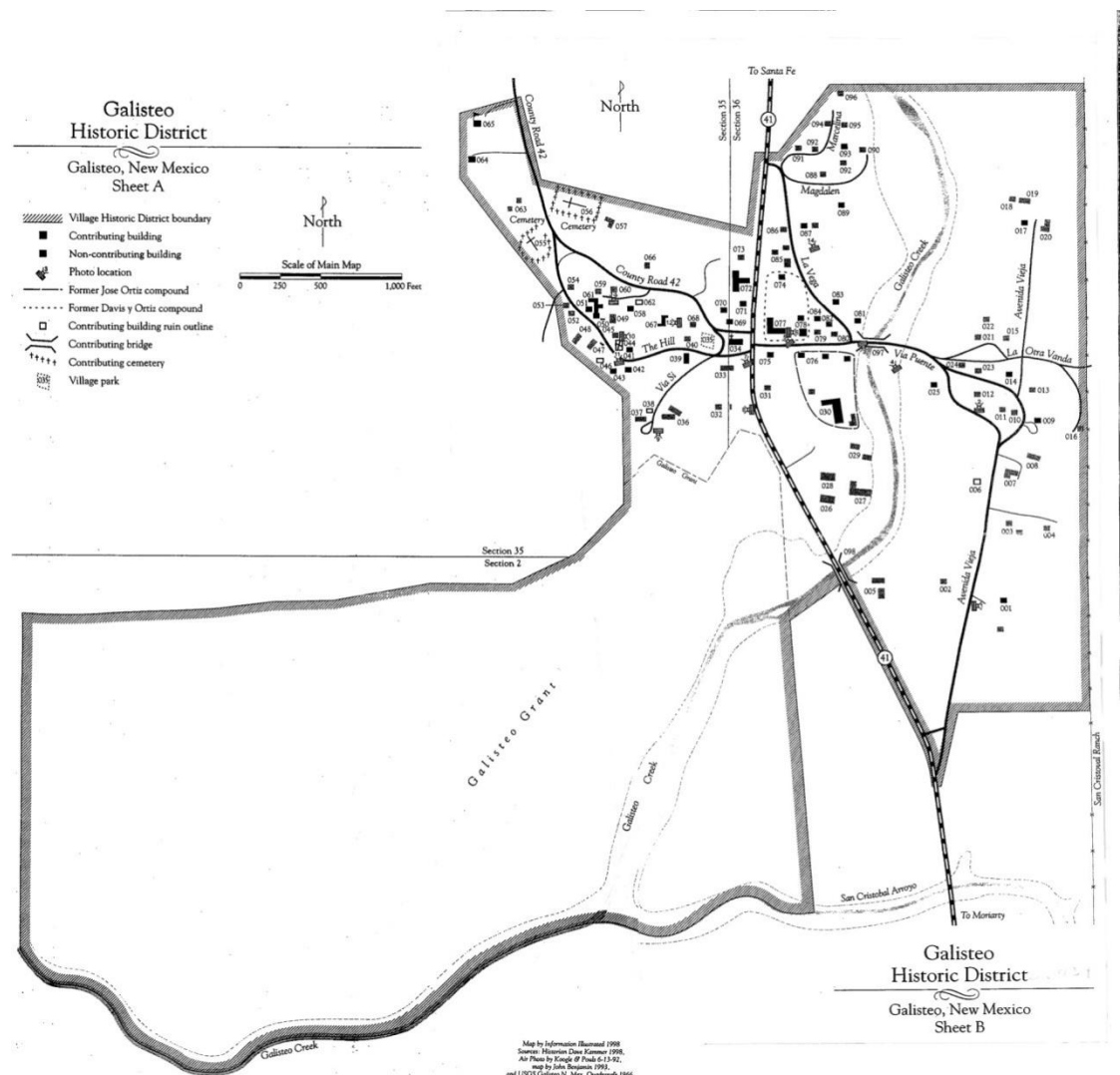
By 1851 the huge San Cristobal pueblo grant to the west of the village belonged to Anglos. Well into the mid-1900s, Spanish/Mexican grantees steadily lost their land to Americans, although the Cadillal and Tacubaya grants, overlapping San Cristobal on the eastern edge of the current village, continued to be used as common land into the 1960s. In the late 19th into the mid 20th century, a huge sheep empire owned by Jose Ortiz y Pino was headquartered at the Ortiz hacienda in downtown Galisteo. Today the village's population (around 265, including the 25-year-old subdivision called Ranchitos de Galisteo) is a changing mix of newcomers with descendants of the earliest settlers.

Galisteo Historic District

The Galisteo Historic District comprises approximately 472 acres and consists of the historic village of Galisteo and a 260-acre parcel of formerly irrigated field allotments known as the Galisteo Grant. The district consists of 98 individual properties including buildings, sites and structures. 42 of these are considered contributing to the historic district and 56, mostly of recent construction, non-contributing. The most notable topographical features within the vicinity of the Village are Cerro Pelon, or Bald Mountain, five miles to the southwest, and a series of volcanic dikes running generally east and west that bracket the village just to the north and five miles to the south. The intersection of NM41 and County Road 42 at the church marks the site of the former village plaza.⁵

The 260 acre grant was once divided into 19 long-lot fields irrigated by a gravity-based ditch, or acequia. The pattern of some of the long-lot fields of the grant are still apparent in aerial photographs and are an important element in the village's historic cultural landscape.

Resources included within the historic district consist of several archeological sites, historic landscapes, structures and buildings. Contributing sites include the site of the former village church, the two village cemeteries, and several deteriorating



⁵ Information from the Application for Registration, New Mexico State Register of Cultural Properties.

buildings and ruins. The two bridges just south of the village, the church the social hall (*sala*) and the Tienda de Anaya are also recognized as contributing structures to the historic designation.

b. Natural Resources/Features

Natural Environment

The Village of Galisteo is situated in the heart of the Galisteo Basin in an area of tremendous cultural and natural resource importance. The Galisteo Watershed lies at the intersection of four western ecoregions: the Southern Rocky Mountains, the Arizona/New Mexico Mountains, the Southwestern Tablelands, and the



Arizona/New Mexico Plateau (including the Rio Grande corridor). Each of these regions is characterized by unique patterns of vegetation and associated wildlife, contributing to a rich biodiversity. Transition zones are typical for increased ecological diversity and hydrological activity, which offer opportunities for a working landscape (food and water production), and for cultural richness and visual quality (recreation and educational opportunities). Pronghorn, cougar, mule deer, and black bear occupy the watershed's undeveloped lands, relying on the water resources of the Galisteo Creek and its tributaries and wetlands.

Until the 1970s, the Galisteo watershed was a relatively remote, rural area with very little human habitation and few roads. It was considered and treated as a “back-yard area” for the City of Santa Fe and was given very little attention in planning and land conservation. Flooding and erosion led to the first resource conservation measures in the form of levees and dams, often associated with the Santa Fe, Topeka and Atchison Railway. The first levees and dams date from the construction of the railway in 1880, followed by others in the 1930s, the 1950s, the 1970s, and works built between 1995 and the present. Flooding also led to the construction of the Galisteo Dam in 1975, and to its alterations in 1998. Also in 1998, the New Mexico Highway and Transportation Department paved portions of the Interstate 25 median in Cañoncito, which relocated certain flooding and erosion problems from upstream to downstream. Since the 1970s, certain ranches also implemented small-scale soil and water conservation practices.

Environmentally Sensitive Areas

The general plan goals and growth management of the 1999 Growth Management Plan are to promote development that avoids sprawl; protects open spaces; maintains the diverse character of the county through creative development design solutions; ensures the availability and diversity of housing and economic opportunities with adequate and economically efficient infrastructure and services; maintains and preserves traditional communities and supports their traditional economic structure.

Protection of environmentally sensitive areas is key to protecting the health and safety of the people, the reasonable use and enjoyment of property and to maintain the natural beauty and fragile environment of areas through regulations, education and code enforcement.

Identifying and protecting the most critical environmental areas of the Galisteo Basin are key to preserving the integrity of the landscape and ecological systems while allowing for balanced development in less critical areas. The Galisteo Basin has complex and fragile ecosystems. Development activity has the potential for damaging these natural systems. The goal is to minimize the ecological footprint of surface and subsurface land uses through various conservation and design techniques.

The Planning Committee, in partnership with Earth Works Institute, supports implementing natural, appropriately scaled treatments designed to allow natural flooding events to occur, thereby sub-irrigating vegetation within the floodplain. Thus, the GCPC supports EWI's plans to restore the Creek and its floodplain by:

1. Stabilizing the elevation of the creek through the use of check-dams, one-rock high willow plantings, or other small-scale, naturally appropriate measures, thereby allowing flow to the historic floodplain.
2. Reducing erosion along key portions of the Galisteo Creek in order to prevent downstream erosion from further migrating upstream.
3. Clearing thickets of invasive species which block floodwaters and use up large amounts of groundwater.

Superficial Geology

The contemporary geomorphologic contours of the watershed originated in the Upper Cretaceous (more than 65 million years ago) and were subsequently altered by erosion, uplifts, mountain forming, volcanic activity, and peri-glaciation effects, such as sedimentation from mountain streams and wind erosion and deposits.

The Galisteo Region is bounded by mountains on the northeast (the Santa Fe Range) and west (the Ortiz Mountains and Los Cerrillos). The oldest rocks of the area, called basement, are dominated by Precambrian (Proterozoic) granite and schist in the Santa Fe Range. These rocks formed more than 1.4 billion years ago. The peaks of the Ortiz Mountains and Los Cerrillos are composed of 25-35 million year old igneous stocks and laccoliths, emplaced into and through the sedimentary rocks which cover the basement. Similar rocks are present in dikes and sills (e.g., Cerro Pelon) to the east of these igneous centers.

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

A thick, layered sequence of sandstone, shale, limestone, and gypsum were deposited above the basement across a period of approximately 300 million years. This deposition began in the Mississippian Period and continued, with occasional times of non-deposition or erosion, through the Tertiary Period. Rocks of this stratigraphic section that are widely exposed at the surface in the Galisteo Region are dominantly Triassic or younger in age and are mixtures of sandstone and shale layers. The sandstone units tend to weather less than the shale and the latter tends to form poorer exposures in the lower-lying portions of the region. For example, the "Galisteo Lowlands" near the village of Galisteo are dominantly underlain by Cretaceous shale.

The youngest materials are unconsolidated sand and gravel along drainages. This material is called alluvium if it is still transported during flood events. Similar material deposited in the past, called terrace deposits, now lies abandoned at higher levels along the flanks of the valleys.

Several events of faulting and folding have affected these rocks. Mountains formed in the region during the Pennsylvanian Period were eroded and covered by younger deposits. Near the end of the Cretaceous Period the Sangre de Cristo Range began to rise during the "Laramide orogeny."

The geology of the Galisteo Basin is complex, complicated by multiple faults and fractures. Faults are breaks in rocks of the Earth's crust formed when great pressures cause earthquakes and the slippage of the fault walls. Movement during individual earthquakes is a few feet at most, but offsets observed along faults vary from very little to several thousand feet. Therefore, hundreds of earthquakes are necessary to produce the largest faults. Faults which are still growing (i.e., still have earthquake potential) are called active faults. No active faults are known for the Galisteo region. Movement along faults may occur on a single surface or be distributed across a wide zone. In the latter case there may be many sub-parallel breaks, each carrying some portion of the overall movement, a crushed zone of broken fragments (called breccia), or a zone ground into clay (called gouge).

In some locations fault surfaces, breccia, or gouge may be observed directly. Elsewhere, the faults are obscured by soil or alluvial cover, but still recognizable by the juxtaposition of rocks of contrasting types or ages visible in exposures near to the covered fault. Some faults are recognized using geophysical techniques, e.g., seismic reflection (the interpretation of energy waves that bounce back from buried layers), gravity measurements (based on varying densities of rock masses), magnetic surveys, etc. Geologic maps are used to indicate the locations of faults. On such maps they are shown with thick black lines.

The numerous faults of the Galisteo region vary in their map length from a few hundred feet to many miles. Based upon their length and the amount of movement (offset) along them they may be divided into three categories, large, medium and small.

Flood Plains/Riparian Zones, Wetlands

The surface water drainage system also forms a regional and local hub of water resources and water-related ecosystems of riparian zones and wetlands in an otherwise arid landscape. The riparian and wetlands system of the watershed serves as a small stepping stone (i.e. an “island”) for waterfowl and other migratory birds that follow the alternative eastern fly routes parallel to the Rio Grande.

Flood hazard areas are subject to periodic inundation that results in loss of life and property, health, and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare. These flood losses are caused by development in areas prone to inundation that increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately floodproofed, elevated, or otherwise protected from flood damage also contribute to flood loss.

Soils

As with vegetation, desert soils are very delicate and prone to erosion. It is common knowledge in the desert that if one drives off of the established road, that area becomes a road permanently due to the damage created by the vehicle. Minimizing soil erosion is a primary environmental concern. Significant soil erosion negatively impacts surface water quality due to turbidity and sedimentation. Topographical features can be destroyed and damage to transportation facilities can occur. Erosion causes changes to the paths and locations of arroyos and drainage facilities, threatening property and habitat. Around two-thirds of the soils in this area are some type of loam; most of the rest are rock outcrops and river wash.

Wildlife Habitat/Endangered Species

Fish and wildlife habitat conservation areas perform many important physical and biological functions that benefit the Galisteo Basin and its residents, including but not limited to: maintaining species diversity and genetic diversity; providing opportunities for food, cover, nesting, breeding and movement for fish and wildlife; serving as areas for recreation, education and scientific study and aesthetic appreciation; helping to maintain air and water quality; controlling erosion; and providing neighborhood separation and visual diversity within urban areas.

Regionally, the Galisteo watershed serves a wildlife migration corridor — for cougar, black bear, mule deer, and potentially elk — between the Southern Rockies Wildlands Network and the area encompassed by the New Mexico Highlands Vision. The Galisteo Creek and its tributaries form a functional wildlife corridor network that establishes the linkage between the eco-regions.

Land Cover/Vegetation

Native plants and existing groundcover provide important natural habitats, prevent erosion and provide natural stormwater run off filtration and management. Desert plants are very sensitive, taking years to establish once planted. Disturbance of a site can permanently destroy native vegetation, reducing habitat and biodiversity. Road construction and other development activity threatens native plants. For instance, roads built in previously undeveloped areas can lead to the spread of exotic plants as traffic spreads the seeds of noxious weeds.

Scenic Views

Galisteo is filled with a variety of visual resources, ranging from small, definable places to vast, almost limitless plains and vistas. Some of the County’s most significant resources are the views from State Highway 41. This highway offers a wonderful view of the basin for motorists who travel to and from Santa Fe and Albuquerque and make stops at local communities and tourist attractions. Because of its open landscapes, vast panoramas, and pronounced topography, the scenic quality of Galisteo as a whole is very vulnerable. Maintaining the integrity of view sheds is a priority with regard to tourism and the movie industry.

Cultural Resources

In order to preserve and enhance the unique heritage of the community, it is essential to preserve historic and cultural sites, landmarks and archaeological districts. Such sites, landmarks and districts include, but are not limited to, structures which either are designated by the official register of cultural properties maintained by the New Mexico Cultural Properties Review Committee or are properties which may contain historic or pre-historic structures, ruins, sites or objects, the desecration or destruction of which would result in an irreplaceable loss to the public of their scientific, educational, informational, or economic interest or value.

Open Space

One of Galisteo's great assets is outdoor natural resources and recreation opportunities. Economic value is created by open lands, parks and scenic quality. Open land and trails also attract businesses and tourism and help strengthen communities by providing opportunities for residents to recreate and interact with the landscape and nature.

Galisteo Creek Wetland Restoration

As long as the Village of Galisteo has been inhabited, the Galisteo Creek has flowed perennially through the Village. The floodplain through the Village is generally wide and healthy, and floodwaters have spread across the entire floodplain area. Observations from the last five years, however, show that the creek elevation is dropping and the floodplain may be drying out.



Since 2000 when Earth Works Institute began working in the Village of Galisteo there have been some major changes to the Galisteo Creek. Surveys indicate that in 2003-2004 there were very few willows along the Creek. Recent surveys in 2007 indicate a noticeable increase in the willow population with large thickets now lining the creek for nearly 1,000 feet. This change has happened due to several large spring runoff events that briefly submerged the entire floodplain.

The large spring runoff in 2005 covered the floodplain with floodwaters for days. When the water level receded, one to two feet of new sediment had been deposited on the floodplain, burying much of the grass and other plants growing there. As a result, the creek is showing signs that it is becoming more confined within a narrower channel thereby causing it to become more entrenched, preventing natural small flooding from occurring within the historic floodplain. Over time, the absence of natural, small-scale flooding within the floodplain will likely decrease the amount of storage water in the water table. In addition to having a potentially adverse effect on the large wetland largely located downstream within Cerro Pelon Ranch, absence of the natural flooding regime along the Creek may also negatively affect groundwater availability for domestic wells within the Village. In addition, the absence of this small-scale flooding will likely prevent the desired spreading of cottonwood seeds and cottonwood regeneration.

c. Public Facilities & Services

Institutional Land Uses in Galisteo

At the current time, Santa Fe County records identify four properties within the Village of Galisteo as having institutional use: the Galisteo Volunteer Fire and Rescue, the Galisteo Community Center, the multi-use court, and the Galisteo Community Park. During the planning process, Committee members considered these existing institutional facilities and services as well as future needs for expanded services and additional facilities. Through collaborative discussions with the Chief of the Galisteo Volunteer Fire and Rescue, the Planning Committee determined that there is a need for improved response time during emergencies. In order to provide this level of service, the Committee recognizes the need for a second fire and rescue sub-station to be located along County Road 42, as well as the need for an additional bay to house emergency vehicles at the existing facility.

At the present time, the Galisteo Water Board is unable to meet the demand of Galisteo residents requesting hook-ups to the Community Water System. Members of the Water Board have also commented that the existing system needs retrofitting before any new homes can be added. In addition, the Committee recognizes the need for snow removal services which could also be provided by the volunteer public works committee.

Due to the increasing population in and around Galisteo as well as the rural character of the area, the Committee recognized the need for other additional institutional facilities including a medical clinic, a police sub-station with law enforcement personnel, and a community garden park.

While at the current time the Committee does not feel that the population in and around Galisteo is sufficient to merit its own post office, the Committee requests the Postal Service to recognize Galisteo as its own village separate from the Village of Lamy.

Village of Galisteo Roads and Transportation Plan

On January 30, 2007, the New Mexico Department of Transportation (NMDOT) held its first public meeting at the Galisteo Community Center to announce its plans for the reconstruction of two historic bridges located along New Mexico Highway 41 at the southern edge of the Traditional Village. At the meeting representatives from the NM DOT referred to the following State Transportation Improvement Projects (STIPs):

- **D5016** Galisteo Creek Bridge – replacement and rehabilitation planning and design to begin in January 2007, and;
- **D5039** San Cristobal Arroyo Bridge – replacement and rehabilitation planning and design to begin in 2009.

Though not discussed at the public meeting, the Northern Pueblo Regional Planning Organization (NPRPO) provided information on a third STIP, **D5008**, currently scheduled to begin in 2011 to widen NM 41 from Galisteo south to Clark Hill.

In responding to the two bridge replacement and rehabilitation projects, several Galisteo residents commented that they were very concerned about the continued fuel tanker traffic passing through the Village, and that widening the bridges would likely increase this traffic along NM 41. Several residents requested that the NMDOT be willing to assist in restricting large fuel tanker traffic. Representatives of the NMDOT heard numerous comments from Galisteo residents who were concerned about the speed of all traffic through the Village.

In a proactive response to these proposed road and bridge projects, members of the Galisteo Village Planning Committee decided to form the Galisteo Roads Committee (a subcommittee of the Planning Committee) in Spring of 2006 to strategize and form recommendations to help shape the outcomes of State and County roads projects effecting Galisteo. A primary effort of the Roads Committee was to request legislative support from Representative Rhonda King regarding NMDOT projects along NM41. In a Letter to Representative King, the Roads Committee wrote:

“Galisteo has been designated a Traditional Village. We would like to explore with you our determination to preserve the historical and cultural aspects of the village while addressing the integration of the rural character of the roads and safety precautions necessary to protect the residents living in and the drivers traveling through our village. Some of our state’s greatest assets for its residents and tourists are the open spaces, the archaeological sites, the history of our diverse cultures and our traditional villages and Pueblos.”

Planning for County Road 42

The Galisteo Planning Committee and newly created Galisteo Roads Committee first learned of the paving of County Road 42 in early 2006. Community members were very concerned about how plans to pave the County road could cause further erosion in part due to the high number of culverts being proposed, whether the plans included re-planting the shoulders of the roadway, and the likely increase in traffic volume and traffic speeds resulting from the improvements to the road.

Committee members began meeting with Santa Fe County Public Works Department in April of 2006, and began gathering information and speaking with residents along County Road 42. Members of these local committees generally felt that the concerns of local residents were not being acknowledged and that there was poor communication between the Public Works Department and community residents. In February 2007, these committees discussed what might be a more

suitable way of addressing these road issues with Commissioner Mike Anaya who responded to these concerns by asking Santa Fe County legal staff for an opinion regarding contractor and County liability for the design of low water crossings. Low water crossings are defined as bridge crossings which allow low volumes of stream flow to pass under the bridge but are designed to allow higher flows to run over the roadway, thereby preventing traffic from crossing. This design has been widely accepted as a progressive solution to minimizing the concentration of stormwater through culverts which otherwise often cause dramatic increases in downstream erosion. The Galisteo Roads Committee met with Santa Fe County legal staff in April 2007. Prior to this meeting, Santa Fe County had never been asked to address the issue of low water crossings along County roads as a partial solution toward achieving Context Sensitive Design within a rural community.

As the initial design proposed by the contractor was already near completion, the County agreed that it would extend the contract to address the issue of low water crossings. In responding to a presentation by members of the Galisteo Roads Committee, the BCC directed the Santa Fe County Public Works Department to work with local experts including landscape architects Kim Sorvig of Meaningful Places and Jan-Willem Jansens of EarthWorks Institute.

On July 18th a meeting was held on County Road 42 and was attended by members of the Galisteo Roads and Planning Committees, Santa Fe County Public Works, Land Use planning, and Open Space and Trails staff. Members of the Roads Committee remarked that this meeting began a new chapter in cooperation between the community of Galisteo and the County. The meeting was concluded with County Public Works staff agreeing to review the report presented by the Galisteo Roads Committee and try to address these concerns in the revised road design.

d. Growth Trends

Driving Trends in Galisteo

In January 2006, Galisteo residents discussed many of the influences driving land use and the underlying shared values of community residents in and around Galisteo. From this discussion, these residents, later to become core members of the Galisteo Community Planning Committee, developed the following list of evolving trends in Galisteo:

1. High real estate prices are driving the demographics of who is living in Galisteo.
2. Many residents sense that there are relatively few young children in the village.
3. The village is still physically removed from Santa Fe but feels less remote than it used to feel.
4. There is a definable “mystique” about Galisteo; it is a unique environment.
5. Second home sales in the village and surrounding neighborhood are increasing.
6. Family and relatives returning to Galisteo for special events is an important tie for some villagers.
7. Extended family members of residents may wish to return to stay.
8. There has been an increase in attendance at the church which is drawing in residents from outside the village.
9. The community association is a strong, binding force in the village. There are not as many community events as in the past but they are still important.
10. The fire department plays an important role in village life.
11. Village residents are reacting to recent residential development near the village.
12. Villagers value a sense of community.
13. Developments like Haciendas Tranquilla and (potential) large lot development on the King Cattle Company properties are changing the character of Galisteo.
14. Road improvements mean increased and faster traffic.
15. Residents are strongly opposed to oil and gas development throughout the Galisteo Basin and watershed.

From this list, this group described what would be the likely outcome if these many of these trends continue and are left unchecked. Community concerns include the following:

- Saddleback Ranch may become a gated community.
- There will be fewer horses and more traffic in the village.
- Galisteo will have a gas station.
- The road to the south of the village will be flattened and improved.
- Vehicle speeds along CR 42 will increase.

- There will be more lights at night.
- There will be a water shortage.
- There will be tension and potential conflicts between residents of the new residential developments and villagers.
- Galisteo's sense of isolation and uniqueness will be compromised and may disappear
- Oil and gas mining could have a devastating impact within the Galisteo Basin in multiple respects including water availability, water quality, wildlife habitat, open space preservation, scenic priorities, property values and the rural and historic character of the Basin.

Growth in the Galisteo Basin

According to the US Census from 2000, there was an estimated population of 4,200 people and 2,000 housing units in the County's designated Galisteo Growth Management Area.* A report entitled *Santa Fe County Regional Population and Housing Projections from 2002 to 2050***, projects new housing in the Galisteo Growth Management Area between 2000 and 2013 to grow by 1,200 new units, or approximately 60 percent more houses in 2013 than in 2000. Over this same time period, the population projected to increase to approximately 2,400 more people or a 62% increase in population from 2000. New housing in the Galisteo Growth Management Area between 2000 and 2020 is projected to increase by 1,800 new dwelling units with a population increase of 4,100 more people. This represents a 90 percent increase in dwelling units and nearly a 100 percent increase in population between 2000 and 2020. By comparison, new housing for all of Santa Fe County between 2000 and 2020 is projected to grow by more than 25,000 new dwelling units with a projected population increase of more than 48,000 new residents by 2020. This represents a 43 percent increase in dwelling units and a 37 percent increase in population for between 2000 and 2020 for Santa Fe County.

While a growth rate of new dwelling units at 60 percent and a population increase of 62 percent in the Galisteo Growth Management Area (GMA) would seem to indicate a large percentage of the growth for the County, dwelling units in the Galisteo Basin in 2000 accounted for only 3 percent of the entire number of dwelling units in Santa Fe County. Similarly, the population of the Galisteo GMA in 2000 was only 3 percent of the entire population of Santa Fe County. Projections for 2020 suggest that the Galisteo GMA will only account for 5 percent of all new dwelling units and 5 percent of the total population of the County in 2020. It is worth noting, however, that growth in the Galisteo GMA does not account for the rapid growth rate in the Greater Eldorado area which lies within the County's El Centro GMA just outside of the Galisteo GMA.

A closer analysis indicates that there is a common growth pattern for the areas both adjacent to the Eldorado subdivision as well as adjacent to the Village of Galisteo. In both cases, the highest incidence of subdivision have occurred immediately adjacent to existing development (i.e. the subdivision of Eldorado and the Village of Galisteo). One likely reason for this subdivision pattern is the expectation of property owners of larger lots to subdivide thereby creating a comparable density to the existing development pattern. Records of lot splits in the greater Eldorado area show that larger lots have been subdivided into smaller lots, which are then subdivided again to create even smaller lots. Residents living both in and surrounding the Galisteo traditional village have expressed their concern that the area around the village of Galisteo could experience a similar growth pattern as has occurred in the area surrounding Eldorado.



Pattern of Subdivision in the Galisteo Basin

One example of the pattern of the subdivision of large lots into smaller and smaller lots in the northern portion of the Galisteo Basin is the gradual subdivision of the Simpson Ranch. In 1969, Rio Rancho Estates, a subsidiary of the AMREP Corporation, purchased 27,000 acres of the ranch of which 6,000 acres was to become the subdivision of Eldorado at Santa Fe. Los Caballos south of Eldorado, highlighted in the following figures, was one large parcel of approximately 807 acres

created from the initial subdivision of the Simpson Ranch. In 1982, the parcel was subdivided into twelve lots, eleven at roughly 50 acres and a large lot of 253 acres. By 2006, the original parcel had been subdivided into 113 residential parcels ranging from ten acres to less than two acres and two open space parcels for a drainage easement.

As with the growth of subdivisions around Eldorado, a similar pattern has begun to emerge around the Village of Galisteo. In 1979, the County approved plans for the subdivision of Ranchitos de Galisteo, resulting in 49 new lots ranging between 5 and 7 acres. Residents in and around Galisteo are concerned that the pattern of subdividing lots into smaller and smaller parcels is likely to occur in the area surrounding the Village of Galisteo unless stricter policies regulating the subdivision of larger lots are put in place. In order to address this concern, the community of Galisteo has made several recommendations that would prevent this pattern from occurring in Galisteo's surrounding area.

Current Land Uses in Galisteo

Land use within the traditional Village of Galisteo and the surrounding area is primarily single family residential with a few agricultural, institutional, commercial and public uses interspersed throughout the Village and surrounding area. Much of Galisteo's charm is owed to the traditional pattern of small lots and adobe walls present throughout the historic village. The more recently subdivided areas located to the north and west of the historic village including Ranchitos consist primarily of five acre lots. Other properties within the Planning Area range from more than 180 acres to less than 10 acres, with an average lot size of 35 acres. At the present time, businesses in Galisteo range from small home occupations to larger businesses, such as the Inn at Galisteo. At a Community meeting held in June of 2007, the majority of attendees stated that they work from their homes. At the current time, more than twenty home occupations have been identified in the Galisteo Planning Area. Residents and Committee members have stated that these businesses play a central role in the community.

II. Community Planning

a. Community Planning Overview

On February 28, 2006 members of the Galisteo Community Planning Committee formally requested and received authorization from the Santa Fe Board of County Commissioners to begin a community planning process with the aim of developing a community plan for Galisteo. While this event marked the official start of a collaborative planning process involving both the community of Galisteo and Santa Fe County, the residents of Galisteo had previously taken significant steps in planning for the future of their community. In the 1980s local residents came together to develop a similar plan. At the time, issues to be addressed in the plan included:

- Determining the town's boundaries
- Defining "community land"
- Protecting the area from encroachment of new development
- Protecting the Bosque along the Galisteo Creek
- Prohibiting motorized vehicles and grazing animals in ecologically sensitive areas
- Establishing hiking trails
- Establishing acceptable horse trails and easements; and
- Setting speed limits within the Village

Though the planning process initiated in the 1980s was not completed due to certain controversial issues (i.e. conflicts concerning outside lighting, restrictions on building heights, traditional area building codes, and mobile home regulations) and a noted "lack of community support," several community members as well as County staff continued to organize in an effort to once again revive the planning process. In January of 1998 the local newsletter *El Puente* published "County Encourages Community Land Use Plan." In the summer issue of *El Puente*, Richard Griscom, a resident of Galisteo, wrote a piece entitled "Community Planning." Ensuing pieces in 1999 covered the issues of County open space and traditional community plans being initiated elsewhere in the County. In July 2002, staff planners Beth Mills and Paul Olafson led a community meeting about continuing with efforts to create a community plan for Galisteo. On January 24, 2003, forty

people attended another community meeting called by an ad hoc committee of community members to once again restart the planning process.

In October of 2003, the new volunteer steering committee of community residents met with then Planning Division Director, Jack Kolkmeier and Santa Fe County Commissioner Mike Anaya who expressed their continued support of community planning efforts in Galisteo. This steering committee continued to meet with County staff on a regular basis prior to receiving official authorization to work with the County on establishing a Community Plan. This Plan is the result of those efforts.

b. Planning Area

In January of 2006, the Planning Committee began the process of defining the Planning Area boundary for Galisteo. At this time, the Committee drafted a letter that was sent to property owners outside of the Village and the subdivision of Ranchitos de Galisteo inviting these property owners to participate in the planning process. The initial Planning Area boundary was drawn to include the Village of Galisteo, the nearby subdivision of Ranchitos de Galisteo, and approximately 30 larger properties in the outlying area. In late June of 2007 the Planning Committee held its first public meeting with the larger community of Galisteo to present the Committee's recommendations for the Plan and solicit feedback from the community. Due to the overwhelming support for the Plan's recommendations, the Planning Committee decided to once again reach out to property owners that were at that time outside of the proposed Planning Area boundary.

c. Major Issues

In the Spring of 2003, students from the UNM School of Architecture and Planning and UNM professor, David Henkel, began working with residents of Galisteo to examine the Galisteo's demographics, as well as its geographic and economic characteristics. The students also conducted a community survey. Responses from the survey found that residents of Galisteo like the small village feel, the open space, the rural character and Galisteo's culture and history. The most frequently listed concerns were regarding water availability and water quality, trails and motorized access, and erosion. Ninety-four percent (94%) of the residents who responded were concerned about future development lowering the water table, while eighty-six percent (86%) were concerned about future development degrading water quality. Seventy-three percent (73%) believed that regulations should be implemented to protect the creek, arroyos and springs.

At a community meeting held on July 23, 2003, residents identified four key goals from the planning process:

1. Establish the Village Boundaries for the Community Plan;
2. Determine the availability of water resources to ensure its long-term protection and growth potential;
3. Determine the community's preferences for growth in terms of residential, subdivision, and commercial development; and
4. Preserve the traditional uses and historical areas.

In addition, residents in attendance expressed their concern and desire to address other issues including traffic, development in the surrounding area, the maintenance of publicly owned spaces, and collaborative planning with residents in the surrounding communities.

Objectives of the Plan

During initial discussions between Galisteo residents and County Planning Staff in October 2005, Community residents again identified issues that should be addressed within the Community Plan and discussed what can be accomplished within the context of community planning. Community residents identified the following issues pertaining to land use in Galisteo:

- Conservation and protection of water resources
- Defining the boundaries of the Village
- Identifying community land
- Protecting the Bosque
- Establishing trails and open space
- Addressing issues of growth (including single family residence, sub-divisions, and commercial uses), and;
- Preserving traditional uses and historic sites.

Community residents in attendance also agreed that the Plan should address issues relating to water resource protection, traffic, and linkages with the proposed Master Planned Development on the Thornton Ranch and NM285 corridor and to the neighboring communities of Lamy, Stanley, Cerrillos, Madrid, and San Marcos.

Upon receiving authorization by the Board of County Commissioners in February of 2006, the Galisteo Village Planning Committee began defining the most significant issues facing the future of Galisteo. From the initial discussions it became apparent that many issues of primary concern dealt with future growth not only in and around the Village but, perhaps even more significantly, growth outside of the Planning Area Boundary. In order to consider the range of growth pressures affecting the future of Galisteo, the Committee identified both internal and external issues that are addressed in this Plan. The Committee focused on what should be protected to ensure that certain qualities and aspects of village life remain as they are and what issues should be addressed in order to plan for the future of the Village. The following questions were the outcome of the internal and external analysis.

Internal Issues in Galisteo defined by the Community and the Committee:

Related to Water

1. There are some Planning Area residents who would like to be connected to existing water systems but cannot. Is there a desire to increase the capacity of the existing systems? How might this be accomplished?
2. Some residents feel that water conservation measures need to be expanded. What conservation mechanisms are in place now? Can and should the community expand the extent of water conservation? How? (e.g. rainwater capture, grey water reuse) Should water conservation measures be voluntary or mandatory?
3. The local aquifer should be evaluated to estimate its capacity. Actions should be taken to protect the quality and quantity of the water.
4. Water meters on individual houses in Ranchitos have shown to decrease consumption. Should water meters be installed throughout the Planning Area? Should water meters be installed for all of those currently hooked up to the water system to determine future water availability from wells throughout the Planning Area?
5. What are the advantages and disadvantages to implementing a community-wide sewer system?
6. Surface water runoff has contributed to road degradation and erosion problems. What projects and design solutions would address these drainage concerns?

Related to Roads

1. Traffic needs to slow down through the village. The existing alignment of NM 41 bisects (cuts through) the original village plaza. Can changes be made to NM 41 that will slow traffic through the village? What form might these changes take to make the design of NM 41 more sensitive to the context of the village?
2. Would it be agreeable to recreate a “place” along the road in the old plaza area?
3. The speed limit on the Village’s dirt roads, 15 mph, is consistently violated, often by quite a bit. This causes not only danger to the village’s many pedestrians, but also significant air pollution in the form of fine dust that can cause permanent lung damage. How can we get traffic on the village’s dirt roads to slow down to the speed limit?

Related to Commercial Uses

1. There is the question of whether it is appropriate to zone any areas of Galisteo. Should there be any commercial zoning in Galisteo?
2. There are several galleries, studio, and workshops in Galisteo. There is one inn, and a commercial horse stable. Are the County guidelines for Home Business and Home Occupation relevant and appropriate? How might they change? Should the Tanque Viejo property be developed commercially?
3. How can the Tienda be restored to benefit the community?

Related to Residential Density and Growth

1. Where should the traditional community zoning boundary be located and what should the residential density within that boundary be?

2. Is the appropriate minimum lot size outside the traditional village 40 acres or some other density? How should family transfers of land be handled?
3. People want a buffer from possible development on adjoining ranch land. How can this be accomplished?

Related to the Historic District:

1. There is a difference of opinion as to whether and how much design standards are appropriate. Should there be any design standards?
2. Should there be restrictions or design standards with regard to mobile homes?
3. Should there be outdoor lighting standards to prevent light pollution?

Related to Community Land/ Open Space/ Trails/ and Riparian Restoration:

1. There are several interconnected environmental issues including open space and bosque preservation, habitat restoration, wildlife preservation and habitat, and human usage (i.e. trails). How should these issues be prioritized and what strategies would help accommodate each of them?
2. What is the potential of creating an open space buffer surrounding the village?

External Issues Affecting Galisteo Defined by the Community and the Committee:

Water Issues

1. What is the current status of water conservation and water harvesting throughout the basin?
2. How much is the aquifer being mined currently?
3. What are the current and projected drawdown and recharge rates?
4. How is development pressure effecting water availability in Galisteo and throughout the basin?
5. What is the impact of runoff on the health and stability of the Galisteo River and the Arroyo de Los Angeles and San Cristobal Arroyo?
6. How are the traditional agricultural and ranching practices affecting water resources in and around Galisteo?
7. What sustainable farming and ranching practices are currently in use?

Road Issues

1. Traffic volume and large truck traffic between Moriarity and Santa Fe is already a concern to residents of Galisteo. Can increased volume and large truck traffic be controlled and/or limited?
2. How is the increased traffic and proposed paving of CR 42 likely to affect Galisteo and the surrounding area?

Development Issues

1. How is Galisteo likely to be effected by increased development throughout the basin? (e.g. population growth, increased traffic, water availability)
2. How can community planning in Galisteo affect development pressures throughout the basin?

Rail Issues

1. What likely effect would commuter rail (Burlington Northern) have on Galisteo and the surrounding area?*

*During the Planning Process, the Committee decided that the issue of rail would not be addressed in the Community Plan.

III. Community Vision & Future

a. Community Vision

In light of these concerns, members of the Planning Committee identified the following wishes for Galisteo by the year 2025:

- Efficient water utility with safe drinking water for everyone
- Water conservation and reuse of gray water
- Community Sewer System
- Central gathering place with amenities/ central to village/ plaza

- Cultural values are maintained
- Use of solar and alternative energy
- Public open space with trails and connectivity
- Affordable Housing
- Place where future generations of residents can live
- Village surrounded by large intact ranches/ No development outside of village
- No light pollution/ night
- Designated low and high density areas/ Controlled sprawl
- Farmers Market/ Local food production encouraged
- Controlled traffic flow through the village
- A total ban of oil and gas mining throughout the Galisteo Basin

Vision of the Future of Galisteo

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

These values will be actualized by:

- Protecting the water supply and other vital elements of our environment and our community from possible damage due to drilling for oil and gas or other extractive industries in or around the Galisteo Planning Boundary,
- Developing an efficient water utility with safe drinking water for everyone,
- Implementing effective water conservation measures and water reuse,
- Closely monitoring water levels in Village wells and the Galisteo Creek to identify and address any impairment to our water supply due to development in or around the Galisteo Planning Boundary,
- Developing strategies to determine appropriate residential density for subdividing land with regard to water availability,
- Engaging neighboring ranchers in discussions about growth,
- Concentrating future residential growth in and directly adjacent to the village center,
- Ensuring an affordable housing component to future growth,
- Providing access to open space through a trail network,
- Controlling traffic flow through the village,
- Defining public spaces where people can gather and socialize, and
- Preserving historic and cultural resources.

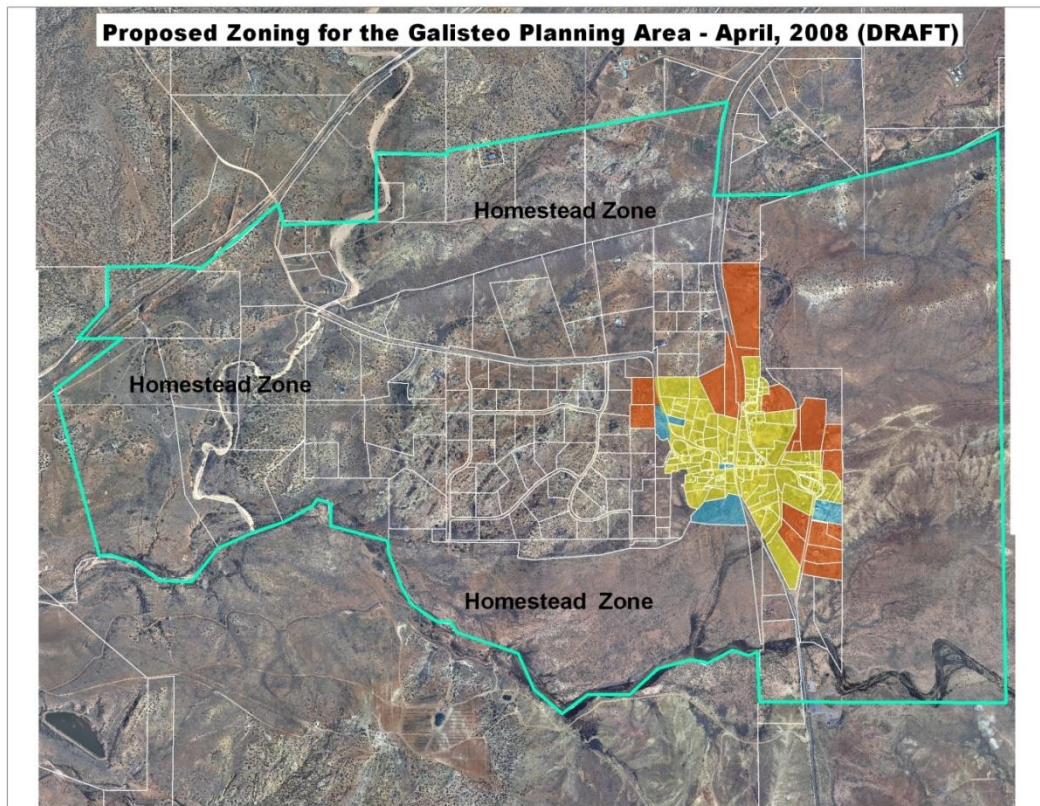
b. Plan Recommendations

Zoning Recommendations

The following zoning recommendations for the Galisteo Planning Area are the result of a lengthy process in which multiple factors were carefully considered and numerous meetings were held with individual land owners in the Galisteo Planning Area. Factors considered by the Planning Committee include the Traditional Community Boundary as defined in the 1980 Land Use Code, historic and more recent growth patterns in the Village and surrounding area, the boundary of the Galisteo Historic District as defined by the New Mexico State Register of Cultural Properties, the location of historically settled homesteads of families who have been living in Galisteo for several generations, and the anticipated natural growth of the community. In addition, in keeping with the Community Vision statement, members of the Committee strongly believe that conservation of water resources is critical to ensuring a future water supply in Galisteo. The Committee believes that the zoning and minimum lot sizes proposed for these zones reflect this fundamental conservation principle by accommodating the anticipated natural growth of the community while also limiting the potential for growth that cannot be supported by

the limited water resources available. The following map (**Figure 3-8**) defines the proposed zones for the Galisteo Planning Area.

Figure 3- 8



Residential Zoning Districts in the Galisteo Planning Area

1. **Traditional Zoning District 'A'** - Properties in this zone have a 3/4 acre minimum lot size. Analysis of projected population growth and future housing demand within the village indicates that the 3/4 acre minimum lot size for Traditional Zoning District 'A' will meet the future, long-term housing demand for the next generation of Galisteños. Limiting the minimum lot size to 3/4 acres will also ensure that septic tanks will not contaminate domestic wells, and that there will continue to be an adequate supply of ground water in the future. The boundary of this district is entirely within the Traditional Community Zoning District as defined by the Land Use Code of 1980. The Traditional Zoning District 'A' contains significantly fewer lots than the Traditional Community Zoning District as defined by the 1980 Land Use Code. Reducing the overall size of this 3/4 acre zone will minimize the number of lots that could potentially be subdivided, thereby reducing the potential draw on the Village's limited groundwater resources.
2. **Traditional Zoning District 'B'** - Properties in this zone have a 4 acre minimum lot size. Community residents identified several large residential properties ranging from 4 acres to 22 acres along the northern and western edge of the Traditional Zoning District A and adjacent to the Galisteo River as contributing to the traditional community. All residential properties in both Traditional Zoning District 'A' and Traditional Zoning District 'B' are required to hookup to the community water system if a hookup is made available. If a hookup is not available to existing lots, then the property may have a domestic well with a maximum water allocation of 0.25 acre-feet of water per year. For all new lots created through the subdivision process, the new lot must have either a hookup to

the community system if available or a shared well agreement with an existing well if available. Each newly created lot must be metered and water usage is not to exceed 0.25 acre-feet/year.

3. **Homestead Zone** - All other properties within the Planning Area Boundary not contained within Traditional Zoning District 'A' or Traditional Zoning District 'B' are recognized as being within the Homestead Zone. Properties within this zone have a minimum lot size of 160 acres as set by the County's Homestead Zone. Currently, under the 1980 Land Use Code, properties within the Homestead Zone are allowed to sub-divide down to 40 acres by implementing water conservation measures. Community members recommend that the minimum allowable the lot sizes within this zone be 160 acres as initially intended within the Homestead Zone. This Plan recommends that further sub-division of these large lots through the implementation of water conservation measures be prohibited.

The Community also recommends that small-lot family transfers, currently permitted under the County Code, which have allowed large lots to sub-divide to 1/4 the standard minimum lot size, be prohibited within the Galisteo Planning Area.

Fire and Rescue Services

In addition to annual funding for facility maintenance, the Planning Committee recommends that an impact fee be placed on all future development in the area to be served by the proposed second fire and rescue sub-station.

Water

In order to address existing and future needs, the Committee recommends creating a volunteer public works advisory committee to be located within the Village which would enhance the Water Board's ability to provide water to residences as well as future sanitation services. The committee would assist in coordinating the provision of water and other services to the community.

Recommendation Regarding the use of Geo-Hydrological Analysis

Under the current Santa Fe County Land Use Code, geo-hydrological analysis can be used to prove higher water availability thereby allowing developers to request lower minimum lot sizes than otherwise permissible under the County's hydrologic zoning. This policy has allowed numerous large properties north of Galisteo near the Eldorado subdivision to subdivide down to two and a half acre parcels or smaller. In several community meetings, residents of Galisteo and the surrounding area have shown unanimous support of the Galisteo Community Planning Committee's recommendation to prohibit this practice of proving water through geo-hydrological analysis.

Therefore, to prevent the abuse of geo-hydrologic analysis to increase subdivision, this Plan recommends that the subdivision of land anywhere in the Galisteo Planning Area be limited to single lot subdivisions in which one lot may only be subdivided into two lots as allowed within each specific zone. The Community of Galisteo recommends that the County review and amend the use of Geo-Hydrologic analysis throughout the Galisteo Basin in order to protect the Basin's limited water resources.

Further Recommendations Regarding Water Availability

In addition to all other zoning recommendations specified in this Plan, the Community of Galisteo recognizes water availability as the single most important factor to be evaluated with respect to the future of growth in the Galisteo Planning Area and throughout the Galisteo Basin. Recognizing the fragility of the water resources upon which the Village and surrounding area draws, and in keeping with the vision of a sustainable water supply for Galisteo, this Plan recommends the following policies regarding water supply and future growth in Galisteo:

- 1) That the Board of County Commissioners (BCC) endorse the monitoring of well and Galisteo Creek levels in and around the Village of Galisteo. Limited monitoring is currently underway and as of the time of this planning effort, additional monitoring locations are being proposed.

- 2) That the BCC carefully consider the results of this monitoring in making decisions about future development in and around the Village of Galisteo, up to and including the possibility of imposing a moratorium on new development if water levels fall below a certain level. (The Galisteo Water Board and the Galisteo Stewardship team will assist the Board of County Commissioners in defining what water levels it recommends should trigger specific actions by the BCC.)

Home Occupations and Home Businesses

The Planning Committee recommends keeping the existing categories and requirements for Home Occupations and Home Businesses as defined by Santa Fe County's Land Development Code. The Committee reached consensus that both options should be allowed anywhere within the Planning Area boundary.

Committee Recommendations for NM41

From this request, the Roads Committee developed its mission statement:

"To protect the historical buildings and bridges, and to keep the village safe for our residents and for all who travel through our traditional village."

To achieve this mission statement, the Galisteo Roads Committee and the Galisteo Village Planning Committee reached consensus on the following measures:

- Continue to build working relations within NMDOT including the Environmental Programs Department, the Cultural Resources Section, the Context Sensitive Design Department, and State Historic Preservation Department to address the concerns of Galisteo residents.
- Build a working relationship with the FHWA Environmental and Right-of-Way Bureaus.
- Provide the NMDOT with community input with the goal of getting the NMDOT to adopt the 'No Build' Alternative for bridge replacements at the San Cristobal Arroyo and Galisteo Creek crossings.
- Build a working relationship with State Legislators to present legislation to have the bridges re-designated as "restricted weight" bridges to restrict tanker truck traffic and re-designate NM 41 from a Major Rural Connector road to a Minor Rural Connector road.
- Press the NMDOT to agree to post weight limits on the Galisteo and San Cristobal bridges.
- Press the NMDOT to respond to Galisteo's designation as a registered cultural property which includes both the Galisteo Creek and San Cristobal Arroyo bridges, and that eligibility of the Galisteo Bridge to be included on the National Registry of Cultural Properties.
- Develop a Citizen's Advisory Committee (CAC) to review NMDOT design plans for bridge and road projects at varying stages of completion.
- Address issues related to proposed as well as all future roads projects including economic development, local commerce, and the initial plans for creating a public place in the Village center.
- Continue to build working relationships with the New Mexico Environment Department and local environmental conservation and restoration organizations including Earth Works Institute involved in environmental remediation of the potential effects of these bridge reconstruction projects on the surrounding natural environment.
- Continue to build a working relationship with the Governor's Energy and Environment Secretary to assist with mitigating the potential impacts of the proposed bridge reconstruction projects
- Participate in the NEPA process, the FHWA 4f process and Section 106 of the National Preservation Act process regarding bridge rehabilitation and reconstruction projects.

- Build working relationships with New Mexico Mainstreets for assistance with place making along NM 41 through the Village of Galisteo.

County Road 42 Committee Recommendations

The Galisteo Roads Committee and Galisteo Community Planning Committee propose the following recommendations for the Galisteo Community Plan:

- To continue building better relations with Santa Fe County Public Works Division of the Growth Management Department.
- To continue to gather input from residents along County Road 42 regarding the proposed improvements especially regarding granting stormwater management easements and related issues.
- To continue to support the position in discussions with Santa Fe County Public Works that the design of 42 should allow runoff to be spread out throughout the length of the roadway rather than allowing runoff to be concentrated at only a few locations. Runoff should be detained and infiltrated wherever possible.
- To continue to work with Santa Fe County Public Works and residents along the County Road to formulate agreements with land owners to permit low level runoff from the road on to private property.
- To work with Santa Fe County Public Works and road contractors to consider using a range of stormwater control measures for detaining, spreading and infiltrating runoff from the County Road. Such stormwater control measures may include check-dams, stilling ponds, water-bars, detention/infiltration basins, low water crossings, multiple culvert designs and buried reservoirs (such as AquaStor). The Committee does not support the idea that simply armoring the right-of-way with riprap is adequate to prevent off-site erosion problems.
- To continue to support the position that ten feet is an appropriate lane width along the entire length of the County Road.
- To continue to support the position that separate bike lanes are inappropriate and unnecessary given the context of the County Road and that the additional pavement will only contribute to additional stormwater runoff and contribute to erosion problems.
- To request that signs indicating limited sight distance be installed along the County Road in order to slow traffic and notify motorists of limited visibility. The Committee supports this as an alternative to the originally proposed solution of raising the roadway at arroyo crossings which would involve large quantities of fill, and likely increase traffic speeds as well as degrade the natural rolling landscape.
- To work with Santa Fe County Public Works to implement design features that minimize impact to wildlife in the Galisteo Basin, including posting signs indicating deer and coyote crossing.
- To coordinate with Santa Fe County Public Works on snow removal to prevent residents from being stranded behind hills of cleared snow which may block driveways.

Recommendations for a Village Center and Plaza Restoration

Prior to the realignment of State Route 41 in 1936, the main road entered the plaza from the north and then turned east crossing the Galisteo Creek where it then continued southward, leaving the Basin at La Bajada de los Camanches, or Comanche Gap.

2. To enhance landscape health in the Galisteo Watershed through the design and construction of an effective, low-cost demonstration project that counters the current trend of accelerated soil erosion, degradation of native vegetation cover, and dwindling surface and groundwater supplies.

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LA CIENEGA & LA CIENEGUILLA

I. Community History and Trends

a. History

The history of the La Cienega Valley and the traditional historic communities of La Cienega and La Cieneguilla date back thousands of years. As the name *cienega* (Spanish for marsh) implies, the La Cienega Valley contains marshlands formed by natural springs that have attracted passersby and settlers since well before the time of Christ. Recently, an archeological survey was conducted on approximately 250 acres of land comprising El Rancho de Las Golondrinas in the heart of La Cienega. This survey yielded 51 archaeological sites ranging from camp sites of the Archaic Period five thousand years ago to ruins of an early 20th century school house. This high level of archeological site density is indicative of adjacent lands up and down the valley, which leads us to believe that our valley has more concentrations of historic occupation than any other area in the Santa Fe vicinity.

The oldest traces of human use can be found on the slopes overlooking the numerous springs in the area. The mesa escarpments are dotted with petroglyphs and rock etchings that date as far back as three thousand years, when American Indians took advantage of the ever present water so vital to us even today. About the time of Christ, people began living in pit houses presumably on a year round basis. Over the centuries, people began the transition of living in surface structures made of puddled adobe or stone, or a combination of both. At the time of Spanish contact in the late 16th century, there was mention of at least two considerably large Indian Pueblos in the La Cienega Valley referred to as “La Cienega” and “La Cieneguilla.” La Cienega continued to be inhabited through the 17th century by Tano Indians. La Cieneguilla was abandoned by the Keres Indians in the early 1600s but subsequently reoccupied by the Spanish in the 1630s. The location of the Cieneguilla Pueblo is in the present village of La Cieneguilla whose mesas are adorned with petroglyphs inscribed over thousands of years. The location of the Indian Pueblo of La Cienega has still not been definitely identified, although two or three possibilities exist. It is, however, assumed to be located within the Traditional Community of La Cienega.

The earliest known Spanish settlement in the valley is the “Sanchez Site” otherwise known as LA 20,000 dating from 1630 to the time of the Pueblo Revolt in 1680. It is a very important site located in the southern part of the valley that was partially excavated in the 1980s and is now owned and protected by El Rancho de Las Golondrinas. Other pre-revolt estancias are known to have existed at that time, although none have been located.

While the communities of La Cienega and La Cieneguilla are both located within the La Cienega Valley, the Spanish settlement of each village was very different. La Cienega rapidly increased in population due to the fact that common lands were easily settled. La Cieneguilla started out as a private Spanish Land Grant. The original grantee, Francisco Anaya De Almazan, was conferred title to over three thousand acres by Don Diego De Vargas in 1693. Extensive settlement of La Cieneguilla did not occur until some 50 years after the Anaya De Almazan family sold the grant.

After the Spanish Reconquest in 1692 and throughout the Spanish Colonial period, various place names are recorded for a number of ranchos in the La Cienega Valley including “Guicú,” “Los Tanques,” “Las Golondrinas,” “El Alamo,” “La Capilla Vieja,” and “El Cañon.” The springs that seep throughout the valley made these areas very desirable for ranching and grazing. In addition, El Rancho de las Golondrinas was a major *paraje* (stopping place) on the Camino Real de Tierra Adentro serving as the first stop leaving Santa Fe when traveling south and the last stop for travelers before entering Santa Fe coming north. Even today, remains of the trail ruts can still be seen in the La Cienega Valley. The names of the early Spanish settlers are ones that are prevalent today in the valley: Baca, Bustamante, C’ de Baca, Delgado, Gonzales, Montoya, Ortiz, Perea, Pino, Rael, Romero, and Sanchez to name a few.

The La Cienega Valley continued to be used for farming and ranching in the 19th century and up to the present. The valley was a busy place in the 19th century as reflected in the census of the time. By World War II, with the development of better roads, motor vehicle travel enabled the economy of the La Cienega Valley to change. More and more people found work in Santa Fe and families sent their children there for schooling. By the early 1980s, the settlement patterns of La Cienega and La Cieneguilla were changing dramatically; more affordable land was located in this part of the Santa Fe area where families

could live. The area was caught in an incredible surge of residential development, creating many changes in the cultural landscape of the valley.

What does this all mean? It means that the La Cienega Valley has always been a desirable place for people to live, raise their families, grow their crops, graze their livestock and welcome strangers. It means that we in the valley have become stewards of a cultural landscape that has nurtured our forebears and welcomed *recien emigrados* (recent émigrés) to the valley for centuries. It means we have a responsibility to preserve as best we can the lay of the land, the water and its traditions; while at the same time allowing controlled growth to take place that respects one's neighbors.

b. Natural Resources/Features

Water Quantity

For centuries, the availability of water in the La Cienega and La Cieneguilla valleys has been a primary factor for area settlement by Indigenous American, Spanish, Mexican, Territorial and United States settlers. Surface water is found in springs, streams and rivers that also create the *ciénegas* or marshes for which the area is named. Surface water has traditionally been used for domestic purposes, to water livestock, power mills and irrigate crops.

By the mid-20th century, domestic use of the streams, rivers and *acequias* or ditches was discontinued due to contamination and depletion of the waters. Household consumption from springs continued because they were easier to keep clean but there are now few if any remaining springs with sufficient quantity of flow to support a home. Following World War II, most valley households began replacing spring boxes with conventional wells, electric pumps and pressure tanks. The proliferation of water wells has been a major factor in altering the character of the valley communities. Traditional land and water use for agricultural purposes are being rapidly replaced by commercial and residential development.

Agriculture in the Planning Area is sustained by traditional spring fed *acequias*. The *ojos y ojitos* or natural springs fill ponds formed by construction of earthen dams to contain water that can then be directed into an *acequia*. These gravity fed *acequia* systems have remained basically unaltered for centuries. By the 1990s greatly diminished flows of area springs necessitated the addition of supplemental ground water from wells in order to maintain flows and *acequia* system integrity.

Due to growth in the Planning Area and particularly of upstream communities in the greater Santa Fe area, substantial mining of the aquifer is occurring. In the County, the density of land development is directly tied to the availability of water, yet the granting of variances and density bonuses for water conservation covenants has led to an increasing number of institutional, commercial and domestic wells that draw water from the watershed. The combined effect of aquifer mining throughout the watershed as well as increased local demand for water has created a serious threat to water resources in the La Cienega and La Cieneguilla Planning Area. (See **Figure 3-9**)

One of the primary aims of this Plan is the protection, balanced management and recharge of water resources throughout the entire La Cienega and La Cieneguilla watershed. While this Plan is applicable to the established Planning Area, it must be recognized that the water resources of the valleys are intrinsically tied to the entire watershed. This includes large developed areas of the City of Santa Fe and Santa Fe County as well as areas planned for future development, including the Community College District. Thus, the Plan applies the full range of powers and resources of Santa Fe County, as the local governing body, to implement watershed protection, management and recharge initiatives in conjunction with all public and private entities throughout the watershed.

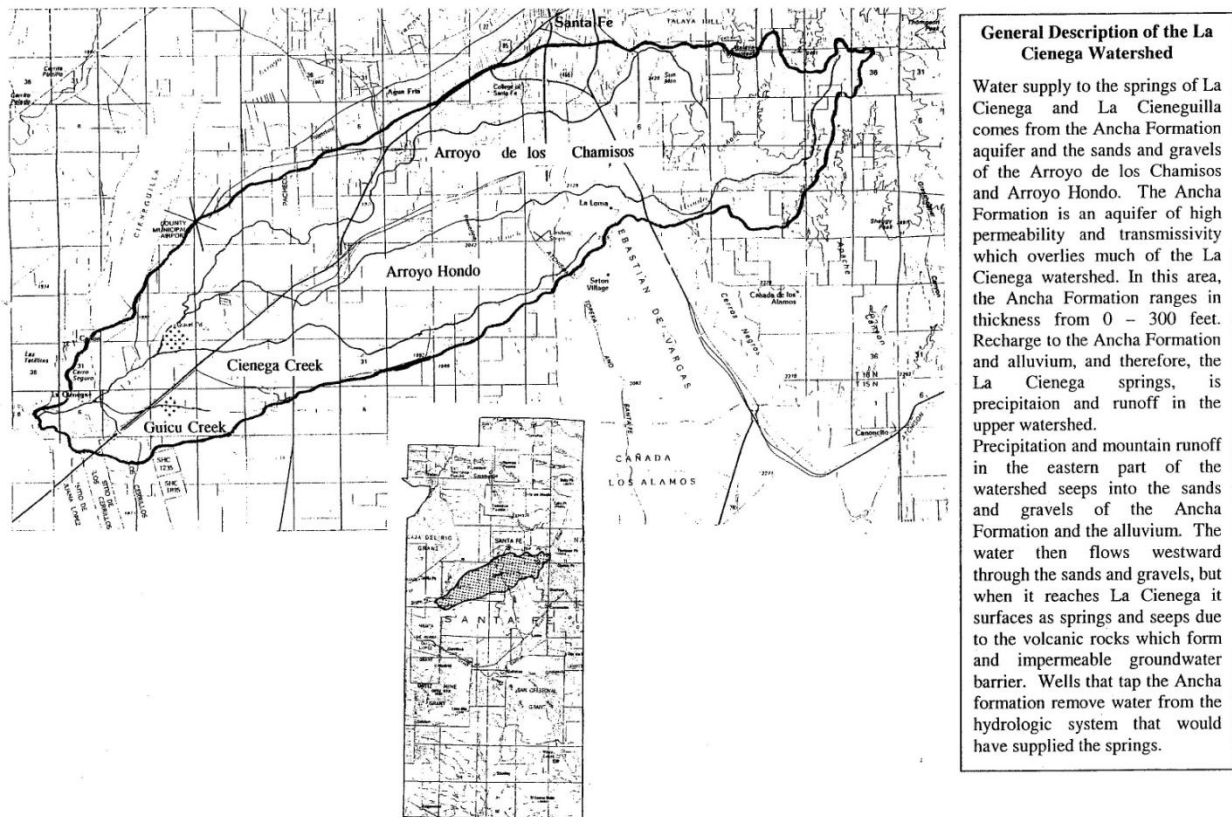
La Cienega and La Cieneguilla Community Planning Area Water Resources:

Acequia Associations

There are three *acequia* associations and several private *acequias* in the valley that provide water for irrigation. According to a hydrographic survey of the area completed by the State Engineer's Office in 1976, approximately 150 acres of land are potentially irrigable by community *acequias*.

La *Acequia de La Cienega* delivers water to 98.6 acres of irrigated land of which approximately 40 acres are currently being farmed. Some of the acreage traditionally used for irrigation has been developed for other purposes; some of it lies fallow. The *acequia* is entitled to use approximately 294 acre-feet of water per year (one acre-foot equals approximately 325,800

Figure 3- 9



gallons of water). However, due to dramatic declines in water flow from the springs that feed the acequia, a ground water well has been employed since 1998 to provide a supplemental water source to maintain the ditch integrity. La Acequia de El Guicú traditionally serves approximately 41 acres for irrigation, however, the acequia currently irrigates approximately 25 acres. The El Guicú is entitled to approximately 123 acre-feet of water per year. La Acequia de El Molino (also known as the La Acequia de La Capilla) is the third ditch in the valley and has approximately 6 users irrigating approximately 15 acres. There are also four private acequias in the valley: the El Cañon, La Capilla Vieja, Los Pinos, and Romero ditches.

The mayordomos of the primary acequias, La Cienega and El Guicú, report that it is currently not possible to supply water to all of the potentially irrigable acres along their acequias due to low spring flows. Residents report that one of the reasons for a decline in local agricultural production is the lack of adequate and reliable water flows in the acequias. The draw down of water supplies throughout the watershed is believed to be a primary reason for low flows but no governmental or non-governmental agencies have conducted adequate studies to illustrate aquifer depletion and potential impairments to date. (See **Figure 3-10**)

La Cienega Mutual Domestic Water System

The La Cienega Mutual Domestic Water Association (LCMDWA) was founded in the early 1970s and serves a large portion of Lower La Cienega. In 2000, the LCMDWA serves approximately 190 people with connections to 112 households and has a system capacity that could accommodate 25 additional meter hook ups. The domestic water system uses approximately 21.7 acre-feet of water per year. In order to become a member of the system, one must contribute .27 acre-feet of ground water rights to the LCMDWA. The membership cost in 2001 include a one-time \$425 start-up fee plus the cost of hooking the system to one's home. User fees are \$19 per month for up to 4,000 gallons per month plus an additional fee for consumption over that amount, plus hook-up costs. The LCMDWA does not have capacity for commercial use hook-ups and provides limited capacity for fire protection. (See **Figure 3-11**)

County Water System

The Santa Fe County water system currently extends to the Las Lagunitas subdivision on the Southeast side of the Community Planning Area. In an agreement with the La Cienega Valley Association, Las Lagunitas' developer has installed fire protection lines and a fire hydrant on Entrada La Cienega to a point approximately ¼ mile before the intersection of Paseo C' de Baca. Plans are currently being developed to extend County water service along the road as well as provide a new connection of the system to the La Cienega Community Center and may also provide possible back-up for the LCMDWA system in the future. Additionally, preliminary discussions have begun to explore the possibility of extending the County water system across Interstate 25 to the vicinity of Upper La Cienega and the Santa Fe Downs area as well as options for water line extensions in the La Cieneguilla area. If County water lines are extended in the Planning Area, and if residents would like to connect to the county system, residents would probably be required to donate offsetting water rights to the County system and pay for some portion of the line extension costs as well as hook-up the system to their homes. Currently, the County employs a policy within the La Cienega Watershed that requires all land division applicants within the La Cienega watershed to accept the La Cienega Watershed Conditions as part of the land division. These conditions require connection to the county water utility system when it is within 200 feet of the property line of the parcel being divided.

Water availability and lowered flows in springs within the Planning Area are a major concern to community members, acequia associations and water users in the Planning Area. The County is working to expand its water system and is in the process of acquiring water rights and wells near the Planning Area. The expansion of the County water system will help to provide service to residents and businesses in the Planning Area as well as in areas adjacent to the Planning Area. La Cienega and La Cieneguilla residents are concerned that expansion of the County's water system may further impact local water resources. As part of expansion of the water system, the County is committed to working directly with Planning Area residents to investigate and implement aquifer recharge measures and to using imported water for the County water system to the extent that is feasible and productive to recharging the local aquifer. The County intends to pursue aquifer management to achieve a sustainable groundwater supply and will work to reduce pumping of wells near the Planning Area.

The County is committed to utilizing existing water rights through the City water system and to moving forward with water importation to further alleviate use of wells near the Planning Area. The County is committed to participating in a public process to work with the communities of La Cienega and La Cieneguilla to develop plans to limit water drawn from the

Figure 3- 10

Irrigable Lands, Acequias and Water Resources in La Cienega and La Cieneguilla

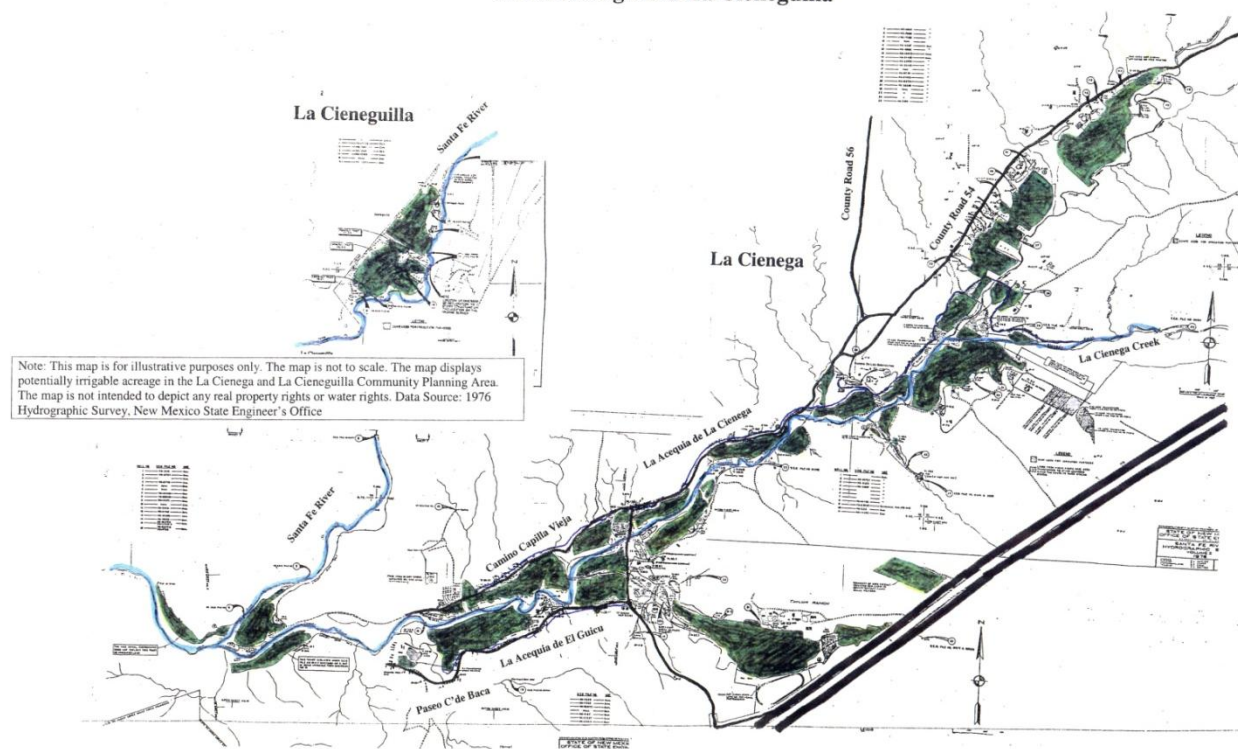
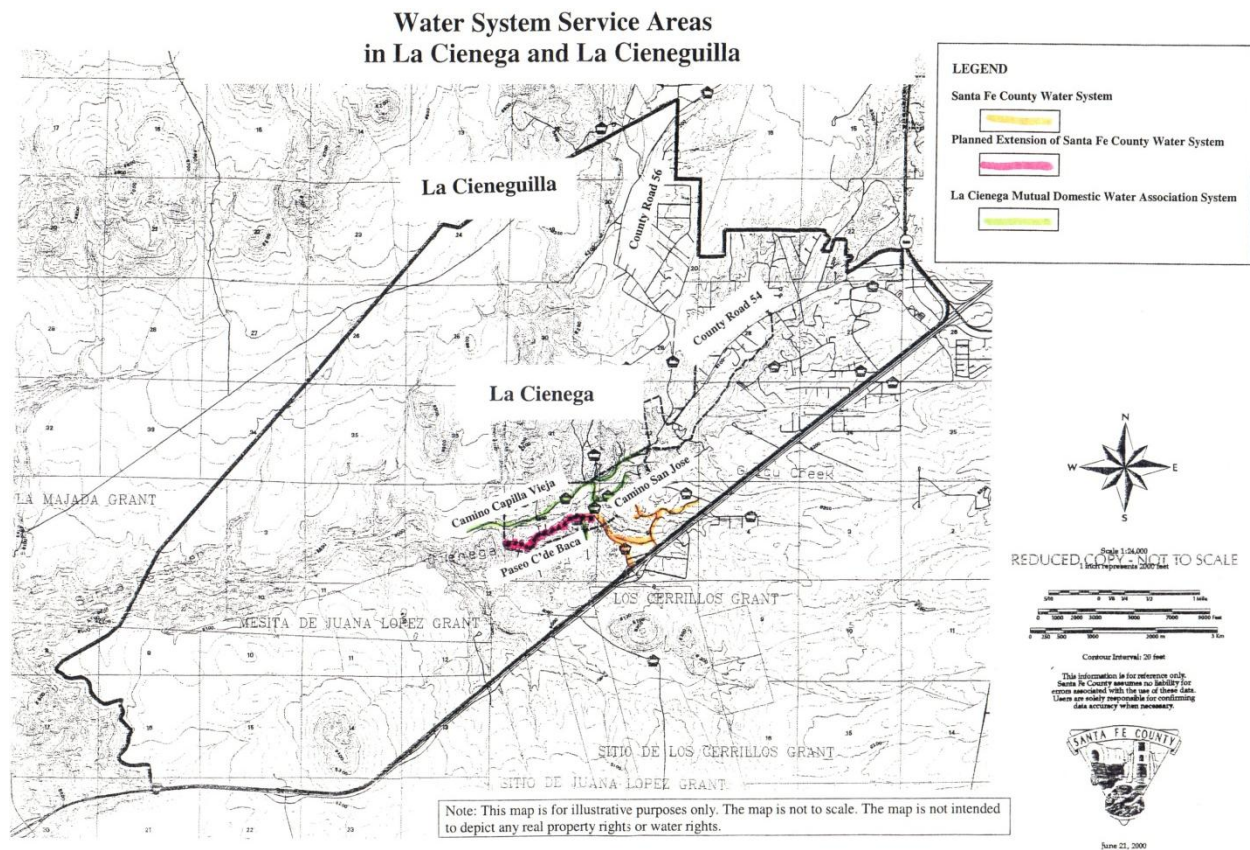


Figure 3- 11



Planning Area and in the watersheds which impact area acequias. This will include working directly with the Planning Area residents in developing a 40 year water plan for the County water utility that addresses:

- 1 recharge of the area aquifer;
- 2 reduced pumping of County held wells in or near the Planning Area;
- 3 planning future expansion of the county water system to manage withdrawals from wells near the Planning Area to achieve a sustainable groundwater supply and recharge of the area aquifer to prevent or mitigate mining of the aquifer;
- 4 investigating and actively pursuing other points of diversion that would reduce impact on the Planning Area;
- 5 investigating and pursuing the possibility of using effluent to supplement acequia flows; and
- 6 coordinating a cooperative process with the community and all water interests to minimize impacts of future water use on the Planning Area.

Private Water Wells

Throughout the La Cienega and La Cieneguilla Community Planning Area, homes and businesses receive domestic water from private sources. In the Upper La Cienega area and parts of La Cieneguilla, many residences share wells with anywhere from 2-5 homes per well. Aside from the community water system mentioned above and the shared wells, the majority of residences in the Planning Area receive their domestic water from private wells, while several homes still draw drinking water from a spring.

Water Quality & Wastewater

Rapid growth inside and outside of the Planning Area has caused an increasingly large volume of wastewater effluent to be released in the La Cienega and La Cieneguilla Community Planning Area. Latrines and cesspools were the traditional wastewater systems in the area. Septic tanks and drain fields to treat increasingly higher volumes of wastewater in the valleys have gradually replaced these systems.

The modernization of wastewater treatment systems has provided limited improvements to water quality in the Planning Area. The large number of private septic systems with varying degrees of system integrity creates a threat to the area's water quality through contamination from wastewater effluents.

Additionally, effluent from the City of Santa Fe's wastewater treatment plant is released into the Santa Fe River near La Cieneguilla. The location of the municipal wastewater treatment plant increases the volume of effluent released in the community. Effluent released from the plant benefits downstream irrigators and provides semi-consistent flows in the river to replace the flow from area springs which are now virtually depleted. This benefit to irrigators does not appear to extend to the Upper and Lower La Cienega area acequias or springs. As noted in the previous section, much of the effluent is derived from areas above these acequias and springs but the current release point does not serve to provide recharge benefits. Finally, community members have expressed serious reservations as to the consistency of facility operations as well as the potential for effluent and other operation by-product contamination of water resources in the Planning Area. Thus, the potential benefits of effluent to recharge aquifers in the entire Planning Area should be explored and must be balanced with clean and safe procedures to protect area water resources.

Neither the State nor the County have been able to implement enforcement practices that can adequately regulate wastewater systems. Protection of the Planning Area's water resources from further contamination and maintenance of historic stream flows in the La Cienega Creek and Santa Fe River are critical aims of this Plan.

Open Space

Settlement in the La Cienega and La Cieneguilla Planning Area has traditionally been focused on rural, agricultural economies and land use practices. Communities formed along waterways to ensure irrigation for crops while upland areas were used commonly for grazing, wood collection and other purposes. This system required coordinated management and stewardship practices to maintain the common areas. The system also allowed for open lands between communities and spacing of development to allow for enough resources to support each community.

Areas traditionally used as community open spaces are being lost to new development. While these areas are often privately held, development effectively removes them from the undeveloped landscape which has traditionally been used

for grazing areas, hiking and as a buffer between communities. The development pressures threaten the traditional rural character of the Planning Area as characterized by farm fields, running acequias and open lands buffering village areas. The open lands and buffers between development are significant characteristics of the rural, agricultural and historical identity of communities in the La Cienega and La Cieneguilla Planning Area.

Open Space and undeveloped areas in the La Cienega and La Cieneguilla Community Planning Area include County open space property, Bureau of Land Management properties and lands managed by the New Mexico State Land Office. Open space areas throughout the Planning Area contain significant ecological and cultural resources that have not been completely inventoried or had management plans developed to date. It should also be noted that extensive study has been conducted on the adjoining BLM designated Area of Critical Environmental Concern (ACEC) and that the BLM has cooperated with community members in developing management strategies. Residents of La Cienega and La Cieneguilla have always considered these lands to be integral and essential parts of the community. The Plan supports continued and enhanced joint management between community members, private landowners, the BLM, the County, and the State Land Office.

c. Public Facilities & Services

Transportation

The La Cienega and La Cieneguilla Planning Area is serviced by several County Roads. The Planning Area is accessed from the north by County Roads 54 and 56 and from the southeast on County Road 50. Access from Interstate 25 is provided at the intersection of NM 599, at Exit 271 and at the Waldo exit to the south, near the La Bajada precipice. The Planning Area also contains several County sub-roads and many private roads.

The Planning Area's roads are often narrow and winding. They were created over several centuries, beginning with the Camino Real from Mexico City to Santa Fe and have been continually developing to serve increasing populations while also following natural contours of the landscape and home sites.

The main source of traffic is from local residents with additional traffic generated by several tourist sites located in the Planning Area. Numerous large and small businesses and home occupation businesses located throughout the Planning Area generate additional traffic. Due to its proximity to Santa Fe, the area also receives some tourist traffic from "scenic drives" to enjoy the rural character and setting.

The County has recently overlayed Los Pinos Road (County Road 54) from the I-25 frontage road to the Las Golondrinas museum and is requesting funding to continue this work to La Entrada (County Road 50F). Additionally, the County has a maintenance request line at 992-3010 that residents can call to notify the County of road maintenance needs. Also, there is a Citizens Road Advisory Committee which meets the second Wednesday of every month at 7:00 p.m. at the County Administrative Building in the Legal Conference Room to help plan road improvements throughout the County.

Overhead Utility Cables

As the communities of the La Cienega and La Cieneguilla Planning Area have grown in the past few decades, the number of overhead utility cables has dramatically increased. The lines provide power and communications to Planning Area residents. However, the proliferation of overhead lines also creates aesthetically unappealing alterations to the rural lanes and scenic vistas in the area.

Garbage

The La Cienega and La Cieneguilla Planning Area is rapidly growing and the increased population has strained solid waste removal facilities in the community. Traditionally, residents disposed of household waste by burning it at home. Since the 1980s, the county has managed garbage removal. Solid waste is collected at a County operated transfer station located on County Road 54B. The transfer station is open five days per week and residents are allowed 24 trips to the station per year. Additional trips are permitted for additional fees. The county transfer station serves the La Cienega and La Cieneguilla Planning Area as well as several surrounding communities.

The station's location is nearest to lower La Cienega, just off of County Road 54. The location is considered inconvenient for many and this contributes to people illegally dumping garbage along roadways and in arroyos. The large service area,

including communities outside of the Planning Area, brings additional traffic to the narrow, rural roads of the Planning Area. Finally, the rapid growth in recent years has increased the number of people using the transfer station. Many users are unaware of the procedures for disposing of waste or the community impacts of illegal dumping in the Planning Area.

Fire Protection

The La Cienega and La Cieneguilla Planning Area is served by the Santa Fe County Fire Department and the La Cienega Fire District. Fire protection and suppression services include Emergency Medical Services (EMS), fire protection and rescue. As the Planning Area has grown, fire protection services have become strained due to the increased number of residents to serve and the lack of development of fire protection infrastructure including inadequate number of fire hydrants and water sources to fill tankers. Traditional practices such as burning fields are often difficult to plan due to increased development and inherent fire dangers from open burning. The Volunteer Fire department is understaffed and in need of additional volunteers to improve emergency response time in the Planning Area. Additionally, improvement in water availability for fire protection is necessary to address serious public health and property protection problems in the Planning Area.

There are currently eight hydrants available for use by the fire department with three connected to the La Cienega Mutual Domestic Water Association (LCMDWA) lines, one connected to the County water system and four at the Sunrise Springs facility. The three hydrants connected to the LCMDWA system do not have adequate water pressure to meet fire protection standards and only service areas of Lower La Cienega. The hydrant connected to the County system also is located in Lower La Cienega and is too distant from the majority of the Planning Area to provide timely fire protection service. The Sunrise Springs facility is currently upgrading their system to include a total of seven hydrants, booster pumps and a 500,000 gallon storage tank that will be available for community emergency uses primarily in the Upper La Cienega area. There are not any hydrants located in La Cieneguilla. Improvement in emergency water supply capacity is a main goal of this Plan.

Airport

The La Cienega and La Cieneguilla Planning Area is located directly south and southwest of the Santa Fe Municipal Airport. The airport was established in the 1950s and has expanded over the years as the region has grown. The airport currently serves as the main air traffic facility serving commercial, private and military aircraft in north central New Mexico. All of the populated areas in the Planning Area are within a 5-mile radius of the municipal airport. Flight patterns for landing and departing from the facility regularly direct aircraft over the Planning Area.

The communities of La Cieneguilla and Upper La Cienega are located directly adjacent to the airport's southern boundary and a large portion of the Planning Area's population lives within two miles of the airport boundaries. These residents and communities have received rapid growth over the past two decades. Simultaneously, as demand for air service from the Santa Fe region has grown, airport operations have intensified. The proximity of these communities to the airport has led to increasing impacts from airport operations. Residents in the Planning Area have strong concerns that possible airport expansion will exacerbate the existing noise and disturbance problems. One intent of this Plan is to develop stronger planning and communication between the Planning Area communities and the Santa Fe Municipal Airport in order to minimize and/or eliminate the airport's impacts on these communities.

Community Facilities

Development in the La Cienega and La Cieneguilla Planning Area has increased in the past two decades. As the community has grown, there has been an increase in demand for a community facility. The existing Community Center is located in Lower La Cienega near the intersection of La Entrada de La Cienega and Camino San José. This facility was built in the 1930s and served as the community school for many years before becoming the community center. The building also serves as the La Cienega Fire District sub-station.

However, the existing Community Center is a small building with limited capacity for multipurpose uses. Additionally, the center is located near the southern end of Lower La Cienega and is not in a central location to serve the growing populations in Upper La Cienega and La Cieneguilla. This center is the only community facility and its limited size and location do not allow for either expansion or development of recreational facilities such as a park and playground for area youth. One aim of this Plan is to develop and implement plans for a centrally located community facility to meet growing population and diverse needs of the communities in the Planning Area.

d. Growth Trends

General Summary of Current County Zoning:

The following is provided as a basic outline of Santa Fe County zoning regulations to help readers better understand the relationship between land use, zoning and water resources.

Under the County's Land Development Code, land division is based on hydrologic zones. The Code defines basic lot sizes for these zones as follows:

- Traditional Community Zoning District - 1 dwelling per .75 acres
- Basin zone - 1 dwelling unit is allowed per every 10 acres
- Basin Fringe zone - 1 dwelling unit is allowed per 50 acres *
- Homestead zone - 1 dwelling unit is allowed per every 160 acres *

If a property owner wishes to divide a parcel, densities can be increased a maximum of 4 times if an adequate 100 year supply of water is proven on site by hydrogeological tests and if water conservation covenants are duly applied. This is not permitted in the Traditional Community Zoning District where .75 acre lots are the smallest lot size allowed, unless community water and sewer is utilized.

** In the Homestead and Basin Fringe zones it is also possible to divide tracts into 2.5 acre lots if there is a proven, available 100 year water supply.*

Current Minimum Lot Sizes in the Planning Area

The minimum lots sizes for dwelling units on existing legal lots of record in the Planning area are as follows:

- Traditional Community Zoning District - 1 dwelling per .75 acres
- Basin zone - 1 dwelling unit is allowed per every 2.5 acres
- Basin Fringe zone - 1 dwelling unit is allowed per 12.5 acres
- Homestead zone - 1 dwelling unit is allowed per every 40 acres.

Small-lot Family Transfers:

The small-lot family transfer allows for the potential to further divide lots to half the minimum lot sizes listed above, except in the Traditional Community Zoning District. The small-lot family transfer division does not require proof of water availability under the current county code.

Agriculture

Agriculture and irrigation have been the defining characteristics of land use and settlement of communities in the La Cienega and La Cieneguilla Planning Area for hundreds of years. The presence of *ojos* or springs that formed the area's *ciénegas* or marshes have been tapped by settlers to irrigate crops, water livestock and sustain households. The agricultural and community traditions formed around acequias have defined where people built homes and how the community grew since at least the early 1600s. Collective maintenance and management of acequias was a primary basis of community governance along with stewardship of both land and water resources needed to sustain the communities. The waterways and irrigation of fields has also led to the development of unique and vibrant riparian ecosystems. The rich legacy of agricultural production in the Planning Area includes grazing in dry upland areas as well as harvesting food, herbs and tree crops along the waterways and acequias.

The valley has become an attractive bedroom community for Santa Feans looking for the rural amenities of quiet living, low traffic and open spaces. The demand created for new housing drives real estate prices up as well as property taxes on undeveloped property. Higher property taxes and low returns from agriculture create economic pressure on valley residents. The pressure encourages the sale and development of land traditionally used for agricultural purposes. Once land is converted to housing, it is virtually eliminated from future use in agriculture.

Agriculture and associated farm activities are part of the history, culture, economic base and tradition of the area. Without taking steps to revitalize local agriculture, residents fear that continued development will eliminate the option of farming in

the valley and the communities will permanently lose agriculture, along with the rural character of the Planning Area. Maintenance of agricultural production and protection of agricultural land are primary goals of this Plan.

Land Use & Growth Management

Traditionally, the rural and agricultural character of the La Cienega and La Cieneguilla Planning Area has shaped local settlement and land use patterns. Communities were formed along waterways to ensure irrigation for crops while upland areas were used commonly for grazing, wood collection and other household purposes. Early settlement by pre-pueblo and pueblo communities was characterized by compact housing areas near water sources. Beginning in the 1600s, Spanish, Mexican and United States immigrants expanded development along the waterways and acequia systems as the population grew. Housing units were typically clustered in familial and community compounds. The primary land uses were for housing, irrigated agriculture and grazing. This type of land use required coordinated management and stewardship practices to maintain shared water resources and common lands or ejidos for livestock, timber and other uses. These agricultural and community traditions have defined where people built homes and how the community grew well into the 1900s.

Since the 1980s, land-use patterns have focused on expansion of housing developments in the Planning Area. Urban pressures from the City of Santa Fe's growing population as well as internal growth from settled families spurred rapid growth in the Planning Area. According to figures from Santa Fe County's 1996 Draft General Plan, the area's population has grown to approximately 155% of the ideal size described in the 1980 County General Plan. New development has been intense in upland areas near the intersection of NM State Highway 599 and Interstate 25 as well as in La Cieneguilla. Growth has also occurred in Upper and Lower La Cienega where traditionally irrigated lands have been converted to housing sites. The Planning Area has become an attractive bedroom community for Santa Feans looking for the rural amenities of quiet living, low traffic and open spaces.

Ironically, the new development pressures threaten the Planning Area's traditional rural character, farm fields, running acequias and open spaces which make the area attractive. The demand created for new housing drives real estate prices up as well as property taxes on undeveloped and agricultural property, thus encouraging more development by making agricultural uses less viable. Community members have expressed that they feel overpowered by development and a lack of local input into land use decisions. One of the primary intents of the Plan is to protect and maintain the rural character and non-urban style development that makes the area special to residents while providing for community input in future land use decisions.

II. Community Planning

a. Community Planning Overview

The Valley of La Cienega is comprised of Lower La Cienega, Upper La Cienega and La Cieneguilla and surrounding areas. In order to deal with the inevitable changes and plan for the future, the residents of La Cienega and La Cieneguilla Planning Area worked together to create the following Plan. These villages share many traditional similarities and have worked together through discussion, education, listening and negotiation to create a Community Plan that encourages sensible growth. This Plan represents the product of countless hours of volunteer time from community members, friends and neighbors spent in meetings, discussions, disagreements and friendly conversations regarding how these communities will best be able to direct future development. This Plan is submitted as a blueprint or guide for the future of the La Cienega and La Cieneguilla Planning Area.

The La Cienega Valley Association (LCVA), the organizing body that initiated and supported the development of this Plan, was formed in 1995. With the draft of the City of Santa Fe's General Plan calling for expansion of their urban boundary, the citizens feared imminent annexation into the City limits. The LCVA approached the County to request that a community planning process be initiated in the La Cienega and La Cieneguilla. At the Board of County Commissioners meeting on March 11, 1997, the LCVA requested permission to proceed with a community Plan and outlined initial planning boundaries. The group was instructed to survey residents within the proposed boundaries to seek their approval of inclusion in a Plan.

County Planning Division staff began working with the LCVA and other community members to develop a plan for the area. A substantial amount of time was spent in reaching agreement on the outline of how our communities should proceed. Issues that impacted one or more village area were included in the outline for the planning process shown below. Committees were formed with citizens who were interested in working on each specific topic. County staff provided both technical and organizational assistance.

Community Survey

Following the creation of the Planning Boundary, a survey was mailed to community residents to receive feedback on the proposed Planning Area as well as ask residents about important planning issues. The survey was mailed out in January 1998. Responses from the survey supported the proposed planning boundary and included comments on important planning issues including: water resource management; noise from the airport; dogs running loose; poorly maintained roads; too much traffic; cars traveling too fast on local roads; un-enforced covenants and lax code enforcement; poor garbage service; sewer treatment plant impacts on local water resources; and over development in the area.

Planning Meetings

A Planning Committee was formed and met on a regular basis. The group was made up of volunteers from the community who drafted initial language for the Community Plan. The Planning Committee was designed to be representative of the communities of the Planning Area including Upper and Lower La Cienega and La Cieneguilla. All meetings of the Planning Committee were open to the public. Meetings and activities of the Planning Committee were periodically announced through mailings, phone calls, bulletin boards and posted signs throughout the Planning Area. Meetings were held at the La Cienega Community Center.

The primary topics addressed were: water, land use and growth management, infrastructure, traffic and community facilities. A draft document was submitted to the County for review in March 1998 and beginning in November, County Planning staff began to regularly attend meetings to serve as a technical advisor and facilitator. Regular meetings of the Planning Committee were held from 1999 through 2001. Additionally, in 1999 and early 2000, Planning Committee members held twice monthly open house meetings on Sunday afternoons at the community center to receive public comment and input from community members who were unable to attend regular planning meetings.

b. Planning Area

The physical boundaries of the Planning Area are designed to recognize traditional use of the land and how future development will likely impact the communities. The 1980 Santa Fe County General Plan delineated a Traditional Community Zoning District, which is the core of the Planning Area. Proposed expansion of the City of Santa Fe and possible annexation of the Planning Area's communities threatened many of the grazing lands and open lands connecting the villages; areas crucial to the fabric of the communities. Through discussion by the Planning Committee, historic and rural importance was assigned to these areas. A proposed Planning Area Boundary was developed at a public meeting of the LCVA. The resulting boundary follows the upper edge of the La Bajada escarpment on the south, follows topographic features and County Road 56C to the west and north, the southern airport boundary and NM State Highway 599 to the north and east, and Interstate 25 to the east and south.

c. Major Issues

Water Quantity

1. Limited water is available to meet domestic and agricultural needs in the Planning Area. Continued approval of development applications in the Planning Area creates an atmosphere where many local residents feel as if they are forced to compete with new developments for limited water resources. As a result, many residents oppose new development. This serves to hinder all potential development, regardless of scale, and leads to community division rather than coordinated planning for development.
2. The Community Planning Committee has identified that the County does not consistently enforce density requirements based on water availability within the Planning Area. Dwellings have been permitted in the Community Planning Area without regard to approved water resource estimates.
3. Planning Area residents have identified that property divisions through family transfer splits and variances are being used to divide properties below the minimum lots sizes. These newly subdivided lots are often developed for rental or

sale. This allows for increased density on small lots, subsequently placing new demands on local water resources to accommodate the new development. While the community supports the family transfer process, it is felt that more careful examination of the potential impacts of increased densities on local water resources is necessary before variances are granted.

4. Large commercial and institutional entities in or near the Community Planning Area are high volume water users. High volume use threatens the limited water resources in the Planning Area as well as the La Cienega and Santa Fe River watersheds. Public records at the State Engineer's Office (SEO) have documented instances of water use exceeding permitted rights for both institutional and commercial entities in or near the Planning Area.
5. Both wells and water rights that affect water resources in the Planning Area and the La Cienega and Santa Fe River watersheds have been actively sought by the City of Santa Fe, the County and private entities. Use of these water resources would further draw down local water supplies. Without adequate protections for local water resources, continued draw down and aquifer mining in the La Cienega and Santa Fe River watersheds threatens to deplete or impair existing water resources for Planning Area residents.
6. The Traditional Community District of La Cienega currently has more users drawing water through private wells than the recommended density based on the critical population estimates outlined in the 1980 County General Plan. The critical population estimates were established to define a maximum population carrying capacity for local water resources but were removed from the County's 1999 Growth Management Plan. The current Code and General Plan both state that when these critical population limits are reached, planning should occur for centralized sewer and water systems in the Traditional Community in order to accommodate the increased population. Continued development in the area without regard to the limited water supplies threatens the watershed surface and ground water resources of all communities in the Planning Area.
7. Documentation of aquifer drawdown as demonstrated by decreased stream flows of La Acequia de La Cienega are presented in a 1994 report by W. Fleming that was commissioned by the County. The Fleming Report clearly states that the aquifer is being depleted as evidenced by the dropping water flow from springs between 1966 and 1994. Residents confirm these dramatic decreases in spring flows over the past three decades. The County does not recognize the Fleming Report's findings regarding water use in the valley yet has not developed any documentation to refute these findings. Aside from USGS monitoring of La Acequia de La Cienega, no data collection systems are in place to measure and document actual impacts to La Cienega and La Cieneguilla area water supplies.

Water Quality & Wastewater

1. Increased commercial and residential development pose a risk of ground water contamination due to the large number of septic systems, improperly functioning septic systems and pollution from increased runoff.
2. Commercial and residential development create a risk of surface water contamination through increased runoff from impervious surfaces due to the potential for pollution from roadways, parking lots and increased turbidity in surface water from increased flow.
3. The Planning Area is located at the lower end of the Santa Fe River watershed as well as the La Cienega and Santa Fe River watersheds. The area's natural springs and groundwater supplies are hydrologically connected to both underground and surface water flows. This interconnectedness of water systems leads the area's environment to be sensitive to alterations in natural water flows, water withdrawals and septic or other water introductions.
4. The New Mexico Environment Department enforces wastewater disposal and septic systems standards but does not always have the resources to monitor correction of violations if they occur. The County does not have the authority to consistently enforce wastewater discharge requirements following granting of development permits. This loophole allows septic systems to be installed in the Planning Area on small lots, circumventing the intent of existing regulations.
5. The increasing population is served mainly by septic systems. This increases the probability of future groundwater contamination through overcrowding of lots and increasing density levels that pose a risk of contamination by placing septic tanks too close to existing water resources.

Open Space

1. Lands managed by the Bureau of Land Management (BLM) and the New Mexico State Land Office (NMSLO) currently provide open space opportunities within the Planning Area. However, if these lands should change to private ownership through land swaps or state development, they might be removed from the communities' traditional open space and buffer areas.

2. Open space areas throughout the Planning Area, including the county open space, BLM lands and state lands, require a coordinated, community-based management plan to maintain and protect these resources while allowing for community uses, such as hiking, horseback riding and grazing.
3. New development on private lands threatens to build over many of the buffer areas and traditional open spaces which help define the rural character of the community.
4. Use of off-road vehicles and firearm discharge/target shooting in unauthorized areas as well as garbage dumping on open lands in the Planning Area have also been identified as problems.

Agriculture

1. Agricultural land, including irrigated fields, orchards and grazing areas, is being lost to new development. This significantly alters the local communities, as agricultural activities are integral parts of the rural character and historical heritage of the La Cienega and La Cieneguilla Planning Area.
2. The changing agricultural economy and decreased use of agricultural lands helps encourage the conversion of farmlands for other development. A lack of education and promotion of economically viable agricultural practices exacerbates this problem for the typical small-scale farmer in the Planning Area.
3. Lands managed by the Bureau of Land Management and the New Mexico State Land Office (NMSLO) currently provide opportunities for agricultural uses, such as grazing, within the Planning Area. However, if these lands should change to private ownership through land swaps or state development, they could be removed from use in the communities' traditional grazing practices.
4. The drop in spring flows in and near the Planning Area has dramatically impacted local acequias and has made the practice of irrigation difficult because there is often less water available for irrigating than the total number of irrigable acres. Residents and long time irrigators have identified the drop in available water for irrigation as one of the biggest obstacles to maintaining agriculture in the area.

Transportation

1. Vehicles often travel at high speeds along the roads in the Planning Area. The majority of roads are quite narrow with sharp turns. High vehicle speeds create hazardous conditions for other vehicles, pedestrians and others sharing the roadways.
2. Pot holes and poor road conditions exist on many roads throughout the Planning Area due to a lack of maintenance.
3. Roads in the Planning Area are subject to frequent washouts and erosion damage due to runoff from the arroyos, the Santa Fe River, and other drainage sites.
4. As the area has grown and tourist destinations developed, increased traffic, including large trucks and busses, has created new safety hazards for residents, pedestrians and livestock on the narrow roads and lanes within the Planning Area.
5. Senior citizens, the disabled, and others who do not drive or have access to transportation lack mobility both within the valley and for trips to Santa Fe.
6. Blind and sharp curves often do not have guard rails or other protections.
7. The intersection of Las Estrellas Road and the Interstate 25 frontage road is difficult to navigate at night as it is difficult to determine whether headlights from traffic are on the interstate or the frontage road.

Overhead Utility Cables

1. Overhead cables alter the rural aesthetics of the roads and vistas of the Planning Area.

Garbage

1. The location of the solid waste transfer station on County Road 54B generates additional traffic on narrow roads in the Planning Area. This creates safety and traffic problems.
2. The solid waste transfer station serves a broad area and results in a large amount of solid waste from outside of the Planning Area's communities being brought into the community. This contributes to problems of illegal dumping both on-site (when users arrive after-hours), and off-site (as the station is perceived to be too inconvenient to reach).
3. Illegal trash dumping on public and private property.
4. The impacts of illegal dumping create problems such as public health, water contamination and aesthetic detriment to the rural community character.

Fire Protection

1. The communities of the Planning Area have seen a dramatic increase in population over the past two decades. The increase in residents and home sites has outstripped fire protection infrastructure development. This has led to a lack of accessible and adequately functioning fire hydrants throughout the Planning Area.
2. Five of the eight working fire hydrants in the planning boundary do not have adequate water pressure to meet fire suppression needs.
3. The working fire hydrants are not positioned to provide timely service to all parts of the Planning Area.
4. The La Cienega Fire District does not have enough volunteer members from the Planning Area. More local volunteer firefighters would improve its ability to provide timely responses to emergencies.
5. Developments and subdivisions in the Planning Area have been created with commitments to develop adequate fire protection services to new residences and subdivisions. The actual installation of such facilities was not often observed at the community level in the past and residents have expressed concern that facilities may not be fully developed or may not be in proper working order.
6. Permits for burning agricultural fields are necessary for local farmers yet are difficult to plan due to potential conflicts with residential developments that have been built in the community.
7. The manure pile located at the Santa Fe Downs facility is subject to spontaneous combustion. The current owners have taken concrete steps to permanently remove the decades of waste generated before they purchased the site. However, the spontaneous burning creates a fire danger to the surrounding community and will continue to do until it is completely mitigated.

Airport

1. The current Santa Fe Municipal Airport flight patterns and flight schedules create nuisances from noise as well as safety concerns for Planning Area residents.
2. Training exercises conducted by the Air National Guard at and near the airport facility generate noise and vibrations due to low flying helicopters and jets.
3. Expansion of airport facilities including increased or intensified use by commercial, residential and military aircraft will likely exacerbate existing noise and safety problems.

Community Facilities

1. The Planning Area does not have a centrally located multipurpose community facility.

Land Use & Growth Management

1. Community residents have identified that family transfers and variances are sometimes used to divide properties below the minimum lot sizes to avoid subdivision regulations and procedures, contrary to the intent of the family transfer procedure. This allows for increased density on small lots and places higher demands on local water resources to accommodate the new development. More careful examination of the potential impacts of increased densities on local water resources as well as on infrastructure and the area's rural character is necessary before exemptions and variances are granted.
2. The rapid development and subsequent changes in land uses, primarily from agricultural to housing, impacts property values and increases tax burdens. This development has benefited some property owners, particularly in the case of large-scale developments. However, the development has also increased economic pressure on families and small-scale landowners to follow the same pattern which has led to piecemeal subdivision of the Planning Area at the expense of the community character. Community residents have identified that continued and uncontrolled development threatens to destroy the rural nature of the community. Additionally, rapid development places strains on limited local natural resources, including water.
3. The Planning Area includes four zoning districts including the Traditional Community Zoning District, Basin zone, Basin Fringe zone and Homestead zone. The maps which depict these different zones, particularly the Traditional Community Zoning District, are interpreted on a case by case basis which has led to confusion on individual zoning decisions. Thus, enforcement is complicated because of unclear boundaries between the various zoning areas.
4. Due to increased growth and concerns regarding water quality in the Planning Area, some community members have called for extension of County water and/or wastewater systems into the Planning Area. However, if these systems were expanded in the Planning Area it might be possible to increase housing densities to areas served by both sewer

and water. The increased housing densities would lead to urban style intensive development which would further threaten the rural character of the communities in the Planning Area.

5. Under the existing County Code, zoning and density decisions are largely influenced by water availability and the adequacy of septic systems. This is an appropriate approach in the Planning Area due to the need to balance water resources with development. However, the rural character of the communities in the Planning Area is intrinsically linked to development patterns and zoning decisions. Community members in the Planning Area have expressed the importance of including specific consideration of important elements such as local infrastructure, traffic and other impacts of development on the rural communities along with the critically important water resources.
6. In the past two decades, zoning changes and land use policies designed for the entire County have helped to direct new growth in the Planning Area. While growth and change are recognized as inevitable and often positive, the rapid development in the Planning Area has also negatively impacted the quiet, rural character of the community. Community members have expressed frustration and exasperation at decisions and policies impacting the community in which they feel community concerns were not addressed or considered. This has led to the impression of disenfranchisement at the community level and served to discourage participation in community and County level decision-making.

III. Community Vision & Future

a. Community Vision

The vision for our community is one of a peaceful and rural nature, one that respects diversity and is governed through unity. We resolve to protect our natural environment and unique character by honoring our traditional culture and the area's historical, agricultural, livestock and rural low density residential development traditions. We wish to maintain our self-sufficiency and protect our community from urban sprawl. We wish to live in a community where people of all cultures and incomes share in decision making; a community in which any changes, improvements and decisions are dictated by realistic understanding of our available resources and by our vision of our relaxed and open quality of life.

b. Plan Recommendations

Implementation and Responsibilities

The Planning Division of Santa Fe County's Land Use Department is the lead agency responsible for both assisting the residents of the La Cienega and La Cieneguilla Planning Area in the creation of this Plan as well as for helping the community coordinate implementation of the various actions outlined in the Plan. The actions contained herein are designed to address specific issues identified as important aspects of future development in the planning Area. In Part 12, there is a listing of various agencies and organizations that may be involved in implementing many of the program actions listed in the Plan.

Upon final adoption of a set of ordinances for the La Cienega and La Cieneguilla Community Planning Area, the County is responsible for enforcement of the ordinances contained in the Plan. It is important to note that neither the County nor the various agencies listed in the Plan are directly committing resources for the specific program actions outlined. However, the County recognizes the importance of the many projects and programs listed in this Plan. The County is committed to assisting the Planning Area's communities in addressing these problems or needs and in finding locally appropriate solutions.

The Planning Division will work with representative community organizations to coordinate both planning and implementation of the Plan's many actions. The La Cienega Valley Association (LCVA) has served as the lead community group in helping to organize and develop this Plan. However, the County recognizes that the LCVA is not the only community group in the Planning Area and does not imply that the LCVA would be responsible to implement all of the actions listed herein. Throughout the Plan, reference is made to the "community" working with the Planning Division and other agencies to implement program actions. The County will collaborate with the "community" through existing and any newly created representative bodies or community organizations in a collaborative, consensual process to address the program actions called for in the Plan.

The Community Plan is intended as an active document that can and should be updated as conditions change throughout the Planning Area. Additionally, it is recognized that the Plan may be tailored to include specific concerns and conditions in smaller geographic areas within the Planning Area boundary, such as La Cieneguilla, Upper La Cienega and Lower La Cienega. The following provides a description of how the Plan may be amended in the future.

The focus of the La Cienega and La Cieneguilla Community Plan is on supporting responsible development in the Planning Area that is appropriate level, scale and intensity to match the rural character of the area and its communities. The Plan covers water quantity, water quality and wastewater, open space, agricultural lands, roads, fire protection, utilities, land use and the airport among other issues. The following sections outline specific ordinance and program actions to help solve problems as well as direct development that will help maintain the rural character of the communities of La Cienega and La Cieneguilla in the future.

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LOS CERRILLOS

I. Community History and Trends

a. History

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

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

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

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

Panning for gold was common during the 1920s by the locals. A church was built in 1922 for the remaining families. In the 1950s the coal mines closed and the company town of Madrid became a ghost town. During this time the railroad station was removed and the trains no longer used Los Cerrillos as a point of departure. In the early 1960s, Los Cerrillos was not alone when, along with many other rural communities, the elementary school was closed.

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

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

b. Natural Resources/Features

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

Visual Resources

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

Locations of photographs:

- a. The far end of River Street looking northwest and looking south.
- b. Up a trail along the foot-hills looking north, looking northwest and looking south.
- c. In the San Marcos Arroyo near the cemetery looking north and looking south.
- d. Near the intersection of the road into Los Cerrillos Hills and Vicksville looking northwest and looking southeast.
- e. Near the intersection of Main and Turquoise Trail looking north.
- f. On Camino Querencia looking east, looking northeast and looking northwest.
- g. Up Gold Mine Road.

c. Growth Trends

This section not completed in original community plan.

II. Community Planning

a. Community Planning Overview

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

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

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

The intent of the Los Cerrillos Community Plan is problem solving. The community, through the community survey and public meetings, identified problems for each area addressed in the Plan. The Planning Committee identified a vision

statement for each section of the Plan, portraying the community's wishes for the future of Los Cerrillos. The goals, objectives and action statements provide the detail for the ordinances that will follow the adoption of this Plan.

b. Planning Area

This section not completed in original community plan.

c. Major Issues

Commercial Development

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

- A need for more expanded sources of local employment.
- Lack of tourist "spending opportunities."
- Lack of local "spending opportunities."
- Business parking is a problem for residents.
- Many business signs are unattractive.
- The County Land Development Code, as presently written, inhibits business start ups in the community.
- Tour busses invade residential privacy.
- Community residents must expend energy, money and time to seek work and purchase goods from sources outside the community.

Community Facilities and Environment

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

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

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

Pollution

Pollution from gravel trucks and tourist buses is a problem that affects residents primarily within the Village. Pollution concerns include dust, exhaust, noise and noxious fumes. Dust from the gravel trucks is a major concern for residents living

along 1st and Main Street and up through County Road 59 up to the gravel mine. The County has adopted regulation regarding light pollution, yet the standards only apply to installations after April 30, 1996. The community wants to maintain its rural character while supporting practices that will limit polluting practices. Issues related to pollution in the community include:

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

Residential Development

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

- Increased residential development.
- Development without proper development permits.
- Homes built on ridge top impacting scenic qualities of existing residences.
- Excessive density resulting from structures built or placed on traditional railroad lots.
- Excessive density resulting from development of ¼ acre lots within the Traditional Community Zoning District.
- No consideration of water availability when development permits are issued.
- No maximum lot coverage requirement.
- There is a potential for further development to cause increased property taxes, creating hardships for elderly and low income families.
- The County Land Development Code, as presently written, prohibits alternative architectural styles.

Roads

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

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

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

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

Water and Fire Protection

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

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

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

- Any future lot splits would increase the demand on a scarce water resource.
- Over-stressing of water supply.
- Water supply for the Village has not been quantified.
- Securing sufficient water rights for the Village.
- Insufficient water flow and duration for fire protection.
- Chlorine taste and overuse in the water system.
- Growth outside the Village boundary is determined through County zoning that is based only on self-supplied or unverifiable hydrology of the area.
- Leaky dam of the El Vadito Water System.
- High number of domestic wells within the watershed area, which includes Eldorado.
- Potential of water pollution from septic systems within the watershed area.
- Population density within the Village boundary.
- Population density outside of the Village boundary.

III. Community Vision & Future

a. Community Vision

A business district that supports businesses that promote local employment and provide local services without disrupting the quiet of the Village. A community with its recreational, educational, environmental and service needs met. A cleaner and healthier environment in the Village than exists today. A predominantly residential community with safe and well maintained roads. Local domestic water and fire protection resources provided and protected for all residents of the Village.

b. Plan Recommendations

This section not completed in original community plan.

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MADRID

I. Community History and Trends

a. History

The Village of Madrid is located approximately twenty-four miles southwest of the City of Santa Fe in a small valley along New Mexico State Highway 14. Madrid was an active mining community and one the busiest villages in the area during the late 19th and early 20th centuries. The town straddles the highway, which is also known as The Turquoise Trail, and has a lively commercial district consisting primarily of gift shops, galleries, and other tourism related retail shops. The town depends on the tourist industry as the mainstay of the local economy. The majority of residents live in wooden frame houses dating from the mining era and many of the commercial buildings also have living quarters in the rear for the shop owners.

Since the mid-1970s when the Town of Madrid first adopted a set of covenants, the population has grown from approximately 75 households to approximately 200 households. The town is a popular tourist stop along the Turquoise Trail and is often referred to as an old mining ghost town that has been re-settled by a diverse group of artists and independent thinkers.



Madrid, 1967. Photo courtesy of Oscar Goodwin.

b. Natural Resources/Features

This section not completed in original community plan.

c. Public Facilities & Services

Water

The supply of domestic water is an important issue as the community has limited water resources to supply community members' water needs. The majority of Madrid's residents are supplied domestic water through membership in the Madrid Water Cooperative (MWC). Additionally, some people pump water from individual wells while a small number of people haul water from sources that are off of their property.

The MWC was formed to supply water to the water right area as outlined in the 1975 Morrison Plat recognized by the State Engineer's Office. The MWC's system was designed to deliver water to approximately 75 families in the residential area of Madrid with a potential to accommodate approximately twice that many customers. In 2000, the MWC provided water to 125 members. A moratorium was placed on new hook-ups due to the limited supply of available water and is expected to be in effect until adequate and reliable sources of water can be accessed by the Cooperative.

Currently, water for the MWC is supplied by a single well known as well #3. A wellhead protection zone with a one thousand foot (1000') radius has been measured, platted and approved by the New Mexico Environment Department. Recent efforts to locate additional sources of drinking water have included the drilling of an 800 foot well, commonly known as Well #4, which was funded through a state general appropriation in 1996. Well #4 only yielded 0.3 gallons per minute (gpm) which is inadequate to meet the MWC's needs. A new water source must be identified before future expansion of service is



Overhead view of Madrid, 1930.

possible.

The MWC does not have adequate funds to independently develop new wells. Additionally, the cooperative is repaying the remainder of a forty-year federal loan (final payment in 2019) and a twenty-year state loan (final payment in 2003). As a condition of the federal funding, the MWC maintains a reserve fund for operations, emergencies, and maintenance. The MWC is also committed to support the Madrid Landowners Association (MLA) through 2006 in the purchase of a community greenbelt parcel that includes water line easements and existing water distribution lines.

Wastewater

Madrid was originally platted as a mining town in the late 1800s. The size and proximity of the residential lots creates wastewater problems. Most of the older lots are smaller than contemporary minimum lot size standards for septic systems. Some lots and septic systems that were designed for residential use now support commercial uses. The residential size septic tanks have inadequate capacity to handle commercial use.

Fire Protection

The close physical proximity of old wooden buildings in Madrid has been a fire protection concern for many years. In November 1997, a fire gutted the old schoolhouse and firefighters felt the fire posed a direct threat to the entire town if the winds had shifted. The precarious situation created by the town's layout and building materials is compounded by the fact that many of these same old buildings do not meet the County's adopted standards under the National Fire Protection Association's Life Safety Code (NFPA-101).

The fire danger in Madrid has created a strong commitment among residents to mitigate fire hazards. The Madrid Volunteer Fire Department (MVFD), County Fire Department, and Land Use Department have begun a fire prevention program. The program has completed installation of fire protection water lines as well as two hydrants along New Mexico State Highway 14, two hydrants in the old railroad right-of-way, and two hydrants on the west side of the arroyo. These water lines are supplied from an existing 100,000 gallon water storage tank.

Youth and Recreation

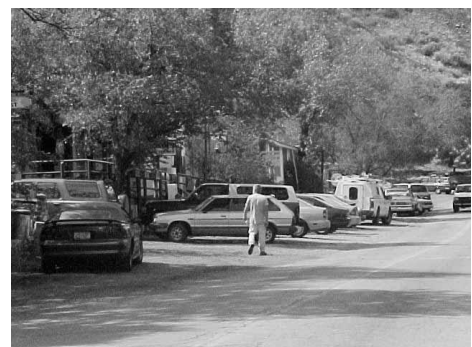
The Town of Madrid, like many of the small, unincorporated areas of Santa Fe County, does not sponsor a full range of activities for youth. The young people have noted a lack of activities or places to congregate and say they must travel to Santa Fe or Albuquerque for youth oriented activities.

The local ballpark has long served as the town's main community outdoor gathering place. The ballpark is located on the north side of town and is the site for summer jazz concerts, little league baseball games, and basketball courts. The grandstand is used for event seating but is in disrepair. Additionally, the adjoining basketball court which also doubles as a skateboard area, is uneven and in need of repair. The Madrid Landowners Association (MLA) owns the ballpark but has insufficient funds to upgrade the facility. Suggested improvements to the playground have also been delayed due to funding constraints and concerns regarding liability issues.

Additional activities or recreational opportunities include the local library. The library is currently housed in the basement of Kirsten Johnson's house and is in need of expansion and relocation to make it more accessible for the entire community.

Traffic and Parking

Commercial activity in Madrid generates pedestrian and vehicular traffic from the many shops, galleries and boutiques along state Highway 14. The narrow width of the right-of-way and the haphazard, unmarked parking areas create safety concerns for pedestrians. Many non-conforming businesses were grandfathered into the County Code without parking requirements to meet existing demands from the tourists. As the town has no sidewalks or boardwalks, much of the pedestrian traffic spills out onto the roadway. For example, on event days such as Blues Festivals, vehicles line both sides of Highway 14 and pedestrians are forced to walk in the roadway.



Open Space

Madrid is a small rural town with limited resources to maintain community open space facilities. The Madrid Landowners Association (MLA), the Madrid Water Cooperative (MWC) and the Madrid Volunteer Fire Department Association (MVFDA) purchased an 11 acre piece of property that runs through the center of Town and is commonly known as the “Greenbelt.” Additionally, the community successfully petitioned the County Open Space Program to purchase the 45 acre Madrid Wilderness area in 2000. These tracts are contiguous and intended for use as community open spaces. Madrid needs to develop a locally appropriate management plan that addresses environmental, recreational and educational components of the greenbelt and the wilderness properties.

d. Growth Trends

The following is a brief description of land use development in Madrid. It characterizes the issues faced by the Community Planning Committee in creating a plan to meet the unique circumstances of the community.

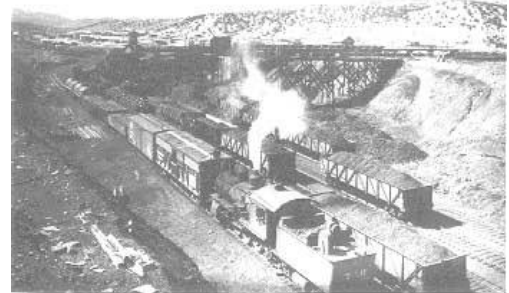
Madrid is a mining town dating to the late 1800’s with compact wooden buildings situated on small lots that were laid out in the town’s early years. It is not unusual for lots to measure only .10 or .15 acres which has resulted in houses located in very close proximity to each other.

New Mexico State Highway 14 runs the length of the town and is the main thoroughfare with nearly all commercial establishments located along this roadway. The traditional development pattern has focused commercial and business development along the highway with the remainder of the town area used for residential purposes.

In 1975, the Albuquerque and Cerrillos Mining Company sold all properties within the townsite of Madrid and covenants for the townsite were established. There were approximately 75 households in Madrid when the covenants were developed but by 2000, the population had grown to include approximately 200 households. The covenants include protection of the townsite’s natural and man- made resources as well as state that development should maintain the historic, cultural and environmental qualities that make Madrid a unique place. The Planning Committee established a Covenants Committee to provide recommendations for policies that support several of the existing covenants.

In 1981, Santa Fe County implemented a Land Development Code. Many of the commercial establishments in Madrid were established prior to 1981 and are therefore “grandfathered” into the Code as a legal, non-conforming land use even though they do not meet the Code’s requirements for commercial zoning regarding parking, setbacks, and fire protection. If a grandfathered business changes hands, the new owner must obtain a business license and re-open within one year with a similar intensity of use to retain the grandfathered status. The intent of the Plan is to protect the existing grandfathered businesses and maintain the town’s traditional and unique small business atmosphere. The Plan seeks to discourage chain store and franchise type development while promoting new business uses that match the existing character and intensity of commercial development in Madrid as well as those that will both protect and not put additional demands on limited water resources. The Plan defines a higher intensity use as increasing one or more of the following: commercial floor space, water use, need for fire protection, or number of required parking spaces.

Finally, some of Madrid’s businesses are “mixed-use” establishments with a retail operation in the front of the building and the owner’s living quarters in the rear. Mixed-use businesses that were in existence prior to the 1981 Code are grandfathered uses and may or may not be required to meet all of the County’s adopted Standards under the National Fire



Loading coal at Madrid. Famous engine “Uncle Dick” in the foreground.

Mining operations in Madrid, date unknown. Photo reproduced from Turquoise and Six-Guns: The Story of Cerrillos New Mexico. by Marc Simmons, © 1974



Protection Association's Life Safety Code (NFPA Life Safety Code -101). The Community Plan supports continuing the grandfathered mixed-use establishments in Madrid.

II. Community Planning

a. Community Planning Overview

In May of 1996, residents of Madrid began meeting regularly to discuss planning for the community. They requested assistance from the Design Planning Assistance Center (DPAC) at the University of New Mexico in conducting a community survey in order to document issues facing the town. The survey asked residents about growth, traffic, covenants, and design styles. In October of 1996, community members from Madrid asked the Board of County Commissioners to approve the initiation of a community planning process with support from the County Planning Division staff.

In May of 1997, residents decided to form a Community Planning Committee. The Committee was designed to include the many interests of the diverse town population and ensure representation for all voices in planning efforts. Residents selected important interest groups and specific issues that needed to be addressed in the planning process, including; the Madrid Water Cooperative, the Madrid Volunteer Fire Department, the Madrid Land Owners Association, a liaison with the County, businesses, residential interests, developers and realtors, lessees and renters, youth, history and the environment. The community held elections to select representatives for each subject or interest identified and the elected representatives formed the Community Planning Committee that created this Plan.

During the summer of 1997, Planning Division staff began working with the newly formed Planning Committee and in August, regular meetings began at the firehouse with the Community Planning Committee and County Planning staff. Between 1997 and the spring of 2000, over 50 meetings were held with the Community Planning Committee and sub-committees. The meetings were opportunities to investigate planning issues as well as to listen to residents' concerns and incorporate those into the Plan. All planning meetings were open to the public for comment and participation. In addition to the planning meetings, three town-wide meetings were held to select the Planning Committee, review a draft of the Plan and present the final Plan to the residents of Madrid.

The intent of the Madrid Community Plan is problem solving. The community, through the community survey and public meetings identified problems addressed in the Plan. The Planning Committee developed a vision statement for the Plan that portrays how future development should enhance the community of Madrid. The goals and action statements provide details for developing ordinances that will follow the adoption of this Plan.

The Community Plan was developed as a response to the changes growth has brought to the town. The Plan lays out a series of goals and actions that will help address problems such as the water shortage as well as provide direction for the community's future development.

b. Planning Area

To determine the boundaries for the Planning Area, the Town of Madrid Planning Committee established a Boundary Committee to review suggestions from community residents. Existing boundaries in the area are the 1981 Traditional Community Zoning District and the Townsite of Madrid. The Boundary Committee first submitted recommendations to the Planning Committee for review and approval. Boundary recommendations were then submitted to community residents for approval on June 13, 1999.

The boundaries for the Traditional Community Zoning District of Madrid (3/4 acre density) were established under the Santa Fe County Code in 1981. The original boundary was drawn as an arbitrary rectangle based on existing development and potential new development that local water resources could support. The Boundary Committee requested that the County modify the District's boundaries to include all residential areas and other traditional community areas, such as the ball field, that are considered traditional community places.

The boundaries for the Community Planning Area for this Plan include the residential areas of the Townsite of Madrid as defined by the April 19, 1975 survey (Morrison Plat Survey) plus all lots that have been permitted by the County with some lying within the 1981 Traditional Community Zoning District. A new Traditional Community Zoning District boundary has been surveyed and will amend the existing boundary once approved by the Board of County Commissioners and recorded with the County Clerk.

The planning boundaries are described as follows: The Traditional Community Planning Area is identified by a map completed by the County GIS Division and will be submitted for adoption by the Board of County Commissioners along with this Plan. It can be generally described as the traditional community zoning district along with the ridgelines on the eastern and western sides of the town. The Traditional Community Zoning District is identified by a survey completed in July 1998, by Southwest Mountain Surveys and will be submitted for adoption by the Board of County Commissioners along with this Plan. The area includes all of the traditional residential and commercial properties of Madrid as laid out in the 1975 Morrison Plat Survey, minus some properties on the north and south ends of town, and bordered by the hills and ridges surrounding town on the east and west.



c. Major Issues

Growth and Development

The village's growth and increased tourism has provided many with opportunities but it has also brought inevitable changes. For example, Madrid currently faces a severe shortage of water and several residents haul water for domestic use from the neighboring community of Los Cerrillos. The Madrid Water Cooperative has issued a moratorium on new member hook-ups until new sources of water can be brought on-line to meet the existing demand.

Land Use

- Lack of consistent enforcement of the town covenants by the Madrid Landowners Association (MLA). Enforcement has been constrained by financial considerations. Violations have occurred due to some property owners' lack of awareness of the covenants.
- Some existing businesses do not adequately meet the NFPA Life Safety Code -101.
- Approval of dry commercial establishments, an establishment without a water supply or without adequate water resources, places undue strain on existing residential and commercial water supplies and wastewater systems.

Water

- An inadequate supply of domestic water to serve all residents exists.
- An increase in intensity of business use under existing, non-conforming land uses threatens to strain Madrid's limited water resources.
- While the domestic water supply is potable, most community residents do not drink it due to strong odor and taste. The water would require additional treatment in order to be palatable for most residents. An improvement to the treatment system is estimated to cost \$100,000-\$200,000. The MWC does not have the financial resources to make such improvements to its treatment facilities.
- The MWC year 2000 water storage capacity of 30,000 gallons is insufficient to meet current and expected water needs. The storage capacity must be increased to 60,000 gallons (based on a two-day supply) in order to meet expected demands. This would cost an estimated \$30,000. The MWC lacks the necessary funds for expansion despite having secured a site for the tank.
- The declared water right area recognized by the State Engineer's Office is for the residential area of Madrid, an area smaller than the townsite of Madrid. Currently, the MWC services some customers outside of the water right area which further strains its limited water supply.
- The MWC is currently making payments for the greenbelt property which takes some funding away from improvements for the water system.

- The imposed moratorium prevents the MWC from adding new members, thereby freezing revenues.

Storm Water and Surface Water Runoff

Madrid is located in a small valley that serves to collect and channel rainwater. The local topography leaves the community susceptible to heavy damage from storm water flows. Severe flooding occurred in the 1920's. Development over the years has led to changes in the surface water flow patterns, increasing surface water runoff problems.

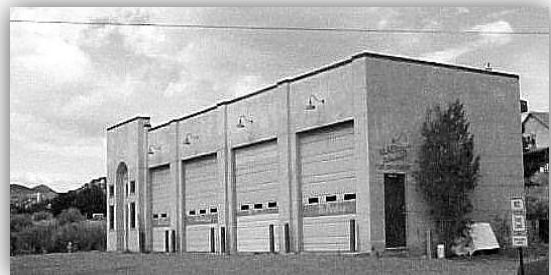
- The existing storm water system in Madrid has not been properly maintained and does not extend to the arroyo. The poor drainage leads to damage to the highway, town roads and private property.
- Storm water runoff from New Mexico State Highway 14, hillsides, roads and private driveways causes public and private property damage through erosion.
- A large natural catchment area located south of town creates the potential for a one million gallon per minute (gpm) storm flow. Madrid currently has no protections in place for the potential flooding and property damage that could accompany a large storm event.
- Unpermitted developments have resulted in drainage problems, erosion, and property damage.

Wastewater

- The high density of individual septic systems caused by small lot sizes can create a potential for nitrate and other contamination of the ground water.
- Residents have difficulty getting permits for new septic systems due to the small lot sizes.
- Some septic systems are not adequately maintained, posing a potential danger of ground water contamination from leaking or improperly operating systems.
- Some businesses cannot make toilet facilities available to customers, placing additional pressure on existing septic systems.
- Inadequate public restroom facilities exist aside from portable toilets.

Fire Protection

- The Town has many old commercial and wooden residential structures that stand close together.
- The MVFD has low membership. The recommended minimum is 12 members and Madrid has 10 members.
- Most local dwellings lack working smoke alarms and fire extinguishers.
- Some commercial establishments lack fire extinguishers and fire exit signs.
- Discarded lumber and weeds around houses pose a fire hazard in the wildland/urban interface.
- Some buildings are inaccessible to the fire department because of inadequate emergency access
- Individual homeowners have encroached upon fire access easements through activities such as landscaping and fences.
- Parking along New Mexico State Highway 14 can delay and/or block emergency service response.



Madrid Volunteer Fire Department Fire Station, 2000.

Youth and Recreation

- Lack of recreational facilities and activities.
- The community and MLA lack sufficient funds to implement suggested improvements to existing recreational facilities.

Traffic and Parking

- Designated public parking areas are not clearly marked.
- Several businesses lack off-street parking.
- Pedestrians walk on the highway due to inadequate walkways.
- The narrow width of Highway 14 does not allow adequate space for parking and pedestrian uses.

- The ballpark parking lot does not have adequate signage to indicate it is available for buses, cars, and RV's.
- The scarcity of parking encourages people to park anywhere.
- Buses park in the middle of town, block parking places, and make it difficult for tourists to walk.

Open Space

- No community funding exists for the purchase of additional open space properties.
- The MWC's and MLA's payments for the greenbelt property serve to limit these organizations' respective capacities to meet their primary obligations.
- The open space areas need an appropriate management program.
- Unauthorized vehicular traffic enters the greenbelt area.
- Unauthorized dumping at the closed dumpsite adjacent to ballpark.



*Unoccupied wooden houses in Madrid, 1967.
Photo courtesy of Oscar Goodwin.*

III. Community Vision & Future

a. Community Vision

Our vision for our community is one of a peaceful and rural nature, one that respects diversity and is governed through unity. We resolve to protect our natural environment and unique character by honoring our traditional cultures and the area's historical, agricultural, livestock and residential traditions. We wish to maintain the community's self-sufficient character and protect our small village from urban sprawl. We wish to live in a community where people of all cultures and incomes share in decision making, a community in which changes, improvements, and decisions are dictated by realistic consideration of available resources along with residents' vision of our relaxed and open quality of life.

b. Plan Recommendations

This section not completed in original community plan.

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POJOAQUE

I. Community History and Trends

a. History

The Pojoaque Valley is a historic community of Indigenous and Hispano peoples that has survived and thrived despite semi-arid lands receiving unpredictable precipitation, a history of struggle over land and water, and the complexities of changing times. The name Pojoaque comes from the indigenous word, *Po'suwaē'geh*, which translates as “the water drinking place” or “where the rivers meet.” The name conveys a geographical reference to the confluence of two rivers; the Rio Nambé and the Rio Tesuque, which creates the Rio Pojoaque.



Early Settlement and Pueblo History

The ancestors of the original inhabitants of the Valley were said to have migrated from Chaco Canyon and Mesa Verde to the Pajarito Plateau around 1200 to 1500 AD. Due to a long-lasting drought and other factors, those earlier sites were abandoned and the people migrated to other areas, including the Pojoaque Valley. The ancestral Tewa settlements of the Valley were established following this migration, and were occupied through the Pueblo Revolt of 1680. Following the Spanish Reconquest of 1692, the Cuyamungue and Jacona Pueblos were destroyed by Spanish soldiers, and the surviving villagers fled to the neighboring Tewa Pueblos of Tesuque, Pojoaque, Nambé, and San Ildefonso. From 1540 to 1848, the Pueblos fell under Spanish, then Mexican governance. In 1848, the Pueblos became part of the United States.



Nambe Pueblo, circa 1880 Photo by: John K. Riddle. Courtesy of Palace of the Governors (MNM/DCA) - Negative no: 7638

The cultural and traditional legacies of Pueblos in the Valley have faced serious challenges throughout history. The combined consequences of warring nomadic tribes, the Spanish conquest, smallpox, lack of water and a diminished land base due to encroachment all contributed to reduced populations of the Pueblos in the Valley over time. The current Pueblos of Nambé, San Ildefonso and Pojoaque have both common and distinct histories, and have survived through the difficult periods that have occurred in the Valley.

Pojoaque Pueblo, in particular, was sparsely occupied for a period from 1914-1922. However the Pueblo was repopulated with the return of members of five native families in the 1930s.

Nambé Pueblo has been continuously occupied since the mid 1300s, with



several villages originally distributed along the eastern end of current Pojoaque Valley. Around 1700 the last of these sites was abandoned and the current Nambé Pueblo became a central village. The Spaniards found the Nambé area particularly attractive for agriculture and settled near the Pueblo. The Rio Nambé originates in the Sangre de Cristo Mountains above Nambé Pueblo, and has historically been a major source of water for agricultural irrigation.

San Ildefonso Pueblo lies at the western end of the Pojoaque Valley adjacent to the Rio Grande. The Pueblo was established in the late 1500s and early 1600s where water for crop irrigation was plentiful. San Ildefonso is easily located by the identifying natural landmark of Black Mesa, or *Tunyo*, in Tewa, which is intimately connected with the life, religion and history of the Pueblo. It was from the top of Black Mesa that the San Ildefonso people fought off Spanish soldiers in 1694. The production of pottery at San Ildefonso underwent a major revival beginning in 1880 with the development of new designs, leading to the Pueblo now being internationally recognized for the distinctive black on black matte pottery style.

The Colonial Period and Beyond

- In 1540, inspired by stories from Cabeza de Vaca's expeditions, Coronado's expedition to New Mexico and the search for the Seven Cities of Cibola began.
- In the late 1500s, in what is now Ohkay Owingeh (San Juan Pueblo), Don Juan de Onate established permanent settlements in northern New Mexico. El Camino Real was established between El Paso del Norte and Santa Cruz, New Mexico during this time.
- In 1680, Pueblo Indians revolted against the Spanish in New Mexico, causing the Spanish to flee to El Paso.
- However, in 1692 Don Diego de Vargas re-conquered the capital of the New Mexico territory.
- In 1821, Mexico won independence from Spain and expelled Spanish officials from New Mexico.
- War between Mexico and the United States concluded in 1848 with the Treaty of Guadalupe Hidalgo which placed the territories of New Mexico and California under control of the United States.
- New Mexico became a Territory on September 9, 1850 and a State on January 6, 1912.



*San Antonio de Padua Church, El Rancho, NM - ca.1948.
Photo by Tyler Dingee Courtesy of Palace of the Governors
(MNM/DCA) Negative no: 91893*



During this entire period, settlement of the Pojoaque Valley continued to occur as both individual homesteads and family compounds were built, farms and ranches were established and *capillas* (chapels) and churches were constructed. Small communities developed as families continued to grow and more settlers arrived. Land and water were key components to these settlement patterns as agriculture was a basis for most land use, and these two intertwined factors have played a major role in the history of the Pojoaque Valley.

Land Grants

In 1692, after the Reconquest, many land grants were given to followers of Governor Diego de Vargas, sometimes carved from Pueblo lands. Instead of the practice of *encomiendas* (a form of land granted, typically to soldiers and settlers that usually implicated Pueblo Indians living near the grant to pay tribute in the form of agricultural and trade goods or labor), the 18th century land grants tended to be private grants, where the individual who owned the land could sell it after the possession requirements were met. Community land grants became more prevalent in the nineteenth century. For community land grants, a family or group of families were usually given an allotment of land for a house, an irrigable plot, and a portion of unallotted land that was held in common for such uses as pastures, watering places, firewood, hunting, fishing, gathering plants/vegetation, and rock and mineral quarrying. In 1702 Don Ignacio Roybal applied to Governor Cubero for part of the abandoned Jacona Pueblo land. He was granted this land in 1735 by King Philip V of Spain. This grant, known as the Jacona Land Grant, was one of 295 grants created to encourage frontier settlement by the Spanish and Mexican governments from the late 1600s to 1846. The Spanish Crown granted land to the Pueblos starting in 1689.

Communal vs. Private Property

As the community land grants indicate, land was historically perceived as communal property. Land grants often took an organic form in concurrence with the natural landscape and based on foundations of social relations. However, when New Mexico became part of Mexico, later a Territory and then eventually part of United States, determination of private and public lands began to shift. During Mexican governance, legislation was created allowing the unused communal lands of both Indians and Hispanos to be distributed among private hands, creating a checkerboard pattern of land ownership. Further adjudication of land occurred during the Territorial period, where structured patterns such as grid-like township forms became common.

The Office of the Surveyor General of New Mexico was established in 1854 and the Court of Private Land Claims was created in 1891 to address land claims. As an example of one such claim, in 1893 the Court acknowledged 6,952 acres of the Jacona Land Grant, but stipulated that the heirs had to pay property taxes. In 1929 the Grant was seized by the federal government for failure to pay taxes. Several shareholders bought the Grant back that same year and reorganized it as a private, unincorporated association (Jacona Land Grant Association). Today 102 shares are divided among the estimated 318 members.

Although historically the Valley has had varying interpretations on land and water ownership, it was not until the Pueblo Lands Act of 1924 that Congress made a formal legal interpretation of land ownership. Numerous other private land claims in the Valley, including payments to Pueblos for lands lost from federal neglect, were settled after the Pueblo Lands Act. However, water rights were not adjudicated at the same time, setting the stage for future conflict.

Acequia Culture

Although the Pueblos had a system of irrigation and water movement, the Spanish settlers developed an *acequia* system in the Pojoaque Valley to expand systems that were already in place. As an example, between 1723-1725, Don Ignacio Roybal initiated construction of the *Acequia Madre de los Senores Roybales* (Now known as the *Acequia Larga de Jacona*). The *acequia* organizations in particular were responsible for overseeing the equitable distribution of irrigation water in the Valley and in other rural communities throughout northern New Mexico. The most important role of the *acequia* was that it was a source of livelihood; using the water to assist in the cultivation of food for sustenance and survival. This irrigation institution was the basis for collective action as communities were united through a system that provided self-sufficiency and self governance. Land use patterns were often referenced to *acequias*, with clustered homes situated above an *acequia* on an elongated lot with the agricultural land below the *acequia*.



Pojoaque Canteen, Pojoaque, NM, June 1949
Photo by: Anaelato G. Apodaca Courtesy of
Courtesy Palace of the Governors (MNM/DCA)
Negative no: 149284

Modern Times

While agriculture and mutual cooperation guided much of the early development of the Pojoaque Valley, the increasing population and shifts in land use patterns have brought about changes in the nature of the Traditional Communities. Some of these changes are manifested in historical and current conflicts created by the interweaving of private and Pueblo trust lands. Outside influences have also affected the sense of community and cooperation in the Valley. Mutual aid societies such as La Sociedad Protección Mutua de Trabajadores Unidos, or S.P.M.D.T.U., established in 1929, united Hispanos to assist and protect members from inequities. New Deal programs of the 1930s brought English-language schools to the Pojoaque Valley and the establishment of the Los Alamos



Los Matachines Dance in El Rancho for New Year's Day

Scientific Laboratory (now Los Alamos National Laboratory) in 1943 offered employment to many in northern New Mexico. As the Laboratory grew, homes and land in the Traditional Communities were purchased by scientists and engineers and agriculture was impacted by the loss of irrigable land to residential development.

The first volunteer fire department in Santa Fe County was established by community members in Pojoaque in 1959. The Pojoaque Valley Irrigation District was formed in 1969 and the Nambe Dam was constructed by the US Army Corps of Engineers in 1974, enhancing the acequia system with a more reliable source of water, but also complicating disputes over water rights. The State of New Mexico vs. Aamodt water rights lawsuit was filed in 1966 to determine the surface and ground water rights of users in the Nambé, Pojoaque and Tesuque drainage basin (the Pojoaque Basin). A decision from the court became necessary as a result of congressional legislation in 1962 that provided for water storage projects such as the Nambé reservoir; producing a cost that had to be fairly distributed among users. Over the years several legal decisions were handed down and adjusted, including the limitation of Pueblo water rights to historical beneficial use based on the doctrine of prior appropriation and the subsequent reversal of this decision. Despite these decisions water rights in the community remained unresolved. In 1999 a federal judge ordered the parties to engage in negotiations which are still ongoing.

In the late 1980s, tribal gaming emerged as a rapidly-expanding form of economic development in New Mexico. The Pueblo of Pojoaque opened the Cities of Gold Casino in 1995, driving a rapid expansion of both residential and commercial development in Pojoaque. The major highways in the Pojoaque Valley were reconstructed during the 1980s and 1990s, both better connecting the Valley with Santa Fe, Espanola and Los Alamos and bringing additional pressures to maintaining the rural character of the Valley.

Still, the people of the Pojoaque Valley have a history of collaboration; land-use decisions were made in the past in ways that were cooperative and respectful, issues were discussed face to face and there were shared gathering places where people came together as a community. Today we are at the point where collaboration and community involvement will be important in solving present and future issues.

b. Natural Resources/Features

This section not completed in original community plan.

c. Public Facilities & Services

This section not completed in original community plan.

d. Growth Trends

The Pojoaque Valley has been a traditional agricultural settlement with a land tenure and social tenacity that makes it unique. The families that have held the land for centuries have created the Valley's own distinct world-view and tradition of intercultural cooperation. On the other hand the Pojoaque Valley is not monolithic. Although each community that makes up the Valley has a different history, depending on the land and the need to work together has bound these communities together in the face of environmental hardships, social and political struggles, and more recently, the growing pains associated with changing cultural and economic factors.

Today, the Valley has remained relatively rural compared to the more urbanized centers of Santa Fe, Espanola and Los Alamos that surround it. Although the Valley lacks many of the services and amenities found in urban areas, it has retained a unique rural character and the nuances of rural living. The feeling of openness is due in part to the adjoining lands belonging to the Pueblo Indians. These protected Pueblo lands provide natural viewsheds. In addition, the dense but rural nature of the Traditional Communities will not allow the proliferation of growth.

The rural character of the Valley remains important to community residents. Residents prize their ability to use their land for a mixture of uses including agricultural, residential and non-residential. Committee members have identified rural land patterns as desirable although there is recognition that activity in the surrounding Pueblos will provide impetus to growth and development.

Existing Zoning

Areas of the Pojoaque Valley designated as Traditional Communities that qualified for a community planning process in Zoning Districts (TCZD) were created under the 1980 County General Plan. The intention of this designation was to preserve the land use pattern and character of Traditional Communities in Santa Fe County. The Santa Fe County Land Development Code addresses zoning in Traditional Communities as follows.

Minimum lot size in the TCZD is one dwelling unit (du) per three quarters of an acre (3/4 ac). Minimum lot size can be reduced to one third of an acre (1/3 ac) with community water and sewer.

Population, Households and Housing

- In 2005, approximately 7,200 persons inhabited the Greater Pojoaque Valley. Of this number,
 - 5,000 lived in the Traditional Community District;
 - 900 lived on tribally owned lands within Pojoaque Pueblo;
 - 1,100 lived on tribally owned lands within Nambe and San Ildefonso Pueblos; and
 - 200 lived in the non-pueblo portion of the Cuyamungue Land Grant.
- The Valley contains approximately 3,100 homes (2,175 of which are located in the Traditional Community District). Valley households number 2,800 (of which 2,000 inhabit the Community District).
- At present, Valley residents account for 9.6% of Santa Fe County's estimated "rural" population (i.e., County residents who live outside the City of Santa Fe).
- Noteworthy characteristics of the Valley's population include:
 - As compared to the rest of the County, the population is more Hispanic and Native American in character (59% and 19%, as compared to rural County averages of 50% and 4%);
 - The Valley hosts relatively more elderly (age 65+) persons;
 - Net in-migration into the Valley has been less than elsewhere in the County; in 2000, 71% of the population lived in the same homes they lived in 1995 (versus 59% in the rural County);
 - Valley residents have less formal education, and have lower incomes than the County average;
 - Valley residents are highly reliant on employment at Los Alamos and less dependent on the City of Santa Fe; 28% work in Los Alamos, 39% in the City (as compared to averages of 9% and 53%, in the rural County as a whole);
 - The proportion of mobile homes (25% of all housing) is slightly lower than the rural County average; vacation homes are few.

Current Employment

In 2005, the Valley hosted an estimated 1,282 jobs. Approximately 28% (360 jobs) of the Valley's employment is located in the Community District; 72%, outside the District (almost entirely on tribal lands). A large majority of the Valley's employees (952) work in the area's public schools, other government services, and the Valley's resort, recreation, and lodging industry.

The Valley's jobs-to-population ratio (18 jobs per 100 residents) is virtually identical to the rural County average. However, the Valley's jobs are disproportionately concentrated in educational and other government services and in the lodgings/entertainment/recreation industries. These activities account for 74.3% of the Valley's employment. In contrast, local service employment is very low. For New Mexico communities of similar size, private-sector workers who provide retail goods and consumer services to the local population typically average 18 employed workers per 100 local residents. The Valley average is 3.

Principal employers within the Valley are the Valley's resort and recreation complexes and the Pojoaque high school and elementary school. Together, they account for approximately 840 of the Valley's



employees. Government employment accounts for another 112 jobs; retail establishments, 104.

Development Trends

Population and housing growth in the Valley has been slower than the rural County average. Growth on non-tribal lands has been declining; growth on tribal lands (mostly, within Pojoaque Pueblo) has been increasing. On balance, the increase in tribal-lands growth has offset recently declining growth on non-tribal lands.

Annual population growth in the County (outside the City) averaged 4.5% during the 1990s, but since 1997 has dropped to an average of 2.2% per year. In contrast, the Valley as a whole has been growing at a fairly constant 1.3-1.5% since at least 1990.

During the last five years, net housing growth within the Valley has been relatively stable, averaging approximately 51 units per year.

- 43% of this growth -- 22 units annually -- occurred on non-tribal lands
- 43% (22 units), on tribal lands within Pojoaque Pueblo;
- 14% (7 units), on tribal lands within Nambe and San Ildefonso Pueblos.

One consequence of the Valley's stability and the County's declining growth is that the Valley now accounts for a larger share of County growth than has been the case in the recent past. Among major subregions of Santa Fe County (outside the City) during 2000-2003, annual net housing growth in the Valley ranked fourth, surpassed only by:

- Santa Fe Community College District (123 units/year)
- Tres Arroyos/West Las Campanas (74 units)
- Eldorado (72 units)

In addition, the Valley -- despite its low rate of historic and recent growth -- has now grown to a size equal to many established, self-sufficient, and incorporated New Mexico communities. For example, the Valley's current population (7,200) is comparable to those of: Aztec (6,900), Belen (7,100), Bernalillo (7,500), Raton (6,900), Truth or Consequences (7,200), and Taos (4,800).

Finally, review of development plans currently under consideration in the region indicates that through 2010, population and housing growth in the Valley will remain generally stable at current levels.

II. Community Planning

a. Community Planning Overview

The 1980 Santa Fe County General Plan first identified Traditional Communities throughout the County. This identification was devised to recognize areas in the County that had been settled at densities higher than the hydrologic studies and 1980 General Plan would allow, where there was a long history of family settlement, and where the opportunity existed to provide or improve water and sewer systems.

The original criteria for Traditional Community status has been continued and incorporated into Article XIII of the County Land Development Code. A place that receives a traditional community status must have the following criteria:

1. Continuous settlement since 1925;
2. A historic pattern of diverse and mixed community land uses which carried through to the present;
3. Presence of historic structures; and
4. Existence of a village center.

The Pojoaque Valley settlement areas of Nambe, Pojoaque, Jacona, Jaconita, El Rancho and Cuyamungue were designated as Traditional Communities in the 1980 General Plan based on the criteria above.

As unincorporated communities throughout Santa Fe County have experienced rapid growth over the past two decades, community members realized that planning would be a necessity to address the issues in a proactive, not reactive manner. Therefore, in 1996, the Board of County Commissioners requested that the Land Use Department and Planning Division begin working to help Traditional Communities and Contemporary Communities develop local land use plans. Santa Fe County Ordinance 2002-3 (which revised Ordinance 1998-5) is known as the Community Planning Ordinance and describes the process for conducting community plans and provides for County staff to assist communities in developing plans.

The Pojoaque Valley has a history of unique design characteristics and settlement patterns. Like many of the Traditional Communities of Santa Fe County, the Valley is currently facing critical issues brought about by increases in population, erosion of the agricultural base, development pressures, and inadequate infrastructure and services. Unlike many of the other Traditional Communities, however, the Pojoaque Valley shares the landscape with the Native American Pueblos of Nambé, Pojoaque, and San Ildefonso. This unique relationship presents different challenges and opportunities especially related to boundaries, economic development and infrastructure.



A dramatic change in the Pojoaque Valley occurred about 10 years ago with the advent of Indian gaming, followed by a rapid increase in commercial development, primarily on tribal land. In late 2002, a group of citizens, concerned about the disparate development patterns in the Pojoaque Valley, assembled, and with the support of the County, began to explore how an unincorporated area could manage future growth and development in the Valley.

Since several issues common to the Traditional Communities of the Pojoaque Valley were identified, a decision to work collectively to solve them via community planning was made. The Pojoaque Valley Planning Committee (PVPC) was formed, members and leaders from each of the Traditional Communities were identified, roles of Committee members were defined, and the consensus process was chosen for Committee business. A petition to formally begin the planning process for the Pojoaque Valley was drafted and on December 10, 2002, the Board of Santa Fe County Commissioners approved resolution 2002-163 to initiate the planning process.

We have discovered through this planning process that the people of the Pojoaque Valley have a strong desire to preserve the rural character, history and culture of the Valley; improve land use controls and community services to help manage growth; and protect and strengthen relationships between neighbors, including our Pueblo neighbors. People in the Valley also believe that sustainable water and wastewater use are critical to a high quality of life.



View of Los Barrancos in the Valley.

This is the first time that the Pojoaque Valley communities have collectively addressed such a comprehensive list of concerns. Developing the Pojoaque Valley Community Strategic Plan has been a concerted effort to take all of these concerns into consideration and craft a strategic plan that provides both short-term and long-term actions. The goal of planning and zoning in this area is to preserve the intrinsic character and integrity of the Valley, while enabling growth in the community over time.

Major Themes

At meetings held during March 2003, the Pojoaque Valley Planning Committee (PVPC) reviewed several different planning methodologies and agreed to undertake the Pojoaque Valley Community Plan as a Strategic Plan. In addition, the Committee also agreed that the Community Strategic Plan would focus on five major consolidated issues:

1. Water and Wastewater;
2. Land Use and Growth Management;
3. Rural Lifestyles and Agriculture;
4. Pueblo Relationships, including Boundaries and Roads;
and
5. Community Facilities and Services.

At this time the Committee was ready to move forward with a strategic, yet community-oriented planning process.

Community Involvement

The Community Planning process has incorporated extensive public outreach activities, which have included several community-wide mailings using the County Assessor's database, periodic newspaper display advertisements or bulletins in the Pojoaque Valley section of the New Mexican, and flyers posted in community spaces like the post office and the grocery store, to name a few. Community members who attended meetings were included in a mailing list and were sent regular notices and agendas of the bi-monthly Planning Committee meetings through Santa Fe County Planning Division. A website on the County home page for the Pojoaque Valley Planning effort was also created to allow access to historical information about the planning process, past community meeting notes, summaries from the past three years, and future meeting dates.



Focus group meetings were held at the beginning of 2005 in order to solicit broader community input and to prepare for the community-wide forums. Focus groups were held with a neighborhood association in the Valley, a high school youth group, a senior/elder group, an acequia/farming group, and a local business owners group. These focus groups provided invaluable information about some of the issues each of them were facing in the Valley, and what each of the groups would like to preserve and protect. In addition, a survey was created to get more feedback. This survey was circulated during the various community events the Committee participated in such as the Pojoaque Festival and The Gathering for Mother Earth.

The Committee then held two community-wide forums, one in February and one in August of 2005. Both of these forums were held in order to present information to the public about what the Committee saw as important issues and to get feedback on these topics. At the first community-wide forum the Committee sponsored a logo contest. As a way to get the youth involved, the Committee asked two art classes at the Pojoaque Valley High School to be involved in designing the logo for the PVPC. The students produced some magnificent work for the contest. Although not all could be selected, the winner of the logo contest was Steven "Ike" Martinez, whose logo is displayed here. The logo winner was selected by community participants at the 1st Community-Wide Forum. Steven was presented with a \$100 award and a certificate. The 2nd Place winner was given a \$50 award and a certificate. The Honorable Mentions were each given an award certificate. All students were individually honored at a PVPC meeting in April 2005.



The Pojoaque Valley Community Open House was the final community outreach event held on May 19, 2007. This event was well attended and gave members of the community a chance to give their feedback on the final draft of the Strategic Plan, but in a community-oriented and less formal setting.

b. Planning Area

As defined for this Plan, the "Greater Pojoaque Valley" includes (a) all land located within the Federally-defined Pueblo boundaries of Nambe, Pojoaque and San Ildefonso, plus (b) that portion of the Jacona Land Grant which lies north of State Highway 502, plus (c) that portion of the Cuyamungue Land Grant which lies outside Pueblo boundaries. So defined, the Valley extends across 101.3 square miles (64,850 acres), accounting for 5.3% of the County total.

The Pojoaque Valley Traditional Community District, as designated by the Santa Fe County's 1980 General Plan, lies entirely within the Greater Pojoaque Valley. The District occupies 7.4 square miles (approximately 4,700 acres) of land. Although the District occupies only 5% of the Valley's geography, it currently contains 69% of the Valley's population and 28% of its current employment.

Jurisdictionally, land use planning and regulatory authority within the District (as well as the non-Pueblo portions of the Jacona and Cuyamungue Land Grants) resides exclusively with Santa Fe County. Regulatory authority for development of lands contained within each Pueblo's boundaries, but outside the proposed District, is vested in each of the three respective Pueblo councils of Pojoaque Pueblo, Nambe Pueblo, and San Ildefonso Pueblo. Tribally-controlled lands occupy 88% of the Valley's landscape. Non-tribally owned lands -- including the currently proposed Pojoaque Valley Traditional Community District, the Jacona Land Grant, and a portion of the Cuyamungue Land Grant -- occupy the remainder (Pitts, 2006).

c. Major Issues

At an initial public meeting held in October 2002, where members of all of the Traditional Communities attended, the following community issues were identified as important to consider in a Community Plan:

- Agricultural and Cultural Resources Protection
- Air, Light and Noise Pollution
- Problems with ATVs (all terrain vehicles) – safety, liability, trespassing
- Community Facilities and Services – fire, police, community centers
- Housing – affordable housing, opportunities for additional housing, balanced growth, areas appropriate for housing
- Infrastructure – roads, utilities and high tech communications
- Lack of Public Transportation
- Land Use and Zoning Problems – land use controls, code enforcement, density, rural area protection, commercial mining, pollution
- Limited Open Space – recreational facilities and bike lanes
- Maintenance of Rural Lifestyle
- Planning Boundary Issues – original land grant deeds and boundaries, property ownership
- Pueblo Participation and Involvement in the Planning Process
- Trash – illegal dumping, no solid waste disposal system
- Tribal Land – sacred sites and sovereign rights
- Water Preservation and Conservation – water rights, acequias, quality of drinking water, wastewater treatment and disposal.
- Youth Participation in Community Issues

III. Community Vision & Future

a. Community Vision

What follows is the vision for Pojoaque Valley as collectively expressed by those who participated in the community visioning process undertaken between March and May 2003. It portrays what the community imagines Pojoaque Valley could be like in 2025, if strategic actions are taken to turn this Vision into reality. The Vision is written from the perspective of a community member living in the Valley in the year 2025. Some may feel the Vision is too optimistic; however, what

seems difficult, or impossible, in the short-run becomes an exciting challenge over a period of two decades. In addition, the Vision bonds a community, stimulates decision-making processes and becomes a catalyst for action.

Vision 2025

Pojoaque Valley is still home to our thriving predominantly rural communities. We remain blessed by the natural beauty that surrounds us and continue to honor our historical roots. We cherish our socio-economic and cultural diversity while nurturing and protecting the harmonious and interdependent relationships among all our people.

Pojoaque Valley continues to retain its quiet, rural character: small vegetable gardens and farm animals such as horses, cows, and chickens are a common sight; roads remain relatively narrow and typically unpaved with no billboards; vibrant and economically viable acequias water agricultural lands; cottage industries and carefully placed; resource-conserving small businesses enhance economic viability while preserving open space; and star-lit skies outshine artificial light. We enjoy clean air, land, and water, and everyone knows their neighbors.



We have high quality community facilities and services that are accessible to everyone. The Valley's schools are among the best in the nation. Skilled and considerate law enforcement officers who have roots in our communities encourage respect for the law. We have excellent fire protection and guaranteed access to our properties via rural roads that are safe for us and our children to walk, as well as ride bicycles and horses. There are effective solutions for solid and liquid waste management.

Lovely public open spaces, recreational areas, and comfortable plazas have been developed with community energy where residents of all ages gather and foster a cohesive atmosphere that distinguishes our Valley as a model of community cooperation and mutual support.

Because of an earth affirming, cooperative planning, and implementation effort, we have fulfilled our expectations for a high quality of life for our families now and for future generations.

Mission Statement

Our mission is to formulate a strategic plan for sustainable development⁶ that promotes the rural quality of life in the Traditional Communities in the Pojoaque Valley. The quality of life we want includes:

- a) maintained rural character of the Valley as described in our "Vision 2025";
- b) harmonious relationships between Pueblo and Non-Pueblo communities;
- c) secured water sources and good quality drinking water;
- d) secured access to property;
- e) satisfactory level of community facilities & services, particularly the provision of appropriate liquid & solid waste management, law enforcement, safe roads and wellness facilities;
- f) substantial open space, organized recreational areas and shared gathering places; and
- g) quality public education that promotes citizenship responsibility of a democratic society⁷ within our community and prepares our children for the demands of 21st century employment.

⁶Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

⁷ Citizenship responsibility of a democratic society refers to the obligations to contribute to the common good by performing duties to benefit the community.

Mission Objectives

- 1) Empower the Pojoaque Valley Traditional Communities by developing an evolving planning capability, including the capacity to effectively coordinate programs and projects among key stakeholders, to secure funding, and to implement this Plan.
- 2) Promote an economy that supports and revitalizes the agricultural activity in the Valley while developing other resource-conserving economic activities.
- 3) Identify, map and work towards resolving jurisdictional boundaries in an effort to formulate and implement County land use ordinances.
- 4) Develop land use ordinances that reflect a concerted and cooperative effort among the County, State, and Pueblo governments in resolving the Valley's growth management issues:
 - Maintaining the Valley's rural character
 - Maintaining adequate water supply and good water quality
 - Developing a capacity to manage solid and liquid wastes
 - Preventing loss of agricultural lands and increasing open space
 - Providing infrastructure including related public services and public safety
- 5) Develop local indicators that the Planning Review Committee can use to monitor and evaluate the Plan's implementation.

b. Plan Recommendations

The results of the SWOT analyses were combined with information including key facts, key stakeholders, key information sources and the relationship to other themes and topics to guide the refinement of specific goals and the actions needed to achieve these goals. These action plans form the core guidance of this Community Strategic Plan.

Once the SWOT analysis was completed, the First Community-wide Forum was held on February 2005. From this meeting, matters of importance to community members were synthesized into a document called "A Desired and Positive Future Scenario for the Pojoaque Valley." The details of these findings are outlined in the following section.

Through a series of specific PVPC meetings and community meetings, a Future Scenario for the Valley was articulated that reinforced core values and goals:

- Preserve the rural character, history and culture of the Valley
- Provide high quality community facilities and services, and
- Foster community cooperation and mutual support.

When asked what a desired, positive future scenario would look like, Valley residents were clear that:

- Development would be controlled
- A local economy would be consistent with a rural system and setting
- A few new facilities would support "community" in the Valley
- The Valley needs some kind of organizational entity to look after the interests of the Valley and cooperate with the Pueblos
- Youth need to be involved in the future.

A positive future must be tempered by what is true about the current circumstances in the Valley; assumptions about we believe to be true:

- The Valley is rooted in rural agriculture, the interweaving of private and Pueblo trust lands, and the intercultural cooperation of a diverse mix of people;
- The residents of the Valley want to preserve its rural character, natural beauty, the acequias, the open space, and the high quality of the environment;
- The Valley is influenced by the advent of Indian gaming and the subsequent expansion of commercial development;

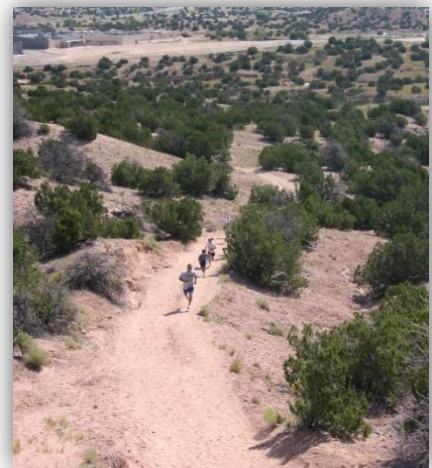
- The economy of the Valley depends on its relationship with Los Alamos, Santa Fe, Espanola and the economic activities of the Pueblos;
- The conflict over water usage and appropriation undermines cooperation among residents of the Valley, and discourages a belief in a positive future; and
- A positive future must include strategies that motivate young people to stay in the Valley.

A positive future for the Valley must also be realistic about challenges it faces:

- Residents must find better ways of communicating with each other;
- Rapid residential and commercial development threaten the traditional nature and quality of life in the Valley;
- Conflict over water persists in the Valley;
- The interweaving of private and Pueblo lands is straining relationships; and
- Pueblo gaming, related commercial development, zoning and the reconfiguration of local highways present challenges to realizing a diverse local economy.

A New Planning Approach

After formulation of this desired and positive scenario for the Pojoaque Valley, the Planning Committee acknowledged that a new planning approach would be needed to achieve this positive future scenario. One of the key elements to this approach was to determine what could be planned cooperatively in the community, particularly with the Pueblos, and what lied outside of the scope of such planning. This was of the utmost importance since Valley residents have no independent, formal source of political power. The Committee realized the power limitations that they had, given the unique Planning Area of the Valley. That is why the Committee selected specific achievable actions that would require collaboration and dedication from community leaders, and various governmental agencies representing the Valley



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SAN MARCOS

I. Community History and Trends

a. History

The San Marcos district has a rich history and it was fortunate that the Planning Committee included historians and others who were enthusiastic about telling the story of the area. Walter Wait created the following narrative from interviews with Helen Boyce, Marie Harding, Jerry West, Archie West, Curt and Polly Schaafsma. It includes contributions from Bill Baxter and Homer Milfred.

The Early History of the San Marcos District

People have lived in the San Marcos District for a very long time, and for the first 10,000 years they tread relatively lightly on the land. Several species of large animals disappeared about 10,000 years ago, so the real impact of the presence of the first New Mexicans remains unclear. About 700 years ago, during a particularly rainy period in the Southwest, a great pueblo appeared on the north bank of the largest arroyo in our district.

This pueblo, called Corn Pueblo (in Keres) or Turquoise Pueblo (in Tewa), is most widely known by its Spanish name, San Marcos. Blessed with reliable springs, land especially suited for growing corn, nearby mineral resources (including lead for decorating pottery and turquoise) San Marcos prospered. It soon became one of the largest pueblos in the Southwest. For nearly 400 years the fortunes and population of San Marcos varied with cycles of rain and drought, and with the comings and goings of different peoples. Possibly the greatest change happened about 1635 when Spanish Franciscans came to live here, building the Iglesia de San Marcos atop one of the pueblo room blocks. The San Marcoseños were early participants in the Pueblo Revolt of 1680, and when the Spanish departed New Mexico the surviving San Marcosenos moved into Santa Fe, eventually abandoning the pueblo altogether.

Upon his 1692 return to New Mexico, Diego de Vargas found San Marcos in ruins, and the entire Galisteo Basin depopulated. In the next hundred years the only attempt at re-colonizing the basin occurred at Pueblo de los Tanos. This effort failed due to constant strife. The San Marcos Grant was received from the Spanish Crown in 1754, but was used only irregularly by Spanish colonists for grazing. The 1,895 acres that composed the grant was centered on the San Marcos Church. The tract was reserved for the poor of Santa Fe so that they might have a place to graze their cattle. It was confirmed by the United States Congress in 1892 and was patented in 1896. By the early 1800s some outlying ranchos began to edge closer to the old San Marcos pueblo. Among these were the Delgado and Gonzales families from La Cienega, and the Ortiz and Pino families from the new settlement of Galisteo. But it was not until 1879 that the backwater world of San Marcos was turned upside down. In the first six months of 1879 more than a thousand Colorado miners, so called because many came from Leadville, Colorado, descended in a mining “feeding frenzy” upon the Cerrillos Hills.

The Cerrillos mining boom was on. The camps of Carbonateville, Bonanza City, Poverty Hollow, and Hungry Gulch, all of them within today’s San Marcos District boundaries, sprang up overnight. Early the next year, when the new railroad arrived, those camps were joined by a new railroad-mining town named Cerrillos Station. As it is with all booms, this one too went bust, and by 1890 all save Carbonateville and Cerrillos were memories. Carbonateville died in 1899 with the closure of its post office. Cerrillos Station, of course, survived as the Village of Cerrillos.

From 1890 to the Early 1930s

After the mining boom in Cerrillos Hills collapsed in the late 1890’s, most people who lived in the area between Santa Fe and Cerrillos reverted to a centuries old pattern of ranching and farming. By 1900 only a few of the more than 2000 mining claims were still actively being pursued. Cerrillos had shrunk from its boomtown high of about 2500 people to less than 500 souls.

In 1872, Government surveyors opened up much of the lands within the San Marcos District to homesteaders. The surveyors’ hand written notes indicate that no one was living in the area east of the mining district. Until about 1932 State Road 10 ran north from Golden up the Tuerto arroyo and between Lone Mountain and Captain Davis Mountain and on the Ortiz Mountains to Dolores. From Dolores the route went down what we now call Gold Mine Road to Cerrillos. It continued

north from Cerrillos up the Arroyo de las Minas to Carbonateville, continued north (this stretch duplicating a small part of modern CR 45) to Bonanza City, north from Bonanza City between Cerro de la Cruz on the west and Los Cerrillos (the original little hills) on the right, in a long run (now partly under I-25) to the Plaza. The route close to downtown Santa Fe followed what is now Cerrillos Road.

From the late 1890s through the early years of the twentieth century, at least 20 to 30 homestead claims of 160 acres or more were proven in the San Marcos District. For example, John Dody moved west by covered wagon around 1900 and settled on a section of land just northwest of the current site of the Turquoise Trail Elementary School. Just south of there, Dody's niece and her husband Mr. Morrow, built a similar homestead. For a short period of time the Morrows raised foxes on this property. The Morrow homestead windmill can still be seen west of the school.

Probably one of the earliest homesteaders to the San Marcos District was Thomas Whalan. Born in Ireland in 1842, he immigrated to the US in 1866 and spent the rest of his life pretty much digging holes in the Cerrillos Hills. He named one of his claims the "Maid of Erin," and worked for McNulty at Turquoise Hill as late as 1907. In 1892 he patented 160 acres along the Gallina Creek, just south of the current Bonanza Creek Road, and extending west to "Picture Rock." He built a two-room rock house and dug two wells on the property.

According to Leo Dillenschneider, who owned the homestead fifty years later, Whalan transported water from these wells to Carbonateville and other mining claims in the Cerrillos Hills. One hundred and twelve years later, Whalan's house still stands. Much enlarged over the years, it is the current residence of Curt and Polly Schaafsma. It is arguably the oldest continually occupied house in the District.

Otto Zeigler patented 160 acres in 1891 adjacent to Whalan and may have bought Whalan's property in the mid 1890s. Charley Keesoff owned the now 320 acre property in the 1930s and probably operated it as a farm. Frank Calvin, a Bishop's Lodge wrangler in the late 1920s and 1930s, homesteaded lands within the vicinity of the Turquoise Trail Fire Department buildings. And in 1926 Joseph Byrne procured the 640 acre homestead that would become the Synergia Ranch.

Between 1920 and 1930, many of these holdings were cobbled together to form larger ranches. The Mocho brothers, native Basques, created what would one day be called the Jarrett Ranch. The Dody, Morrow, and Calvin holdings eventually were absorbed by the Jarrett ranch. The Great Depression probably encouraged this consolidation.

Frank Calvin went on to "marry well" and purchased the old San Marcos Grant Ranch. This ranch stretched along the San Marcos Arroyo almost up to the current Thornton Ranch. In the south part of the district Henry Trigg, son of a doctor and heir to a long West Texas ranching tradition, started buying ranch land primarily to the west of Cerrillos. For several years Henry lived in a little dugout just below Devils Throne. By the late 1940s he had cobbled together a huge holding. About this time his mother, a Dallas, Texas sophisticate, came to visit him. She disapproved of his crude lifestyle and bought him the old Palace Hotel in Cerrillos. It was there that he raised his family and managed the ranch well into the 1960s.

At least one old ranch endured. This was the 3,000 acre Chaquaco Ranch, a sheep ranch that is believed to have had its roots with the Spanish Pino and Ortiz families.

The district always seemed to attract its share of romantics, oddballs, and "people of interest." In 1932, for example, John Underwood, heir to the Underwood Typewriter Company, purchased four to five hundred acres just west of the Lone Butte. He was a poet, and his much younger wife, Emily, raised Arabian horses. Thirty years later, their ranch house became the Eaves Ranch headquarters. West of them, "ol man Byrne" had settled in the 1920s. His wife, an "educated and aristocratic woman" started "Nells Girls," a club for young women, in Santa Fe. Nell still lived at the Byrne Ranch house in 1943. They were the only family in the district that had a telephone at that time.

To the south, Tom Perkins, a great cowboy, colorful eccentric, and World War I veteran (who was rumored to have killed a man in Utah), lived in a small adobe cabin within the San Marcos Pueblo Ruins. He worked for Henry Trigg.

In the western part of the district, mining for lead and zinc led to a brief resurgence of the mining industry. This was largely fueled by the high metal prices created during World War I. Archie West recalls that Nell Byrne told him that she had lived

in the big brick house at the Cash Entry Mine as a girl. By 1930, however, all the mines except the Cash Entry, the Bottom Dollar, the Tom Payne, and the Pennsylvania mine had been, once again, abandoned.

The Late 1930s to the mid 1960s

In 1930 the plans to improve State Road 10 north of Cerrillos were stymied first by the narrow, hard rock Arroyo de las Minas and second, by the fact that Carbonateville and Bonanza City were gone. The State re-routed SR 10 by using part of the old Cerrillos to Galisteo road that paralleled the railroad track. The Arroyo de las Minas route was turned over to the County. The county ceased to maintain the part of Arroyo de las Minas road (now CR 59) north of the CGP bar gate in 1992, but has never formally abandoned that right of way.

The dirt San Marcos road from Santa Fe to Cerrillos (currently State Route 14) was paved in the late 1930s to better accommodate travel between Cerrillos and Santa Fe. Until somewhat recently, Bonanza Creek Road extended west another ½ mile before turning north towards Turquoise Hill. J.P. McNulty's house was located where the road turned west again. He and his family, and sometimes his employees, lived there from 1892 to May of 1919, when McNulty, by then solo, moved permanently to Cerrillos. From 1902 onward the Turquoise Hill property produced very little turquoise, but McNulty continued to care for the mines until his death in 1933.

There was a "two track" leading off to Galisteo, and another leading to the Hazel Cash ranch and San Lazaro Pueblo Ruins (South of the Galisteo Wash). County Road 44 was a ranch road. In 1963, when Helen and Richard Boyce finished building their home on 22 acres just off the recently paved Route 14, there were six families living in the northern portion of the San Marcos District. Helen stated that with the exception of Mrs. Jarrett (who was no doubt busy at the ranch) all of the women who lived in the area attended her wedding shower: Mrs. J.W. Eaves, Mildred West, Genie West, Mrs. L. Dillenschneider, Mrs. B. Van Meter, and Mrs. J. Shafer.

The vast Jarrett Ranch had grown to more than thirty thousand acres, covering all of what is now the Rancho Viejo Partnership lands, the San Marcos Subdivision, and the current Bonanza Creek Ranch. Immediately south of the Jarrett Ranch and east of Route 14 lay the two West ranches. Hal West, his wife Mildred, and their children, owned and ranched a 220 acre portion of the section just off 14. They moved into the Bruce Parker homestead in 1943. The old ranch house (originally built by Parker) can be seen in the trees just north and east of the intersection of State Highway 14 and County Road 44.

Archie West, Hal's son, still lives there. Hal's brother Gene and his wife Genie, bought the 3,000 acre Chaquaco Ranch (currently the Silverado and South Fork neighborhoods and beyond) from the Gonzales family in 1946. Jack Shaffer, the author of the immortal story Shane bought about 100 acres immediately south of the West property.

Mr. Witticker, a Santa Fe lawyer, and his family owned 60 to 80 acres west of Highway 14 and north of the Boyce property. There were at least four families living on the dirt lane that became Bonanza Creek Road. In the early 1940s, two women, Dr. Jones and Fern Buckner, bought the 360 acre homestead that is located directly north of Bonanza Creek road and immediately west of State Route 14. They purchased the land from Gene West who also built them a comfy home on the property.

After World War II, Bill Van Meter, a retired naval Officer, and his wife Alene, purchased the property. The large adobe home that currently houses the glass workshop, just beyond the dip of the Gallina Creek and to the north of the road, was originally the Jones and Buckner house.

Leo Dillenschneider and his family moved into the old stone and adobe Whalen homestead across the road from the Van Meters. The house and lands had gone through various transformations over the years and two adobe additions had been added as early as 1918. It had been, variously, a dairy operation, the home of "Lone Butte Mineral Water," and a farm producing pears, tomatoes and corn in the 1930s and 1940s. In the 1940s the property was known as the Picture Rock Ranch, named for the petroglyphs on top of what is now known as the "lone butte."

In the 1950s the Dillenschneider family owned about 320 acres along the road from Highway 14 to beyond the "lone butte." From this base, Leo worked in town, first for Santa Fe Motors, then for the Board of Education. J.W. Eves and his wife

owned the old Underwood ranch that would become both the J.W. Eves Movie Ranch and the Rancho Allegre subdivision. They lived in the sprawling Underwood ranch house.

To the west of Eves was the Byrne Ranch, owned during the 1960s by Chuck Taylor. Up until 1968, Taylor raised quarter horses on the property. The ranch house burned down in the mid-1960s and Taylor turned to subdividing land. He carved out the Silver Hills subdivision, with lots ranging from 9 to 20 acres, in 1967. The Hughes (formerly Jarrett) Ranch headquarters was located where it is today (although Bonanza Creek Road did not exist past the entrance to the Synergia Ranch until later).

Continuing south on SR-14, past the Boyce's newly constructed adobe home, was the Calvin ranch. This ranch spread both west and east of State Route 14 to the San Marcos Arroyo. The Thornton ranch lay to the East of Calvin ranch. The West Side of State Route 14, currently the vicinity of Wolf Road, was also owned by Calvin.

The Sweet Ranch came next. It lay north and south of the Santa Fe railroad tracks and linked up with the Ortiz Grant. Clarence Sweet purchased the place in 1941. To make ends meet, Clarence opened "Sweets Petrified Forest," perhaps the first San Marcos District tourist trap. From a hole in the sandstone, he showed off "gizzard stones," from dinosaurs, petrified bread, Indian artifacts, and large petrified logs. Archie West recalls that he "always had a silly grin on his face." During World War II, Vern Byrne (Nellie Byrne's son), and his wife La Vern bought and were the last to operate the Mina del Tiro, Pennsylvania, and Bottom Dollar mines. The struggling mining companies pretty much gave up the ghost in the mid-1950s, although there was some attempt by big mining companies to rediscover the area in the mid 1970s.

The Pennsylvania Mine closed in 1953. The Tom Payne mine and the Bottom Dollar mine followed in 1956. The Cash Entry Mine was still in operation in the late 1950s although no one lived in the big brick Victorian house that stood just west of the mine itself after 1953.

No more than ten very rural families lived in the San Marcos District from late 1940 to the early 1960s. The Boyce property had the last electrical pole in the district until about 1965. Up until the time the State Penitentiary was built (1956), the West and Boyce houses would have been the only houses to be seen from State Route 14 until you reached Mary Salazar's house at the Garden of the Gods.

Break-up of the smaller ranches: Mid-1960s to Mid-1970s

While ranching continued to be the primary land use in the early 1960s, many of the active ranchers depended on leasing grazing rights from other landowners who, in turn, benefited from the tax status of holding agricultural properties. According to Jerry West, small ranches had actually ceased to be profitable in the late 1940s. Ranching on properties under several thousand acres had become economically unviable by the mid 1960s, and most ranchers either had jobs in town or earned cash as artists, writers, or craftsmen. Access for livestock throughout the San Marcos District, however, became more wide open as fences were not maintained. For a while both cattle and horses could start at one end and gallop (or ramble) the full length of the district.

Property subdivision in the 1960s was relatively easy and fairly lively. Mrs. Helen Boyce recalls a fellow who owned a small holding (under 10 acres) near the Goodwin Ranch on the Galisteo Creek. He penciled four lines on a plat drawing, as a four way land split and submitted it to the county. It was quickly approved.

The first and most visible ranch breakup began in the late 1950s with the Calvin ranch. Frank Calvin sold off large and small chunks to whomever had an interest. According to Archie West, it was an orderly affair and covenants were placed on much of the divided property. Helen Boyce recalls a 600 acre portion to the west of the old fire station that was still up for sale in the late 1960s. Helen also recalls that Henry Trigg, who held so much of the property west of the Village of Cerrillos, told her that he would have gladly sold the Boyces as much land as they wanted for \$5.00 an acre.

The original families often carved out properties for sons and daughters and began thinking about how to adapt to a future without ranching. The Eave's Movie Ranch, for example, was built on ranch land in 1955. On May 3, 1945, Roy Glockhoff and two partners formed the Tri Cities Syndicate, which eventually owned over 500 acres around the Cash Entry mine, and mined for a few months.

In the 1960s a super salesman and mining promoter, Ken Meadows, approached Roy and his partners about using the Cash Entry mill site to store ore that he claimed contained platinum. Platinum has always been the metal of choice for scams as it is so difficult to assay. Ken never told Roy where he got the ore, but Roy thinks it may have been in the Cerrillos Hills.

Many famous people invested thousands of dollars in Meadow's Platinum venture. The New Mexico Senator, and former Secretary of Agriculture for President Franklin Delano Roosevelt, Clinton P. Anderson, reportedly invested \$50,000. The Bureau of Mines and other geologists said there was no platinum in the Cerrillos Hills, but the promotion continued.

Flying down from Denver one afternoon in the 1970s, Dan Meadows told Roy Glockhoff that he was going to tell his wife that evening that he was leaving her for his mistress in Denver. Mrs. Meadows shot and killed Dan that night. Mrs. Meadows was not prosecuted and that was the end of Meadow's Cerrillos platinum scam. Jokingly, someone said telling your wife you were leaving her for your mistress when she had a gun was suicide not murder. After Meadows' death, the last mine in the "Silver Hills," an iffy situation in the best of times, was abandoned, and with it, the mining era came to a close.

Paving the road made the drive into Santa Fe much easier, and properties adjoining the highway were soon carved out of the smaller ranches. Throughout the 1960s and early 1970s, properties were split and re-split into smaller and smaller holdings. Today, however, many of these "smaller" holdings would be considered as small ranches in their own right, as many of the splits represented 40 to 100 or more acre parcels. The current Bonanza Creek Road was built and the old Cerrillos high road was essentially abandoned.

1970-1980: Subdivision and the ranches transformed

By the mid-1970s the isolated ranch house was mostly a thing of the past. While still very rural in nature, the San Marcos district had probably picked up another fifty or sixty families. Subdivision, in all of its guises, was rampant, although building was not. The giant Jarrett ranch was split in two after the death of Mr. Hughes, with Rancho Viejo Partnership purchasing the eastern half of the ranch. Both halves however, continued to be run as working cattle ranches.

The two West Ranches however, were split up, either piecemeal and mostly titled to family (the Hal West ranch) or completely (the Gene West Ranch). The Gene West Ranch (the original Chaquaco sheep Ranch) was sold in 1969 to Select Western Land Company of Deming, New Mexico. Select Western eventually sold the original ranch house in 1973 to Ed and Melanie Ranney, along with 200 acres immediately surrounding the old homestead.

Between 1973 and 1976, Sections 31 and 25, the western end of the old Chaquaco Ranch, were offered for sale, without county approval. Originally, 40 acre parcels were sold, but many of these were subsequently further subdivided. This ill advised development scheme, devoid of planning, adequate roads, and in most cases utilities, dramatically changed the future for that area. What was to become the relatively dense development in the Silverado neighborhood redefined the northeastern portion of the district.

At the same time, the Ranneys, together with six other parties, formed the Chaquaco Land Association. In 1976 the association bought the approximately 1,200 remaining acres of the eastern extent of the ranch. In what may have been the first environmentally sensitive development in the area, the members of the Chaquaco Land Association placed covenants on the land designed to maintain maximum open space in each of the individual holdings. The 1,400 acre "reserve" has not been significantly altered since 1976.

The Rancho Viejo Partnership began actively planning a long term development and partitioning of their approximately 15,000 acre ranch. Most of the holding continued as a 200 to 400 head cattle ranch leased to Mr. Henry McKinley. The partners concentrated their development efforts in the northern sections (outside the San Marcos District).

What was left of the Byrne/Taylor Ranch was sold to Marie Allen (now Harding) and John Allen in 1969. They created what is now known as the Synergia Ranch, a center for innovation and retreat. In its early days, the ranch hosted, among others, resident and guest artisans who were interested in producing "biotechnic" products, such as furniture, doors, ceramic goods, and textiles. Residents and guests performed at the Ranch's "Theatre of all Possibilities." It became a center of creative thinking and production in the 1970s.

The Eaves Ranch, and parts of the Van Meter property, were subdivided into 10 to 40 acre parcels. Much of what was left of the Calvin and Trigg ranches were divided. Build-out on many of these lots, however, would wait for another ten to twenty years.

In terms of commercial services, the San Marcos Feed Store opened in 1983 as a feed store and horse sale barn. The Dillenschneider family built a commercial building on their State Route 14 frontage as an antique and general store. Helen Boyce opened the Turquoise Trail Learning Center as a day care center in 1977 and the “Plants of the Southwest” nursery business was started on the “Galisteo road.”

Most telephone service, if one could get it, was still party line. The high cost of electrical service to remote acreage in the district, undoubtedly slowed development.

1980-1995: Gradual breakup of the large ranches and evolution of the rural residential environment

The years 1979 to 1982 were a benchmark in the development of subdivisions in the San Marcos District, especially in the north. Santa Fe County had released its first county code based on water availability and many landowners feared the consequences of the limitations implied in the code. Properties that might otherwise have been left intact were instead divided into everything from 2.5 to 10 acre parcels to beat the legal challenge of the new residential density and lot split rules.

For example, seven parcels of five acres each were carved out of the Dillenschneider ranch and three of these were given to Dillenschneider children. The Witticker property was subdivided into parcels that mimicked the adjoining Rancho Allegre subdivision. Much of the property in the South Fork vicinity was subdivided.

The Ortiz gold mine to the south of the San Marcos District was brought on line and new electrical lines were extended down SR-14 to better serve the mine and the new residences along the route. In 1979 Bonanza Creek Road was paved. The Lone Butte Store became a “wild west” saloon and the Turquoise Trail Fire Department opened its first Route 14 sub-station, near San Marcos Arroyo. The San Marcos Neighborhood Association was formed during this period also.

Cattle ranching ceased south of Rancho Viejo/Bonanza Creek ranches and north of the San Marcos Arroyo. The central part of the district was transforming into a large rural residential community. By 1984, the new land use code had solidified and subdivision slowed. Property owners often received variances to the code in order to further subdivide their property. The use of a geo-hydrological study to justify smaller than prescribed lot sizes became a standard vehicle for developers and small property owners in the area. However, the more difficult to breach regulations did slow development, especially in the southern part of the district. The availability of water limited actual development in most of the district, and probably forestalled most major residential development schemes.

Houses were built on many lots divided years before, one house at a time. Construction activities increased exponentially as real estate values in the Santa Fe area skyrocketed in the 1990s. Larger ranchland holdings continued to hold on for another 10 to 20 years before finally crumbling into 40 to 160 acre lots. The northern part of the district, which had been so heavily subdivided and occupied in the late 1960s, became more densely settled through family lot splits and the availability of relatively cheap property.

County Road 44 was paved to Northfork around 1984. This paving project was in part a result of severe summer rains that made entry into the Silverado subdivision area almost impossible. The developer had subdivided a flood plain. Residents of the area were clearly at risk. The paving project spurred development of previously subdivided properties along the Southfork, and by 1995 this area was built beyond the limits for its carrying capacity that the county code had established for water, and other services as well.

The Dillenschneider bar became a convenience store at Lone Butte, and the Turner house across the street became a restaurant. The feed store to the north became the San Marcos Feed store and Restaurant. State Road 14 from Bonanza Creek Road to Santa Fe was widened and rebuilt as a road that could accommodate high speed traffic.

That J.W. Eaves Ranch House was torn down and rebuilt close to the original site and enlarged to become the estate house of Mike Kammerer, the owner of Discovery Channel Networks. The mansion is located just south of the first bend on

Bonanza Creek Road, when traveling from SR 14. The Synergia Ranch gradually evolved into a retreat, workshop, and conference center. Its focus continues to be on ecology and art.

The Turquoise Trail Elementary School was built on land donated by the Rancho Viejo Partnership, as was the new county fire station across from the feed store. A new movie set was established on the Bonanza Creek Ranch. By the end of this period, the population of the San Marcos District was approximately 2,100 people.

1995- 2005: Creation of the Cerrillos Park and Conservation at the Thornton Ranch

In 1981 the Albuquerque based Archaeological Conservancy acquired a third of the San Marcos Pueblo site for preservation and protection. In 1998 they acquired the remainder of the site. The 60 acre site is now closed to the public except for Conservancy sponsored tours.

In 2000 Santa Fe County purchased 1,116 acres in the Cerrillos Hills as part of their Open Space and Trails initiative. The purchase was championed by the Cerrillos Hills Park Coalition, a grass roots group that was instrumental in the management and stewardship of the property. On May 24, 2003, the Cerrillos Hills Historic Park was officially opened to the public. The Park is included in the planning boundaries of the San Marcos District. It helps ensure an open space buffer to the southwest for the Planning Area. Preservation and protection of the Park and the lands immediately adjacent to it were of concern to members of the Planning Committee.

Another change that has impacted life in the district in recent years is the increasing number of (primarily western) movies that have been filmed in the area. The movie sets on the Bonanza Creek Ranch have provided the setting for increasing numbers of western films and television series in recent years.

In the Early twenty-first century, the Thornton Ranch was placed on the market. Since 2003, Commonweal Conservancy, a nonprofit conservation-based community development organization, has been working with the Thornton family and West Wood Realty, Ltd, to create the 12,800 acre Galisteo Basin Preserve. The 21 square mile property is situated between the San Marcos district and Lamy, to the east.

Under Commonweal Conservancy's five-phase development plan, concentrated development will occur only in the northeastern corner of the property, west of US 285. The project design stipulates that the vast majority of the Galisteo Basin Preserve, approximately 12,000 acres, will be protected and restored as publicly accessible open space. More than 25 miles of public and private trails for hiking, biking, and equestrian use are planned for the Preserve. In sum, 93% of the land will be protected under conservation easements.

b. Natural Resources/Features

The district is dissected by the San Marcos Arroyo and its tributaries of Arroyo Coyote and Gallina Arroyo in the central part of the District. These arroyos flow generally northeast to southwest; the San Marcos Arroyo terminates into the Galisteo Creek that flows east to west towards the southern boundary of the District. The District lies within both the Santa Fe and Galisteo watersheds.

State Road 14 connects the historic mining villages of Madrid and Cerrillos, passes prehistoric pueblo sites, and traverses outstanding scenery. It is the spine and connector for the neighborhoods that compose the San Marcos District. The views from this road are treasured by the residents of the District and appreciated by travelers visiting the area. The northern portion of the District is primarily rolling grassland, transitioning to pinon and juniper woodlands in the south. The Cerrillos Hills and Turquoise Hill are volcanic in origin, and mineral rich. Historically, they have been mined for turquoise, lead, and zinc. More recently, sand and gravel mining occurred in the Cerrillos Hills. The underlying geology for the rest of the District is of tertiary intrusive rock. Of special note is the "garden of the gods" area, northeast of the village of Cerrillos and west of State Road 14. It is characterized by exposed volcanic dikes which create a striking landscape.



The depth to the water table and the quality of the water varies greatly from location to location in the District. There are springs at points along the San Marcos Arroyo and in the Cerrillos Hills. The Office of the State Engineer well data indicate that the water table varies between 15 and 500 feet in depth at different well locations in the District. The well that serves the village of Cerrillos has gone dry during recent years of drought. The status of the water system for the village is precarious; it has been necessary for the New Mexico National Guard to truck water into the village during the summer months of drought years.

Public Land in the District

There are three public agencies that own substantial acreage in the district: the New Mexico State Land Office, the Bureau of Land Management, and Santa Fe County (**Figure 3-12**). These lands are important for grazing and recreation, and because they provide open vistas and add to the rural character of the area. The State Land Office owns approximately 2 square miles within the district: one section of land (1 square) is located on either side of the South Fork neighborhood. The lease on the eastern section (Township 15 North/ Range 09 East/ Section 32) is currently held by Ed Ranney, a resident of the Chaquaco area, nearby. The grazing lease on this 640 acre parcel expires in 2009. The other section (Township 15 North/ Range 08 East/ Section 36) is held by the Charley Southard Living Trust, and expired in 2006. Another section (+ or -) of State Land is located west of the Silver Hills neighborhood.



The Bureau of Land Management owns approximately 6 sections of land (3,840 acres) in the district. Approximately one-half of this acreage is adjacent to County Open Space property at Petroglyph Hill. The other half is located north, and adjacent to, the County Open Space property at the Cerrillos Hills Historic Park. The Taos office of the Bureau of Land Management is currently writing a land use plan for their district, of which these lands are a part.

State Road 14, also known as the Turquoise Trail, is designated a National Scenic Byway. According to federal standards, this means that the route consists of outstanding features that are considered to be unique, irreplaceable, or distinctly characteristic of an area.

As noted, Santa Fe County owns the Cerrillos Hills Historic Park, a 1,116 acre property just north of the village of Cerrillos. The park is open to the public for non-motorized recreation. In addition, Santa Fe County owns 780 acres immediately east of the district boundary. This property contains an important archaeological site that comes under the protection of the federal Galisteo Basin Archaeological Sites Protection Act. There are two additional sites within the district that fall under the protection of this Act; one is located on BLM land (Burnt Corn Pueblo); the other is owned by The Archaeological Conservancy (San Marcos Pueblo).

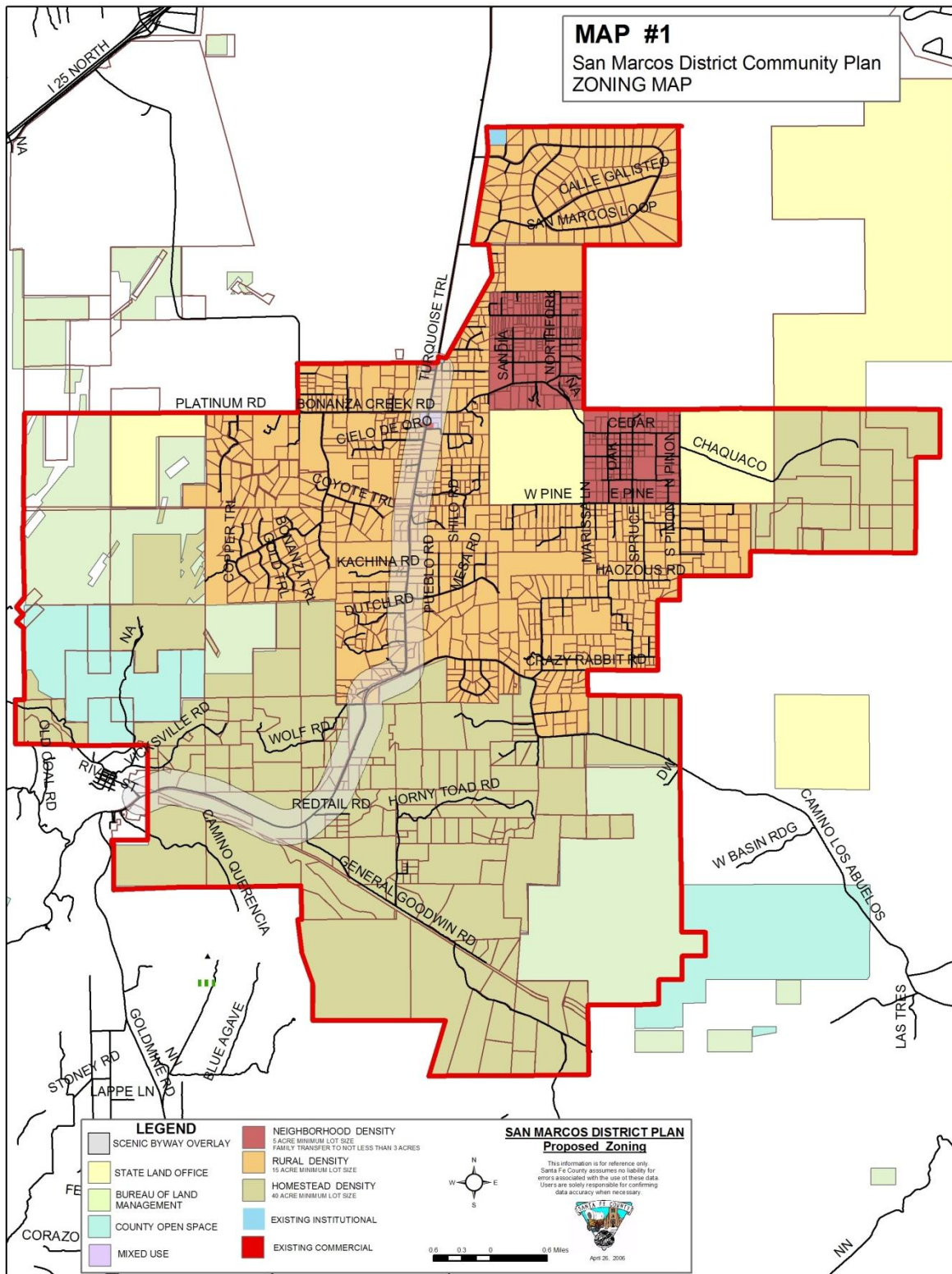
c. Public Facilities & Services

Water and Wastewater

All residents in the San Marcos District depend upon private wells and septic systems. There is no expectation of any alternative water system.

Wastewater treatment within the San Marcos District is almost exclusively handled through septic tanks and leach fields. There are few viable alternatives within the context of the “quiet rural lifestyle.” There are no community sewage systems.

Figure 3- 12



Roadways

Most of the roads in the San Marcos District have evolved with the gradual pattern of rural development over the past 30 years. The area is crisscrossed by miles of minor, unpaved county and private roads. The road system has been described as dendritic, that is, resembling the structure of a tree with one main trunk (Highway 14) and many lesser roads branching off from the main route, but unconnected with one another.

There is no direct, alternative route into or out of the San Marcos Planning Area, and many of the “branch” roads simply dead end. (Two exceptions to this pattern are County Road 42, partially paved, which leads to the Village of Galisteo and Bonanza Creek Road, paved, which leads to the frontage road and Interstate 25.)



The Thornton Ranch and the Galisteo Basin Preserve

The San Marcos District lies in two surface watersheds; the area north of the Silverado Neighborhood is part of the Santa Fe River watershed and the land south of Rancho San Marcos is part of the Galisteo Creek watershed. Residential development in the Galisteo Creek watershed is most concentrated in the Eldorado development west of US 285 South, along either side of US 285 South to the Lamy Crest on what was formerly the Simpson Ranch, and in the San Marcos District. Aside from the small traditional communities of Cerrillos, Lamy, Madrid, Canada de Los Alamos, Canoncito, and Galisteo, the land use in the Galisteo Watershed remains in ranching. The spatial distribution of residential development represented in **Figure 3-13** emphasizes the need for new developments to consider water and wastewater systems, instead of wells and septic tanks, in order to ensure sustainability. The pattern of existing development also suggests that it would be prudent for new developments to be clustered in order to maximize these systems, minimize the impact to the environment, and maximize the opportunity for preserving open space and vistas.

Future large scale residential developments in the watershed might draw on the example that Commonweal Conservancy is setting for development of the former Thornton Ranch, just east of the San Marcos District. The master plan for the ranch transfers essentially all residential density to one clustered development which can be serviced by a water system. The result of this design is that thousands of acres of ranch land will remain in open space.

d. Growth Trends

Existing development

As may be understood from the District History there have been a great number of properties developed either in medium sized, individually planned subdivisions or as uncontrolled individual lot splits. Essentially, much of the District is divided into parcels at or below the existing minimum lot size. There are few parcels in the District which will accommodate further subdivision at a small scale. The overall result is an unplanned and highly diverse collection of very different neighborhoods seeking consistent planning as a District.

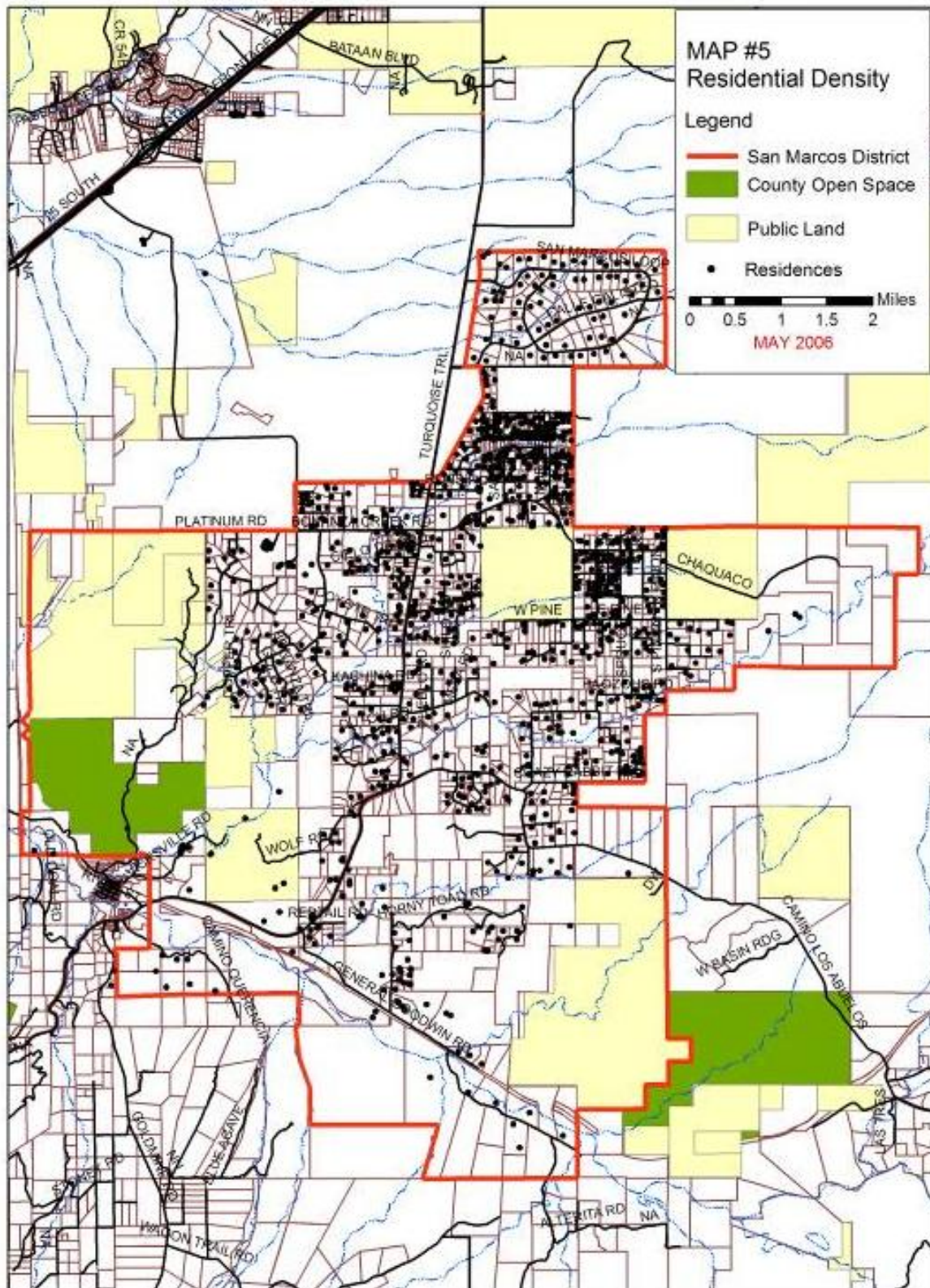


The County Growth Management Plan

The San Marcos area lies within what the Growth Management Plan designates as a Rural District; the zoning district that covers “the foothill and grassland areas which have been and are being extensively subdivided into rural residential or suburban developments within 5 to 10 miles of the City of Santa Fe as well as the remaining active ranches north and west of the City and south of I-25 to the Estancia Basin District.”

County planners anticipated that particular areas within the larger Rural District would evolve as “contemporary communities.” These areas are characterized by a residential density, as well as a size and scale, which will attract commercial and community uses and services. The intention stated in the Growth Management Plan is that the “County

Figure 3- 13



and community residents will plan for growth and change in a way which helps reinforce each community's identity and style while providing for a mix of uses."

The resolution creating the San Marcos District Community combined elements from both the Rural District and Contemporary Community concept for the Planning Area. The district encompasses high density neighborhoods, as well as covenant controlled, rural residential subdivisions in the north, and large lot rural residential areas and small ranches in the south and east. This spectrum of land uses, ranging in intensity from less than 2 acre home sites in some neighborhoods, through rural residential subdivisions with 15 to 20 acres lots, to ranchitos of 100 to 200 acres, to the Bonanza Creek cattle ranch, creates a unique circumstance for planning. In general, the district is a transition zone from the more densely populated urban fringe of the City of Santa Fe to the north and the expansive ranch lands of the Galisteo Basin to the south.

The Growth Management Plan directs that planning for Contemporary Communities include commercial centers and the opportunities for more services outside the urban area. The intention is to center these subdivisions so that they are not isolated and insular in relation to services and community facilities. In contrast to this directive, the Rural District is described in the Growth Management Plan as an area of limited development where citizens will be expected to be more self-sufficient and independent as befits the longtime rural lifestyle. Not surprisingly, there is a tension within the San Marcos District between the need for services and the desire to maintain the rural character of a rural area.



Projected Housing Needs in the District

The San Marcos area underwent a relatively extreme rate of growth in the decade from 1990 to 2000. During that period the population of the San Marcos District went from 1,629 to 2,512 people, a 54% increase in 10 years. Of these 2,512 individuals, 1,028 identified themselves as Hispanic, 1,028 identified themselves as White/not Hispanic, and the remaining 415 people identified themselves as some other race/ethnicity.

Between 1990 and 2000, the number of dwelling units in the San Marcos District increased from 671 to 1,096, or a total increase of 425 units. It is this very apparent growth in the San Marcos District in the past 15 years that has caught the attention of, and in some cases alarmed, residents of the San Marcos area. There is a justifiable concern for the sustainability of the ground water supply in the District and throughout the Galisteo Watershed, as well as other issues associated with the impacts of development.

	"Most Likely" Growth Scenario							
	2000	2003	2007	2010	2020	2030	2040	2050
Central Region of County	12,338	13,136	14,553	15,610	19,659	25,758	32,821	41,141
Community College District	1,337	2,234	3,490	4,735	9,888	17,501	26,284	34,649
Total Santa Fe County	129,837	136,737	145,970	153,111	177,949	202,512	225,141	247,599

The data in Table 1 represent the County's "most likely growth" scenario; anticipating moderate growth in the County and slow urban growth in the City of Santa Fe. Although the numbers show that the Community College District will absorb a substantial portion of the overall growth in the County, the Central Region, including San Marcos, will more than triple in population by 2050 according to this growth scenario.

The same moderate growth scenario quoted for the population in Table 1 anticipates the number of dwelling units in the Central County (San Marcos and Eldorado/South 285) to be 20,847 by the year 2050.

The dot distribution in **Figure 3-13** shows the existing distribution of houses and mobile homes in the San Marcos District. The vacant land in the west is public land, including the Cerrillos Hills Historic Park. The vacant land in the east of the district is the Chaquaco Land Trust, and in the southeast the vacant land is public (Bureau of Land Management).

The specific data for vacant land within the neighborhoods and subdivisions in the District is given below. These numbers are based on the best available data from the County geographic database and hand counting. Of all the land that has been platted to date, there are approximately 263 existing parcels, of various sizes, which are vacant and each could accommodate one to six residences under current density regulations in the Code. The challenge to planning is how to direct future residential land use in a way that will accommodate the anticipated increase in population while protecting ground water resources, cultural resources, and the natural amenities that residents of the District currently enjoy.

Neighborhood and Subdivision Parcels					
Neighborhood	Total Lots	Total Acres	Average Lot	Vacant Lots	Potential New DU
Rancho San Marcos	97	1,576	16 acres	22	22
Turquoise Trail Court	34	443	1 parcel = 266 Average=5 acres	The large parcel + 3	26
Silverado	184	420	< 3 acres	11	18
Lone Butte	130	1,320	10 acres	22	30
West Ranch	126	903	1 parcel=70 acres, average=6 acres	1 large, 16 other	21
Silver Hills	44	640	14 acres	23	9
Rancho Alegre	80	1,003	12 acres	24	24
San Marcos Pueblo	93	1,295	14 acres	A few large parcels, 14 others	38
South Fork	100	1,306	13 acres	Largest parcels and 25 smaller	45
High Road	162	2,823	17.5 acres	45	45
Garden of the Gods	27	898	33 acres	Largest parcels, 14 others	48
Cerrillos East	21	1,252	63 acres	12	40
Galisteo Creek	80	5,593 + BLM	70 acres	14	90
TOTAL				~263	456

II. Community Planning

a. Community Planning Overview

The Board of County Commissioners approved the request to begin a Community Plan in the district in May 2003. The first Planning Committee meeting was held a little less than a year later in March 2004. However, the San Marcos Association had already been doing a lot of preliminary planning work, beginning in 1999, in order to move towards an application to begin the official planning process. Members of the association had done a lot in preparation before planning staff became involved. For example, a



community survey had been circulated and many of the important issues had been articulated.

The Planning Committee was informed by planning staff that the planning must be open to all residents who chose to attend any given meeting rather than just by specific individuals. Most of the Committee agreed to attempt this process; others withdrew. The process then became as least as much centered on public education as on planning.

A total of 40 Committee meetings were held between March 2004 and February 2006. A community-wide meeting was held on November 17, 2004 and another took place on February 23, 2006 to review the work of the Planning Committee and to listen to questions, comments, and concerns from the larger community. Community-wide mailings to 865 households in the district occurred at the beginning of the planning process and before each community meeting. The Planning Committee also manned an information table at the annual Turquoise Trail Fire Station community celebration to further inform the larger community about the activities of the Planning Committee.

Purpose of the Plan

The San Marcos District is a quiet, rural community of loosely grouped neighborhoods where residential growth has been rapid and largely unplanned in recent years. The district is also a transition zone between the higher density of the CCD and related areas to the north and much more open ranch lands to the south, east and west. The district has extraordinary landscapes and open vistas, limited water resources, and a sense of enduring quiet privacy. It is currently home to a diverse cross section of individuals and families who want to maintain the district's rural character. Residents have expressed concern about the gradual loss, within the district, of rural character, the depletion and degradation of its water supply and other resources, and the general impact of an increasing population.

The purpose of the planning process is to bring the community together to discuss shared values and concerns so that the community can craft a plan that will guide future growth in the district. The function of the Plan is to produce and maintain land use ordinances in order to promote the quiet, rural, community. The ordinance regulations will guide the location and scale of commercial and residential development, public facilities and infrastructure, as well as protect the water supply, open vistas, and other natural resources.

The Planning Process

Many residents of San Marcos recognized the need to plan for their area several years before the County planning process was officially launched in the district. The San Marcos Association voted in late 1999 to apply for permission to work on a plan and appointed a small group to carry this effort forward. There were meetings in 2000 with this group and their County Commissioner, Javier Gonzales, and with members of the Planning Division. A lack of staff and an overload of existing and scheduled planning projects pushed the approval for the start of the planning process forward in time.

Nevertheless, the San Marcos Association moved to ready the general population of the district for planning. There was a first public announcement of planning intent in the April 2001 San Marcos Association quarterly newsletter. Through the rest of that year and throughout 2002 the newsletter (mailed to 1,700 homes) had articles about planning. People began to sign up to be on the Planning Committee, maps of the district were included, and these created interest and awareness of the intended planning effort. After a unanimous approval from the County Development Review Committee, the application for approval was twice denied, for lack of planning staff, by the Board of County Commissioners. In 2003 the San Marcos Association newsletter continued to discuss local growth, water, and planning issues. The April issue had extra pages, an updated map, and a survey questionnaire.

The request for planning authorization was ultimately granted to the Planning Committee by the BCC on May 27, 2003. By this time there were twenty-five names on the list of Planning Committee Members appointed by the Board of County Commissioners. A second resolution was passed by the BCC in June, and it was understood that regular meetings would not begin until the fall. The San Marcos newsletter reported the results of the survey that they had conducted by mail.



The first Planning Committee meeting with county staff was held on March 2, 2004. When county planning staff became involved there was already an active Planning Committee that had been discussing issues for some time, and already agreed on general goals for the Plan. There was an immediate conflict between the approach the Planning Committee was using and the approach that County staff had traditionally used.

While recognizing the hard work and many hours these citizens had already contributed, County Planning Staff was concerned with, among other things, adequate representation for such a large area. The Planning Committee immediately agreed to try working with by the process favored by the County Planning Staff. This approach essentially disbanded the Planning Committee and considered any collection of people who might attend any given meeting to act as the appointed committee. In order to ensure appropriate representation, it was agreed that the District should be divided into neighborhoods (**Figure 3-14**) and that each neighborhood should appoint a “steward.” The role of the steward was to attend meetings and be the contact for residents of the neighborhoods and the Committee.

Establishing neighborhood stewardship helped improve outreach and representation. The meetings proceeded on a bimonthly basis throughout 2004 and 2005. A total of 40 Committee meetings and two community-wide meeting were held. The first community-wide meeting was held on Wednesday, November 17, 2004 at the Turquoise Trail Elementary School. The meeting was attended by about 100 residents, 68 of whom officially signed-in. The meeting agenda covered all the planning work that had been done to that date and participants helped to complete the “Total Impact Matrix” for the Planning Committee by providing their ideas and corrections.

The planning process continued to struggle. Original Committee members were frustrated that the Planning Committee now consisted of whoever showed up to meetings that particular evening. Many of the meetings simply served to bring new attendees ‘up to speed’ and to rehash decisions that had already been made.

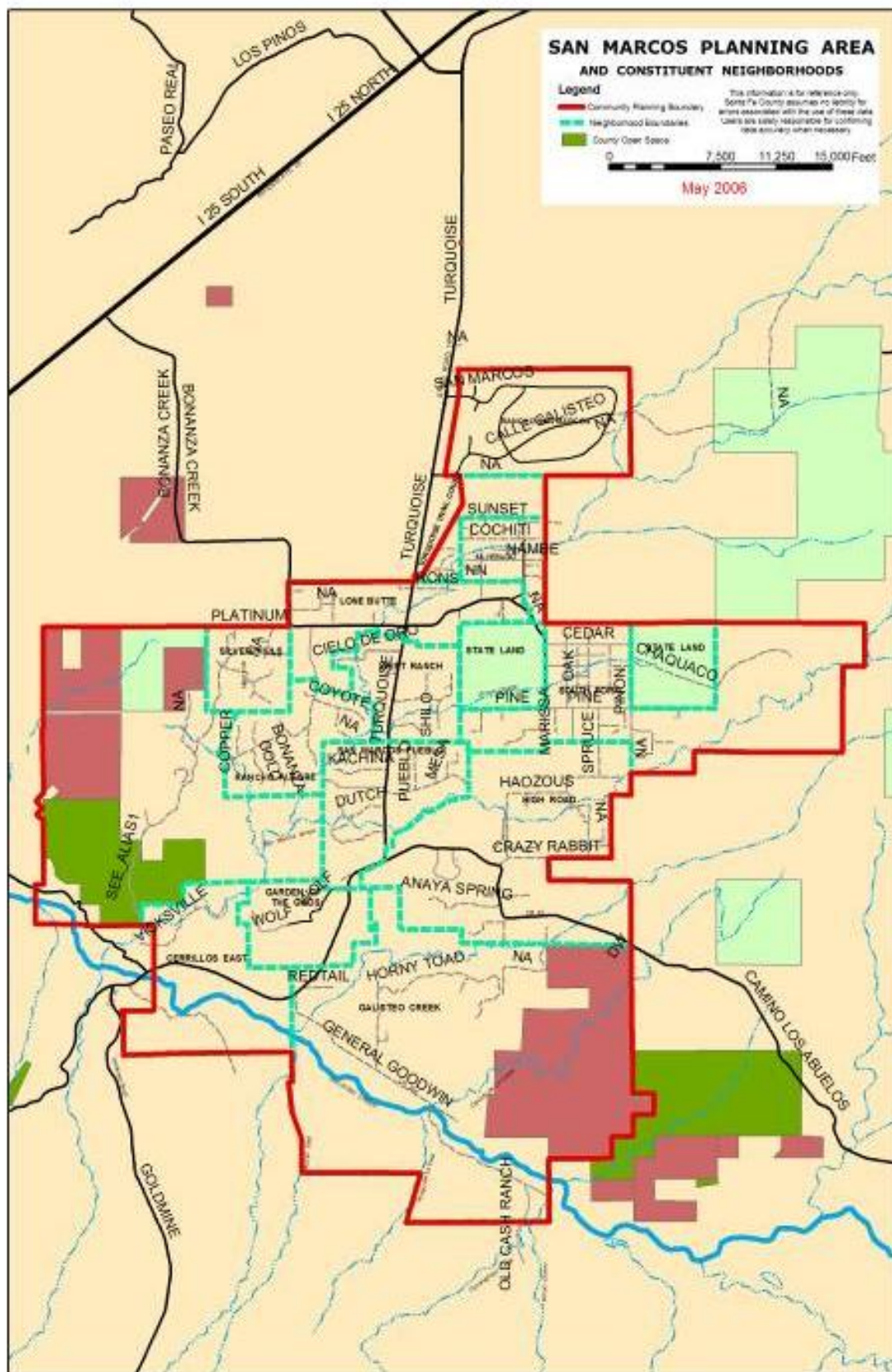
The Total Impact Matrix was created by the group as a planning tool and a way to understand the existing land use conditions, as well as the specific needs of the various neighborhoods. The matrix addressed water management, infrastructure, residential land use, open space, design standards, and general neighborhood conditions for most of the 12 neighborhoods. This matrix was later used to determine the residential zoning categories, characteristics, and boundaries for the Plan. It served as the basis for understanding the specific concerns of neighborhood residents regarding the physical and infrastructure restrictions for future growth in their area.

Because the residential settlement in the San Marcos District evolved from the break-up and sale of a few large ranches, the resulting settlement pattern was unplanned. With the help of the Total Impact Matrix, three types of “neighborhoods” were designated within the district. From least densely populated to most densely populated these are:

- Large parcels (generally greater than 40 acres) in the southern portion of the district in the homestead hydrologic zone;
- Medium density rural residential neighborhoods where lots are generally from 10 to 40 acres in size; and
- More densely populated neighborhoods where parcels are typically from 2.5 to 10 acres in size.

Neighborhood Density			
Zone	Minimum Lot Size	Family Transfer or Additional Subdivision	Existing Conditions
Neighborhood	5 acres	5 acres; Family transfer permitted to create lots of no less than 3 acres	Minimum lot size 12.5 acres; Family transfer to 6.25 acres
Rural	15 acres	15 acres	12.5 to 40 acres
Homestead	40 acres	40 acres	40 acres

From the beginning of the process, it was recognized that certain issues would be difficult to address in meetings when the attendees were constantly changing. First among such issues was the location of mixed use zones. All future commercial activity is planned to be limited to these specific zones. This idea created a great deal of interest among landowners with



commercial intentions for their property and in residential neighborhoods not wishing to have commercial activity located adjacent to them.

A subcommittee was formed to present a recommendation to the larger Committee in regard to size and location of the mixed use zoning. An analytical model was used to estimate the needs for up to 20 years in the future. The result of the analysis showed that only 4 acres would be needed for commercial space. As the model did not include other elements, such as institutional uses, the 4 acres was considered a minimum and a general size of 5 to 10 acres was used.

The existing commercial node is centered at the intersection of SR- 14 and CR 44-45. This node originally allowed up to 80 acres of potential commercial zoning. One variance had been allowed for commercial zoning north and outside of the node, limiting the available acreage to 60 acres. Other land owners north of the node along SR 14 were also interested in commercial zoning. The various proposals for the location of commercial zoning that the Committee presented for consideration all met with a strong negative response from the residential neighborhoods situated nearby.

One large land owner made various suggestions which would have zoned mixed use 10 or more acres (on the east side of SR-14 north of CR-44) and set aside as open space some hundred acres or more. The great majority of the attending people thought this very beneficial to the District and good protection for those nearest the potential open space property. Those living nearest thought differently and many expressed “not in my back yard” sentiments about mixed use zoning.

Negotiations were on-going and might have reached a solution benefiting all, but the land owner withdrew his offers and his land from the planning district. The decision presented in the Plan regarding location of the mixed use zone came after many months of consideration and discussion. It was clear that there was a great deal of commercial development planned and under way just 3 miles north in the Community College District and along SR 14. Actual need for more commercial space within the district was sufficiently far in the future and it was uncertain as to where it might best be located.

Any commercial space needed in the next 3 to 5 years could be met by defining a fixed space of a few parcels close to the existing commercial activities in the district. **(Figure 3-15)**

A final community-wide meeting to discuss the Draft Plan was held on February 23, 2006. There were over 100 people at the meeting and all appeared to show considerable interest in the Plan. There was an almost uniform positive response to the Plan and many questions of definition and explanation were asked and answered. Other questions were taken in writing and answered individually after the meeting. There was one objection to the process not addressing an even larger area and not being done by professional planners, but by the dictates of the Community Planning Ordinance. There were some positive suggestions which were incorporated into the Plan. One individual came to the following planning meeting to see whether his land might also be zoned commercial. His business desires appear to fall within the definition of a home occupation.

b. Planning Area

The San Marcos District is an area of approximately 44 square miles that encompasses the land east and west of State Road 14 for about 7 miles from the Rancho San Marcos subdivision to the village of Cerrillos. It is bounded on the east by Rancho Viejo and the Thornton Ranch, on the north by the Bonanza Creek Ranch, and to the west by the private land that lies between the Cerrillos Hills and the Interstate.

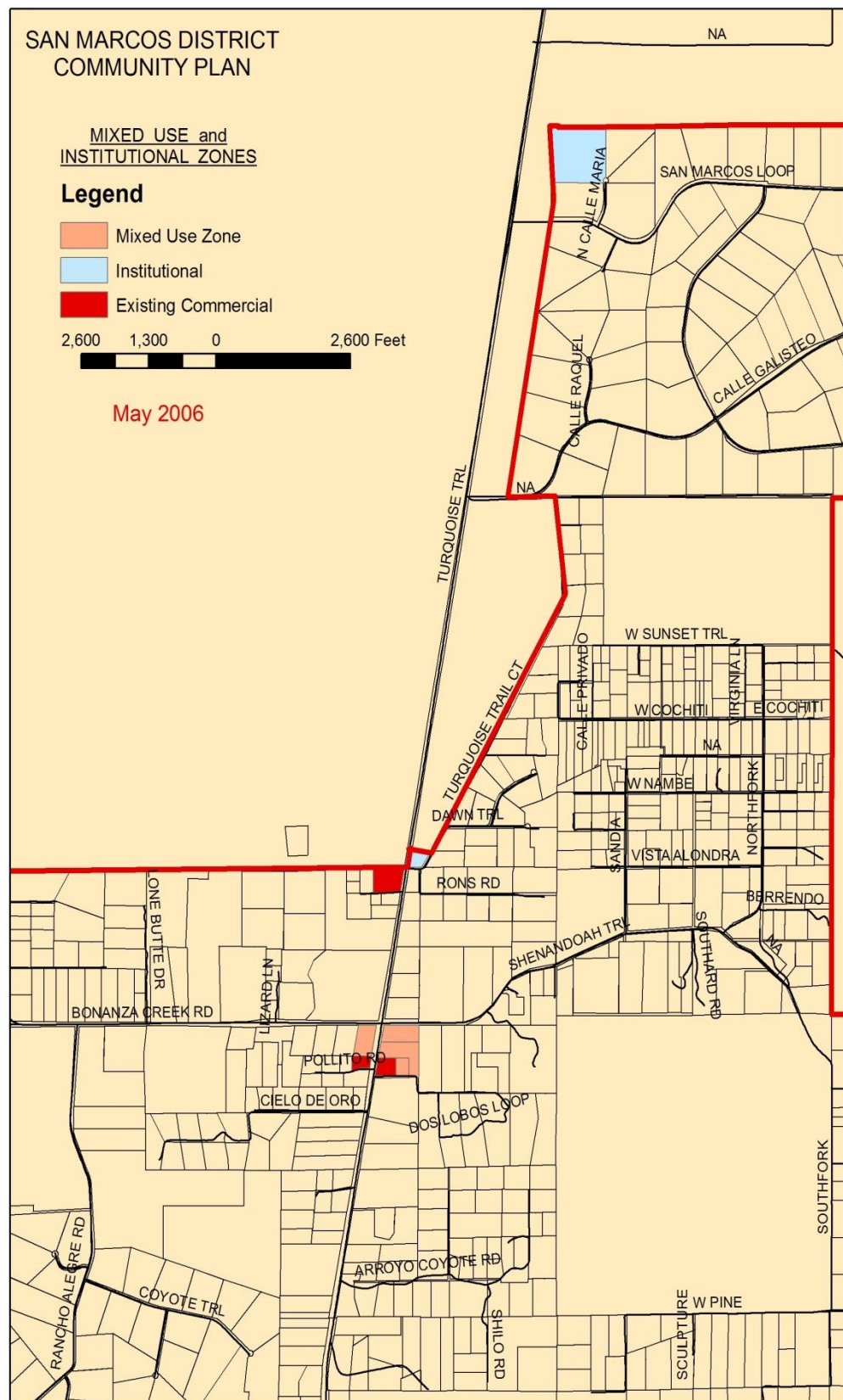
c. Major Issues

The residents of the San Marcos community and members of the Planning Committee have identified a set of issues that the Plan will address. These include issues related to the future of water, wastewater, drainage, lot size, land use, including commercial uses, agriculture, noise, views, preservation, open space, trails, infrastructure, community services, and code enforcement.

Water

Since all residents of the San Marcos District depend on private wells and septic systems, the basic issue, though very complex, is how much water is available and how much can we use, given the expected growth of our community. County water might promote an effort to greatly increase density and change the nature of the district. Well sharing could later

Figure 3- 15



qualify as a water system without meeting the County regulations. There is grave concern on the part of many residents about the capacity of the aquifer on which they depend.

The Issues

- Land use patterns in the San Marcos District are out of synch with the underlying hydrologic density standards established by the County, thereby creating density patterns that oversubscribe the aquifer.
- How can the San Marcos District insure a sustainable water supply?
- How will population growth and anticipated land use patterns impact water availability in the future?
- Are community water systems appropriate?
- Should all water use in the district be monitored?
- What is the carrying capacity of the district in regard to septic systems?
- What is the appropriate residential density for living in balance with the aquifer?
- Should the district develop emergency and preparedness drought plans?

Elaboration of the Issues

In the San Marcos District, the attempt to conserve water and regulate growth based on water availability has been subverted through gradual subdivision via lot splits and/or the use of independent hydrologic studies “proving” sufficient water in order to decrease lot sizes. In addition, there were many subdivisions of parcels immediately preceding acceptance of the 1980 County Code, effectively “grandfathering in” smaller lots. Because of this, the district has been subdivided into many parcels which are substantially smaller than the overall subsurface water supply can support.

The erosion of the lot size requirements has led to a dramatic increase in domestic wells within some areas of the San Marcos District, and may have led to the gradual mining of the aquifer. Depletion of the aquifer coupled with drought conditions in the early 2000’s has led to the gradual lowering of the water table in some areas. This has resulted in loss of water for domestic use in some parts of the district.

The 1995 report “Water and Growth in the Santa Fe Area” states: “Renewable supplies might include surface water, man-made sources of recharge, such as treatment and re-injection, and natural groundwater recharge. It is difficult to limit water use to the level of sustainable supplies because such supplies are hard to quantify, particularly when it comes to natural recharge, and they tend to be unevenly distributed throughout an area, making it virtually impossible to provide purely renewable water at all locations. Nevertheless, the concept of sustainable supply can help to identify those areas which are in serious deficit in terms of their water budget, as well as those that are roughly in balance.”

Of utmost importance is the District’s adjustment of future lot size requirements and water conservation measures in order to keep the District’s water supply in balance. There is a constant battle between developers who wish to increase both housing density and water use versus residents who need to protect their sustainable supply of water. Also relevant are the residents who are “developers” and who request lot splits. The issues related to water availability versus water demand are extremely complex.

- Should the San Marcos District adjust the County Land Use Code in terms of permitted lot size to better reflect the District’s available water supply?
- How can the San Marcos District develop methods and programs to continually monitor the health of the aquifer or aquifers underlying the District?
- Realizing that the current and future residents of the San Marcos District must depend upon its underground water sources for domestic supply, should the community limit its growth based on sustainable, or renewable, sources of water? It must match the level of water use with the rate at which these resources are renewed.

Wastewater and Pollutants

Since wastewater treatment within the San Marcos District is almost exclusively handled through septic tanks and leach fields, of great concern are the issues of both groundwater as well as above ground pollution brought on by an increase in density.

Of great concern is groundwater pollution brought on by an increase in density. There are areas within the San Marcos District where shallow underground resources may have been polluted by past mining and processing activities. Monitoring for heavy metals, especially lead, has not been carried out, nor have specifically contaminated areas been classified as such.

In our water poor environment every effort must be made to collect, store, conserve and reutilize water, and to insure that toxic substances cannot pollute the aquifer. Yet there is little public education in terms of maintenance of septic systems and leach fields or in the identification of toxic wastes. The effect from increased traffic related pollutants running off Highway 14 and into local arroyos and the aquifer has not been studied.

The Issues

- Does increased traffic affect domestic water supplies?
- To what extent are pollutants from the road reaching the domestic water supplies of families living along SR 14?
- Does increased density put the aquifer at risk? What is “too high a density” with regard to septic systems? What do we need to know about wastewater systems in regard to density and growth?
- Can the district identify areas where the water supply is threatened?
- Are there new ways to treat wastewater that could protect the area’s groundwater supply?
- Can we monitor and identify past mining and processing activities that may have contaminated areas within the District?
- Should new developments employ adequate wastewater treatment facilities so as not to pollute ground water?
- Should the District restrict transportation of toxic materials along SR 14?
- How can the District protect the “quiet rural lifestyle” from the effects of Community Water Systems and high production wells that might markedly lower the water table and upset the sustainability of a neighborhood’s water supply?

Elaboration

New development must employ adequate wastewater treatment facilities so as not to pollute ground water.

Drainage

The District is not meeting its potential for capturing rain runoff from paved surfaces, roads, and structures. It also needs to address the issues of soil erosion, and storm water control. There are problems controlling storm water flows. Water is being wasted in the district. Depending on size, all new structures are required to capture rainwater runoff. New construction sites are monitored by the County for possible effects on drainage patterns, erosion, and possible pollution.

The Issues

- Can the Plan suggest ways to manage storm water effectively?
- Can water be collected and stored more efficiently? How could a program to accomplish this be designed and implemented?
- Are construction sites monitored for possible effects on drainage patterns, threat of erosion, and possible pollution?
- Does the district need a drainage study to serve as a foundation for a drainage plan?
- Should the District’s residents be required to retrofit existing structures for capture of rainwater?
- How would such a retrofit program be funded? In what time frame?

Lot Size and Housing

The District needs to address the issues of affordable housing and the impacts of lot size and population growth on our water supply and on our scenic resources. Also at issue is that although maintaining larger lot sizes helps retain our openness and rural character, we run the risk of increasing property values in a way that sacrifices the diverse and eclectic nature of our community.

Residents of the San Marcos area are adverse to the traditional pattern of suburban subdivisions and do not want that development pattern in their community. Residents are in favor of large lot residences in order to maintain rural character and sense of openness. They treasure the diversity of the population and the unique character of their home. The cost of

housing in the San Marcos District is, in general, lower than other areas surrounding the City of Santa Fe. The ethnic composition of the District is half Hispanic and half Anglo.

The Issues

- While maintaining large lot size is desirable for the cherished sense of openness and rural character, there is a risk of increasing property values to the point that the diverse and eclectic nature of the community is sacrificed for a more homogeneous and less interesting one (i.e. gentrification).
- How will the district accommodate affordable housing while maintaining a rural character and sense of open land?
- Can any high-density housing be accommodated in the District?
- How can the District insure that high-density development will minimize impacts to water and scenic resources?
- How can we assess what is the appropriate mix of housing types for the District?
- Can the relatively low cost housing market be preserved while maintaining the quiet, rural lifestyle?
- Can the San Marcos District provide viable options for housing for all social and economic sectors of Santa Fe's population?
- Are guesthouses a solution to the need for low cost housing and rentals?

Commercial Activities and Services

Of primary concern is how "commercial" is defined in a community that strongly opposes strip mall development. At issue is whether the community should designate commercial areas or rely on services available in other locations outside of the District.

Residents of the various neighborhoods in the San Marcos District either commute to work or operate home businesses or "home occupations." The exception to this is work related to construction, education, prison industries, ranching and animal husbandry. Small businesses along Highway 14 are slowly developing "ecotourism." Commercial activity is rapidly increasing along Highway 14 north of the San Marcos District and in the more densely populated Community College District. There is an existing small commercial area in the San Marcos District including two restaurants, a feed store, gas station and convenience store at the junction of Highway 14 and county roads 44 and 45. There may be a need for another school, a library or churches in the future, and retail space could be located near these in some type of development center. These possibilities are too far in the future to address at this time, but should remain issues for Plan updates.

The community has expressed strong opposition to "strip" commercial development along SR 14 and would like to prevent that occurrence through the planning and ordinance process. Many area residents are artists and craftsmen who want to be able to sell their products within the San Marcos District, possibly out of their residences.

The Issues

- How should "commercial" be defined?
- Should we attempt to meet an increased need for commercial and institutional uses in our area or rely on services in other locations such as Cerrillos and the Community College District?
- Does the San Marcos District need any additional commercially zoned property, either within its boundaries or elsewhere?
- How can we accommodate the desire of residents to be able to work from home without opening up a rural residential neighborhood to a scale of commercial activity that will disturb the quiet environment?
- The present commercial node at Highway 14 and County roads 44 and 45 may be hazardous and congested. Would expanding the number of activities in that location be wise?

Agriculture

While livestock production, particularly of cattle and sheep, is no longer economically feasible on a large scale in the District, it is important to recognize that landowners of large tracts or owners of combined smaller tracts who are interested in raising animals can make a significant contribution to the District's quality of life. At issue is how the District can support agricultural pursuits that do not negatively affect neighboring residents or the landscape itself.

While the San Marcos District is rapidly developing as a residential area connected by Highway 14 to Santa Fe, it is important to bear in mind that the landscape qualities which have attracted people to settle in the District are directly

related to the open space associated with the area's former predominantly agricultural land use. The San Marcos District planning group recommends that an awareness and a continuance of agricultural land use in the district be encouraged among residents to ensure the preservation of the area's rural lifestyle.

Beyond producing livestock, grazed areas provide stretches of open space and habitat for diverse plants and wildlife, as well as opportunities for watershed rehabilitation and recreational use. Combined with sensible husbanding of lighter animals and fowl, and with activities such as gardening, composting, tending of vineyards and orchards, and bee keeping, continued ranching activity would only enhance the quality of life of the district. Furthermore, agricultural produce of different types could be sold locally at a seasonal farmer's market, encouraging community interaction as well as enriching the natural ecology.

The recommended acreage necessary to pasture a cow and calf throughout the year in this area is no less than sixty acres. Improperly fenced and untended large animals are a nuisance to adjoining property owners. The concentration of animals or fowl in densely inhabited areas would need to be monitored.

Large scale commercial agricultural production, such as Corporate Agricultural Feeding Operations (CAFO's), and heavy traffic serving any production area, should not be allowed within the district. Water use serving greenhouses, orchards and large gardens should follow local use regulations. Impounding of surface water flow affecting adjoining property owners, without their agreement, would be problematic. Antelope range between the state penitentiary and the Galisteo Basin. Roaming domestic animals, such as dogs, often endanger livestock and wildlife.

The Issues

- How can the development of environmentally friendly gardens and small farms be encouraged in the district without significantly impacting the water supply?
- Should the use of chemical fertilizers, pesticides, and genetically modified organisms (GMOs) be discouraged?
- Is it important to maintain an agricultural land use tax base in the San Marcos District for those raising cattle and other grazing animals?
- Do businesses such as riding academies and horse-boarding stables create environmental concerns? How many horses should be allowed per acre?
- If stables are appropriate, how should regular re-cycling of accumulated manure among local residents for composting be encouraged?
- How can we prevent the destruction of our soil (over-grazing) in situations where animals are grazed on small acreage?
- Is there a way to create common areas for residential agricultural use? Can open space be used for this?
- Should we protect our antelope?
- Do we need better animal control over roaming domestic animals?
- Should agricultural tax benefits be offered to smaller land owners who practice small-scale agriculture such as bee-keeping, gardening etc., especially for those who maintain their lots in open space?
- Can smaller lots be combined through a collective land use agreement in order to create agricultural zones?
- Should water-saving methods of agriculture and gardening be promoted in the District?

Air Quality and Aesthetics

Fresh air, unpolluted with excessive smells or dust, is important to San Marcos residents. Standards for determining acceptable levels for dust and odor are subjective and difficult to measure. Property owners expect some smells and dust associated with animals and gardening and the normal activities associated with "life in the country." They do not expect to have to live with constant stench or dust produced by their neighbors' activities

The Issues

- When does dust produced by agricultural, commercial or animal husbandry become a nuisance to the neighborhood?
- Can dust-producing activities be defined and regulated?
- Can activities which produce air pollutants be defined and regulated?
- When do smells associated with animal husbandry become a nuisance to a neighborhood?

- Is there a difference in standards for pollution between more and less densely populated areas within the District?
- At what point does the housing of large animals, especially horses, become a nuisance? Should there be a quota per acre?
- In defining acceptable uses for residential areas, how can “nuisance factors” (i.e. large amounts of peacocks or pigs on a small plot) be identified?
- Should the County’s animal control ordinances be further defined and added to the Plan?

Noise

The issue is how to maintain the quiet nature of our community while defining acceptable decibel levels inherent in the expected growth and development of the District.

The Issues

- Should there be not-to-be-exceeded, identifiable decibel levels for long term industrial, commercial, or electrical generation? Could such a standard be measured or enforced?
- Should the use of jake brakes be prohibited?
- Should there be not-to-be-exceeded identifiable decibel levels for all engines and machines in the Plan? Could such a standard be measured or enforced?
- Should there be a maximum decibel level and duration for animals held outside a residence?
- Should the District ban tourist flights over the area and its parks and open spaces?

Viewscape

Of major concern is how to preserve unobstructed views of the mountains and prominent features of our landscape, as well as the protection of our clear night sky from light pollution.

Residents strongly support preserving unobstructed views of the mountains and unimpeded sightlines to prominent features of the landscape.

Development activities that may impact views are buildings that are too tall or sited incorrectly, signage, wires and poles, towers, gradients, road cuts and roadways and the use of reflective roofing materials.

Residents strongly support preserving the landscape from large scale mining both inside and outside the District. Of further concern is the loss of the clear night sky by excessive illumination.

The Issues

- Does the District want to preserve its views?
- Is it possible to regulate future development with design standards that will protect views in the district?
- Should the District prohibit or restrict billboards and signs?

Historic and Prehistoric Sites

The District needs to define what constitutes an historic or prehistoric site or structure. At issue is how to protect the valuable places that are such an asset to our community.

The San Marcos District contains a variety of historic and prehistoric structures from the district’s past. The remains of the San Marcos Pueblo, 17th century Spanish settlements and mining works, the 19th century mining towns and works, and the remains of settlements from the early 20th century have historic value. Interpreting these sites and providing access to the public may provide cultural and economic benefits to the district.

The Issues

- How can the proper identification and recognition of our historic and prehistoric sites be accomplished?
- Can we create a systematic plan for the interpretation and preservation of each site representing each period in the history of the district?
- Is there funding available for the preservation and protection of our historic sites and structures?
- Do we have a definition of “historic site” as it applies to the San Marcos District? (e.g. Do windmills from the 1950s fall into this category?)

- Should the district create some mechanism to identify and honor historic and prehistoric structures and sites and to recognize our endangered areas?
- What is the best procedure for informing landowners that they “own” an historic structure or site?

Open Space and Parks

At issue is the preservation, protection, and maintenance of existing open space by focusing on: 1) Large Private Open Space; 2) Large Public Open Space; 3) Rural Residences on Private Tracts; 4) Arroyos; and 5) Public Trails and Byways.

Open space is vital to the maintenance of a quiet, rural lifestyle. Within the San Marcos District “Open Space” is defined by:

- Visual sightlines to landmarks and landscapes in the far distance.
- The perception that the natural environment is maintained and that at least a portion of it remains untrammelled.
- Personal privacy is maintained by ownership and control of private spaces.
- Access to landscapes through the use of rights-of-way and access to public open spaces for recreational enjoyment is available.



There are five major components to “Open Space” in the San Marcos District:

1) Large Private Open Space

These properties are mostly privately owned ranching operations and, while unavailable to the public, they contribute heavily to the idea of rural living, and provide the views which characterize the area. About 80% of the active ranches which existed in 1980 have ceased operations. In addition, there are some inactive mining claims, where the surface is owned by corporations. Some ranches are held as land investments for eventual subdivision, and a few tracts are held to preserve cultural resources.

- Can the Planning Committee help direct land use in these private open spaces so that the impact on views, historic structures and critical wildlife and ecological areas will be minimized?
- Can the Plan insure that the break-up and development of large land holdings does not result in a settlement pattern like the one in Rio Rancho, New Mexico?
- How can we define and rank the desirable private open space in the District, and how can the Plan provide strategies to preserve it?
- With development now occurring predominantly in parcels as low as 2.5 to 20 acres, can “clustering” be encouraged? Can “common areas” be created to preserve the look of open space?
- Are conservation easements, transfer of development rights, tax incentives, and creative zoning appropriate tools for preserving the “open” characteristics of the Hughes-Jarrett Ranch?

2) Large Public Open Spaces

Large public open spaces in the district include land that is owned by the County, State, and Federal governments.

- How can public open spaces be incorporated into the Plan and be retained for future use?
- Is the existing management of public open space in the District adequate? How could management be improved?
- Are there problems with the existing access to public open space?
- Can the Plan control land uses adjacent to public open space by “buffering” the public space?
- Can and should public lands be used as “common” lands that are specifically defined, used, and managed by adjacent neighboring areas?
- Should the District participate in programs for environmental and watershed restoration?

Elaboration

Publicly owned properties are vital holdings within the larger picture of establishing and maintaining a tourist based economy integrated with the quiet, rural lifestyle. State and federal lands, however require a recreational permit. While generally accessible, the access points are limited. With the exception of county parks, little or no attempt has been made to publicize or to capitalize on the fact that these open spaces are available for recreation. State and federal lands are generally small, often no more than 640 acres each, and extremely difficult to administer. There is constant pressure on the state and federal agencies overseeing these properties to sell or trade them away. County parks are generally accessible to the public.

3) Rural Residences on Private Tracts

Private land used for residences forms the bulk of the land use within the San Marcos region. Tracts range from as small as 2.5 acres to several hundred acres per dwelling. Most homes, especially those on tracts over five acres, use only a small portion of the tract as “built environment.” The remainder is given over either to animal husbandry or natural vegetation. Areas which have been formally subdivided in the past tend to have careful planning, good access and better attention to maintaining the quiet, rural setting than do areas which were divided haphazardly through lot splits and family transfers.

In areas without covenants and with predominantly small landholdings, there is a loss of open space due to a proliferation of fencing and/or poorly sited structures.

- How much control should the Plan have over land uses on private property in order to insure that a rural character is maintained in the District?
- What mechanisms for enforcement of proposed changes in building, design, and other standards are available to the community?

4) Arroyos

Arroyos and watercourses are the area’s natural drainage system, and it is understood they play a large part in recharging the shallow aquifers in the area. Arroyos on private land have historically been regarded as natural connectors, sometimes to the chagrin of property owners. Almost all arroyos eventually lead to the Galisteo Wash, a major tributary emptying into the Rio Grande at Santo Domingo Pueblo. The County’s terrain management code prevents building in or near arroyos. Drainages support much of the area’s flora and fauna. They are an important component in the district’s open space, and provide an aesthetic value which is a vital component of the rural lifestyle.

There is a perceived notion within the community that arroyos should be freely available for pedestrian and equestrian uses – “as long as those trespassers don’t come on my property!”

- Since arroyos are not generally in the public domain, should access to them be restricted?
- Should arroyos in public open spaces be identified?
- Should arroyos be recognized as natural wildlife corridors?
- Is the current County code adequate to protect arroyos in the District?
- Should arroyos that cross new development be incorporated into a public trail plan and be officially managed?
- Should there be incentives to permit limited access to privately owned arroyos as part of a trail system?
- Should access points to arroyo trails be created and managed?
- Should the district participate in a restoration/reclamation program for its arroyos and wetlands?
- Should the District join the Galisteo Watershed Partnership?

5) Public Trails and Byways

Trails are a vital part of what residents of the district cherish about their lifestyle and are the glue which links together neighbors, communities and larger open spaces. Byways refers to unimproved roads that are seldom used for vehicular traffic. Trails permit the residents of the San Marcos District to view the landscape and the landmarks of the community from different perspectives and vantage points.

Roads should only be considered open space when they are extremely primitive with little traffic, or have wide enough rights-of way to permit trails to run along their borders. Trails take off where the primitive road ends. Traditional trails, wagon roads, and paths left over from ranching days are extremely threatened by the rapid growth of land division. Unless

rights-of-way are formally established, many of these traditional trails will be lost forever. New trails, unless they are formally identified prior to subdivision, are extremely difficult to create within the context of existing road rights-of-ways.

- Where should trails go? What should be connected?
- Should horse trails be differentiated from biking and walking trails?
- Where should access points for trails be located?
- Should there be different access points for horses and pedestrians?
- How can the privacy of landowners be protected?
- How can the issues of rights-of-way vs. NIMBY (Not In My Backyard) protests be reconciled?
- Who is responsible for public safety?
- Who will be responsible for maintaining the trails and by-ways?
- How will the costs of maintenance be covered?
- What will be the agreed-upon definition of a by-way?

Transportation and Circulation

The District needs to develop a transportation plan (roads, buses, rails) that would serve the needs of our growing community while preserving the rural feel of our environment.

While residents of the district want fast and easy commuting north to the City of Santa Fe, they also want to retain the rural nature of Highway 14, which has been designated a National Scenic Byway. The Turquoise Trail plays an important role in connecting the district's economy to tourist related activities and businesses. Conversely, residents do not want to see Highway 14 used as a through truck route or used as a main haul for gravel and other mining operations.



Residents support the concept of Context Sensitive Design (CSD) as defined by Federal Highway Administrator, Mary Peters "Context Sensitive Design is an approach that places preservation of historic, scenic, natural environment and other community values on an equal basis with mobility, safety and economics." Attention is paid to PLACES that a road or highway goes through, putting greater emphasis on the needs and values of the community during all phases of the project.

A process that involves the community is likely to lead to a better road project, because it reflects the context or environment in which it is located. There is no public transportation in the district, an issue exacerbated by recently increasing oil and gas prices.

There are five classes of roads found in the San Marcos District:

CATEGORY 5: Roads that are narrow, poorly drained and treacherous under poor weather conditions. Almost all of these roads have inadequate rights-of-way. Many of these roads evolved from earlier ranch "two tracks" and later development grew up around the right-of way. There are no drainage, culverts, shoulders, grading or signage. They cannot be maintained by the County, nor can they be adequately maintained by residents. They are often dead end without adequate turn-around, and in bad weather are inaccessible by fire, rescue and school bus vehicles.

CATEGORY 4: Roads that are reasonably maintained dirt or gravel "feeder" roads with good drainage but inadequate shoulders. Most of these roads have been created by a developer, following standards that are no longer adequate for maintenance and have never been maintained by the County. An active neighborhood association generally provides maintenance. In some cases where the neighborhood association no longer exists, individual homeowners provide whatever maintenance they can afford. The roads often dead end without adequate turn-around and in bad weather cannot be accessed by rescue vehicles and school buses. They could be brought up to county standards for maintenance.

CATEGORY 3: Connector roads of dirt or gravel that are characterized by good engineering, adequate shoulders and right-of-way, and are generally maintained by county road crews. They have adequate drainage and are passable under poor weather conditions. There is a problem with “wash boarding” and little place to turn around, and often inadequate right-of-way for walking or riding trails.

CATEGORY 2: Paved connector roads. The problems here are excessive speed, poor enforcement of traffic regulations and poorly designed access from driveways and tertiary (category 4 and 5) roads. It has been suggested that the district impose weight restrictions on county paved roads to protect their surfaces from overweight trucks. Perhaps the speed limit should be lower than 55 mph.

CATEGORY 1: Highway 14, the Turquoise Trail, the major north/south commuter route, a state highway and a major rural collector.

The Issues

- Should the road plan for the District plan for more connector roads, especially in an East/West direction?
- Does the San Marcos District need to create a road system upgrade plan?
- Should the district advocate for a secondary scenic route that connects with Richards Avenue?
- Should the district integrate road and trail planning?
- How should the district pay for road upgrades and maintenance?
- Should the district support and plan for a roundabout at the intersection of Highway 14 and routes 44/45?
- Should the district create rules in addition to those in the County Code to further limit signage that obscures viewscapes and to prohibit attention-drawing structures that alter the landscape?
- Should the district support a New Mexico Highway 14 corridor plan?
- Should the district advocate the creation of a bus system from Madrid and/or Cerrillos to Santa Fe?
- Is there a consensus within the District about if and where a commuter rail line should be located? Should the rail line stop within the district or go through it? Should there be a stop in Cerrillos?
- Should the District support through-truck restrictions?

Public Utilities

While our District has no expectation that water or sewage systems will be provided by the County or other regional authority, electrical transmission needs to be accessible to all residents but it also needs to be unobtrusive so that it does not destroy the integrity of our rural lifestyle.

The residents of the San Marcos District need critical domestic services such as electricity, telephone (both landline and mobile) and Internet service to be available to every household within the district. There is no expectation that water or sewage systems will be provided by the County or any other regional or government authority.

Residents are adverse to obtrusive utility towers, high voltage transmission lines and poles or substations that would obscure or destroy the integrity of the quiet, rural lifestyle. Underground service is preferred. Electrical transmission rights-of-way provide potential routes for trails and public access, especially when they are adjacent to public roads.

The Issues

- Should new electrical transmission right-of-ways be coordinated with the district’s desire to create and maintain a public trail system?
- Should the District oppose any new overhead transmission lines?

Telecommunications

The issue is how to develop better telephone, cell phone, and internet service, since much of our community’s economy is home based, without negatively impacting neighborhoods or viewsheds.

Assuming that much of the economy for the San Marcos District is home-based, it is vital for the area to acquire better telecommunications services. This has been a problem due to the rural nature of the District. Telephone service can be difficult to obtain. Cell phone service is spotty in some areas, and high-speed Internet lines are unavailable except by satellite and La Canada Wireless.

The Issues

- Telecommunications towers would solve the problems, though they would impact neighborhoods and viewsheds.
- Underground utilities are favored over overhead service, but these are expensive.
- Where can antennae and towers be placed to minimize impact?
- How can inexpensive Internet service be provided for the district?

County Code Enforcement

The number one issue brought up by residents at every community meeting and workshop is the perceived lack of code enforcement. Most residents believe that the present problems of density, water and infrastructure can be directly attributed to an inability by the County to enforce its own rules.

Some residents speak approvingly of the prompt response from the understaffed county department which is responsible for investigating violations. It is clear, however, that there are not enough staff members for a county as large as Santa Fe. Variances granted by the County Commission over the past 15 years have created uncontrolled high-density development in parts of the district without the necessary concurrent growth in services.

Permitting smaller and smaller lot division has severely compromised the district's underground water supply. Ordinances that require monitoring by homeowners are rarely enforced. There is no system in place to track such monitoring. The gradual construction of informal road systems not in compliance with the county code has led to unsafe emergency response conditions. General non-compliance with requirements associated with home business and permitting goes uncorrected.

The Issues

- Will the ordinances created by the district resolve the problems resulting from lack of code enforcement by the County?
- Will the creation of a San Marcos District ordinance support the district's goal of retaining a quiet, rural lifestyle?
- Will the development of ordinances based on a district plan restrict growth in the San Marcos District?
- To what extent will these ordinances constrain the County's ability to find new sources of gross receipts taxes within the district?
- Can the timetable for passing a San Marcos District ordinance meet the requirements of the residents?

Community Services

The Plan needs to identify and implement certain basic amenities and services that are vital to our community. This includes but is not limited to code enforcement, maintenance of infrastructure, public safety (including fire and police), open space development and maintenance, and neighborhood facilities such as possible district offices, senior centers, youth centers, day care, recreation facilities, library, etc.

Those who have chosen to live in an area characterized by the quiet rural lifestyle should not expect the level of service enjoyed by more urban districts. Some basic services, however, are needed, and residents expect the County government to provide them.

As the San Marcos District continues to grow, so does the need for these basic services. Without County assistance, the operation and maintenance of facilities and services is often left to district neighborhood associations and residents.

There is no ability to levy taxes or provide revenues which would offset costs, because the district is an unincorporated area. Either the District or the County must provide the amenities and services that are needed for already established neighborhoods to be functional on a human and practical level. This includes, but is not limited to:

- Code enforcement
- Maintenance of infrastructure
- Public safety (fire and police)
- Open space development and maintenance
- Neighborhood facilities such as district offices, senior centers, youth centers, day care, recreation centers, library etc.

The Issues

- Should a list of capital improvements, maintenance activities and needed human resources be an element of the Plan?
- Should there be a listing of personnel, operations and maintenance elements necessary for putting into place suggested improvements?
- Should the list of improvements be prioritized?
- Should an organization similar to a “civic league” be created to promote, fund, and manage neighborhood and environmental programs in the San Marcos District?
- Is a district office needed to manage databases tracking growth, water issues, trail and open space programs, tourism, and citizen complaints?
- Should the District organization that is established be responsible for submitting an annual “needs” assessment to the County Manager?
- Should a maintenance schedule for County roads be coordinated and refined?
- Should a re-assessment be made of roads currently maintained?
- Should an effort be made to improve emergency response time for 911 calls and criminal incidents?
- How can code enforcement be improved and follow-up assured?
- How can a local system be set up for reporting code violations?
- Does the District need, and can it support, a senior center, recreation facility or youth center?
- When District trails and public spaces are identified, how can their maintenance and management be funded?
- Can the District provide emergency road management services to the Category 5 roads not covered under county management? How?
- Can or should the District create Assessment Districts?
- How will services be funded?

Elaboration

There are currently several mechanisms by which operation and maintenance costs can be provided. They are:

1. Local government – Communities can be provided funding for capital funding and basic services through County budgets which expend revenues from taxes, grants and other funding sources.
2. Developer contributions – The initial cost of a subdivision or development is traditionally provided by the developer. This includes the cost and installation of infrastructure, contributions of open space, provisions for community facilities and other amenities. The developer may also provide for the establishment of a homeowner association which will eventually govern itself, provide for the collection of dues and budget for expenditures.
3. Various types of assessment districts – New Mexico State Statute allows communities to establish special districts to generate revenues to provide for capital costs and limited maintenance funds. These include:
 - Refuse Disposal Districts NMSA Section 4-52-1 et seq.
 - Special District Procedures NMSA Section 4-53-1 et seq.
 - Community Service Districts NMSA Section 4-54-1
 - County Improvement/Assessment Districts NMSA 4-55-A-1 et seq.
4. Association Dues – Establishment of homeowners or neighborhood associations is a common method of generating revenues for maintenance and operation costs. Monthly or annual dues are used to cover the costs of basic services for a new community.
5. Utility Companies – Developers can, by establishing private utility companies, provide for water service and solid waste service, as well as sewer collection and treatment service. Similar utility companies can also be publicly owned and operated by the local government.
6. Impact fees – These fees are generally imposed to address the costs of specifically impacted existing facilities such as roads, water systems, waste treatment plants, and signalized street intersections. Such costs are usually paid prior to the development of property, to be applied by the local government under whose jurisdiction the community falls. These mechanisms, while effective to a degree, do not sufficiently provide for the “operations” portion of operations and maintenance. Operations include the costs associated with employing staff to provide services, costs of routine facility upkeep and the development of community

programs for the district's residents. These mechanisms fall short of providing for a method by which associations can unify their efforts for greater collective efficiency. These needs demonstrate the need for some type of governance, absent incorporation. The governance could be self generated or come from existing local government.

III. Community Vision & Future

a. Community Vision

"The San Marcos District, on the southern fringe of the City of Santa Fe, retains its rural character by preserving ranchland, open vistas, and views of encircling mountain ranges. Homes and other buildings are spaced and scaled to fit their surroundings. Neighborhoods maintain their individual character. Smart water use, alternative energy and low impact infrastructure are encouraged and supported. Commercial and institutional services are clustered for easy access and to minimize the impact to the rural character of the district. The San Marcos District is diverse and dynamic; a good place to live."

A Quiet Rural Residential Lifestyle

There is an overwhelming desire by the citizens of the San Marcos Planning District to maintain their quiet, rural, residential lifestyle. This was made clear by community surveys and unanimous comments at public planning meetings. It is reflected and defined in the San Marcos District Vision statement. The concept of a quiet rural residential lifestyle emerged from the group discussions leading up to the formulation of the Vision Statement and included comments like:

- Clean, fresh, unpolluted air.
- A safe, long -term water supply from domestic wells.
- Views that include unimpeded sightlines to the distant mountains and prominent features of the landscape.
- Sufficient distance between neighbors to ensure independence without the vulnerability of isolation.
- Subdued lighting that preserves the dark night sky.
- Absence of commercial activities, buildings, business parks, warehouses, mines or manufacturing facilities.
- Small-scale agriculture; moderate farm and companion animal husbandry.
- Low noise levels compatible with the quiet nature of the surroundings.

These qualities are what the community wants to preserve and protect. While there is unanimity on most of these points, the Planning Committee acknowledges that some residents may prefer safety rather than a dark night sky, or conveniently located commercial facilities, and may not want the dust and odors from agriculture or animals housed nearby.

b. Plan Recommendations

This section not completed in original community plan.

Community Plan: San Pedro

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SAN PEDRO

I. Community History and Trends

a. History

The San Pedro Mountains (also known as the Tuerto Mountains) were probably named after the 17th century Franciscan mission at the Tiwa Pueblo of Paa-ko (circa 1300-1670), located about ten miles southwest of the San Pedro neighborhood. Chipped stone tools, including some that are at least 4,000 years old, 14th century Pueblo Indian potsherds and historic Apache and Plains Indian campsites found in the woods and mountains provide ample evidence of indigenous native use of the area for hunting and food gathering. The first Spanish explorers may have passed through the area as early as 1540. In 1581, mineral prospectors with the Chamuscado-Rodriguez expedition were probably in the area, but no significant mining occurred in the San Pedros before a gold strike in 1828.



In 1839, the Mexican government awarded the San Pedro Land Grant to families in the area. The grant was intended to provide a buffer protecting the main settlements along the Rio Grande from raids by Plains Indians. By this time, there were two mining camps in the area. Only one camp remains today, the Real de San Francisco, whose name was changed to "Golden" in approximately 1880. Mining in the area continued at various levels until the late 1900s. The best known mine, the San Pedro, has a long, and often colorful history. Around 1910, there was a large smelter there, though little trace of it remains today. Early in the 20th century, Golden was reduced to little more than a ghost town and the San Pedro Land Grant was largely dispersed. The San Pedro cemetery remains as one of the few visible and active heritages of the land grant community.

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Most of what is now the San Pedro Neighborhood was rural ranch land until the 1960s. Following a period of severe drought in the 1950s, local ranchers began selling off property. Most lots were platted into 10 to 40 acre parcels at the time of sale. This practice ended with the adoption of the 1981 Santa Fe County Land Development Code which required higher minimum lot sizes. Many of the purchasers were investing in "retirement lots" and intended to build and live on their land. The number of residents increased slowly through the 1970s and 1980s, and there was a marked increase in residential development in the 1990s. However, with the exception of power lines, roads, and a firehouse, there is little in the way of community infrastructure. Santa Fe County constructed the firehouse on locally donated land in 1995, but virtually all other facilities - unpaved roads, power and telephone lines, wells and waste disposal – have been privately developed and paid for by residents. As of 2000, no formal demographic studies of the neighborhood have been done, yet observations by community members suggest that many residents prefer to work where they live, earning what they can with small home businesses. Such home businesses are common and a number of retirees also make the area their home while other residents work in Albuquerque or Santa Fe. Residents of the San Pedro Neighborhood enjoy the area's rural isolation and tranquility.

b. Natural Resources/Features

Location and Topography

The San Pedro Community Planning Area lies in the southwest quadrant of Santa Fe County and is 35 miles from Santa Fe and 35 miles from Albuquerque. The San Pedro Planning Area is primarily located in an eastward-sloping valley bounded on the north by the San Pedro Mountains, on the east by the Estancia Valley flatlands, on the south by South Mountain, and on the west by a low ridge separating the valley from the Sandia Basin. When entering San Pedro from the west, one must climb Heartbreak Hill, an unusually steep and winding hill said to have been named by bicyclists. After cresting the hill, the valley slopes gently to the east until it merges with the flatlands of the Estancia Basin. The only entry to the valley is via State Road 344, the mountains to the north and south being too rugged to have through-roads over them.

Flora

Approaching the valley from the east, the grasslands of the Estancia Basin abruptly give way to a piñon-juniper woodland, which dominates the valley. While the piñon-juniper is dominant, there are also stands of Ponderosa pine, especially on the north-facing slopes and in some canyon bottoms where the soil contains more moisture. Scattered throughout are scrub oak and other shrubs, a number of cactus species, various grasses, and a large number of forbs. These forbs are often rather nondescript during the dryer portions of the year, but when the summer rains occur, they bloom and can produce colorful flowers.

An important aspect of the piñon-juniper woodlands is that many years of grazing and fire suppression has resulted in a much denser forest than in pre-settlement days. The unaltered or natural condition is typified by grasslands with relatively few large trees. Open areas are maintained by periodic cool fires, which thin out many of the younger trees and rejuvenate the grasses. Currently, many areas are dominated by large numbers of stunted trees with an understory of oak brush. Many residents have worked to thin trees, especially near structures, in order to mitigate the high risk of fire resulting from the dense forest cover.

Fauna

San Pedro is blessed with a wide variety and abundance of wildlife. Deer, rabbits, squirrels, skunks, porcupines, raccoons, mice, pocket gophers, snakes, lizards, bats, and the often-heard coyote are common in the area. A survey conducted in July of 1992, documented 32 species of birds, with a likelihood that, on a year-long basis, there are over 50 species that either live in or seasonally pass through the area (see: *Survey of Vegetation and Wildlife at San Pedro Mine Property, Santa Fe County, New Mexico* by Metric Corp., Albuquerque, NM). Along with the many bird species, some of the more dramatic local wildlife include bears, bobcats, foxes, and mountain lions.

Geology

The San Pedro Mountains and South Mountain are interesting due to the area's highly variable geological structure and composition. The long history of mining in the area is due to the mountains' many intrusive structures which are highly mineralized. Substances that have historically been mined locally include gold, silver, copper, garnet, asbestos, manganese, and silica.

Hydrology

San Pedro is located at the fringe of the Estancia Basin and in the mountains. Very little water is located in either of these areas. Water availability is irregular, with wells ranging from less than 200 feet deep to 700-foot dry holes. While the geology of the mountains is well understood with regard to minerals, the geology of the valley, with regard to water, is not.

"Precipitation is the source for all groundwater beneath the area, which lies stored in more porous and permeable geologic units. The mountains capture the most rain and snow falling in the area, and a fraction of the total seeps to the water table to recharge groundwater, gradually seeping downhill and out of the Planning Area. Occasional arroyo flows, the largest being in Canada de las Narrias, lose water through the streambed to recharge the water table. The range condition, including the water-holding quality of the soil and vegetation, influences potential recharge, runoff and erosion. Regionally the range condition is typically poor due to historic human activity, which commonly increases runoff and decreases soil moisture.

"Most groundwater flows beneath and parallel to the terrain, towards the central Estancia Basin. The water table is encountered from tens to hundreds of feet below the ground surface. Pumping in the basin to the southeast is believed to be lowering the water table regionally, probably including the San Pedro area. Examination of a sample of well drillers' reports to the State Engineer reveals that groundwater is encountered under a variety of conditions in the area...both fair and poor water-yielding areas are suggested.

"During historic mining and smelting, a significant amount of groundwater was pumped from groundwater storage. Since mining has ceased, some water table recovery towards the pre-development condition is expected. The water quality tested in the abandoned mines does not appear to be polluted.

"In recent years, San Pedro has experienced substantial residential development relying on domestic wells. Where outside landscaping and stock watering has been modest, it is likely that average well water use is less than one-half acre foot per

year (162,900 gallons). Modern residential construction, water fixtures, and appliances help conserve water, and county-wide residential use is expected to be less than one-third acre-foot (around 97,700 gallons). Because most groundwater is derived from storage in the aquifer, wells may experience falling water levels and decreased yield over time. Wells drilled too shallowly into the aquifer, or which rely on shallow fractures, may go dry as the water table falls. Also, many reported well production problems are mechanical or age-related and may not be hydrologic at all.”

Excerpt taken from “Overview of the Water Resources in the San Pedro Community Planning Area”(1999) Prepared by Jack Frost, Santa Fe County Hydrologist (1997-1999)

c. Public Facilities & Services

Fire Protection

Most of the San Pedro Neighborhood is located in a dense piñon-juniper woodland and forest which is considered an “urban/wild lands interface area” that is susceptible to wildfire danger during periods of drought. Fire prevention is identified as a key aspect of community safety and protection of the local environment.

Fire protection and emergency medical services for the Planning Area are provided by the Edgewood Fire District, which is a unit of the Santa Fe County Fire Department. Edgewood Fire Station 3 is centrally located in the San Pedro neighborhood along Highway 344 and the station also serves as a meeting place for the San Pedro community. The Planning Area may also qualify as a special district under the proposed Urban-Wildland Interface Ordinance, if adopted by the Board of County Commissioners.



Roads and Trails

In the Plan’s Vision Statement, the community of San Pedro expresses a strong desire to preserve its scenic, rural character. One of the important community attributes expressed is maintaining “low traffic” as part of the rural character. Keeping traffic volume low along State and County roads within the Planning Area is integral to preserving the highly valued rural, quiet and scenic qualities of San Pedro.

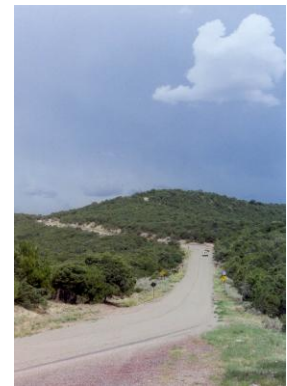
The construction and maintenance of New Mexico State Highway 344 (including “Heartbreak Hill”) is under the authority of the State Highway Department. All designated County Roads are under the authority of the Santa Fe County Public Works Department.

Private Roads

The San Pedro Vision Statement recognizes the intrinsic value of the natural scenic beauty, abundance of wildlife and native flora, and clean well water that characterize the community. These resources are influenced by the steep mountainous terrain, arid conditions, and seasonal precipitation patterns that characterize the San Pedro Planning Area. Preservation of all of these resources is a main objective of the Plan.

There is a delicate balance to maintaining these resources. Erosion is a persistent problem that is exacerbated by poorly maintained roads, roads constructed without regard for the contour of the landscape and existing water-flow patterns. The erosion effects of water run-off from such roads can be far-reaching and costly.

All roads in the community are regulated by the Land Development Code which requires that construction of private roads requires a development permit from the County Land Use Department to ensure that they conform to County design specifications, including terrain management principles.



Trails and Corridors

Among the important assets valued by San Pedro area residents are the open spaces and opportunities for peace and solitude that characterize the rural community. BLM property north of San Pedro is the largest tract of publicly owned and undeveloped open space area and forms a mountainous green belt within the community. A trail system would support community values by enhancing access to the BLM area.

d. Growth Trends

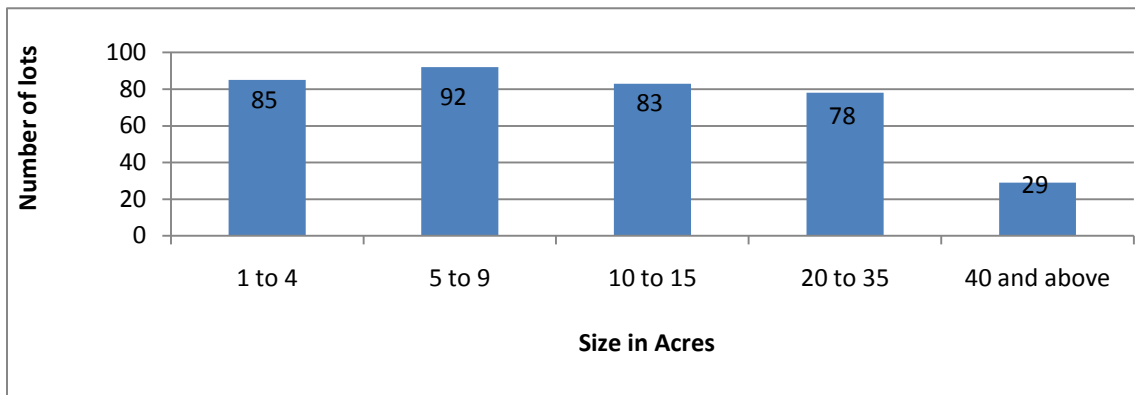
The San Pedro Community Planning Area is in the Homestead Hydrologic zone which requires a minimum lot size of 160 acres. Under the County's Land Development Code, 1 dwelling unit is allowed per every 160 acres. Density can be increased a maximum of 4 times if an adequate 100 year supply of water is proven on site by a hydrogeological test or through a County approved Reconnaissance Water Availability Assessment and if water conservation covenants are duly applied. The water covenants are applied to limit domestic water use up to one-quarter of an acre foot of water per year per dwelling (.25 a/f/y equals approximately 81,450 gallons). Additionally, development at higher densities of up to 2.5 acres per lot is allowed if enough water is proven to be available. The Code is based, in part, on assuring that dry lots (parcels without water available through an on-site well or water system) are not created. For instance, the County would not allow someone to divide a 5 acre parcel into 2.5 acre parcels if the water supply relied on hauling water from another area. Imported water could be used if a large community water system were established, and property owners could propose hooking up to the system as part of their development plan.

In 2000, there were approximately 100 existing residences in the San Pedro Community Planning Area. Based on County Assessor's data, there are approximately 370 parcels in the Planning Area and many of these are legal lots of record but do not conform with the Code requirements for minimum lot size listed above. These small parcels range in size from 1 to 20 acres, which would allow for much denser development. If the 270 vacant lots were developed, San Pedro would be changed from a quiet rural area to a more dense and suburban setting. New subdivisions would increase the total number of existing lots and facilitate development into the area much more rapidly. The Community Plan's vision statement calls for maintaining a rural, low-density community as a primary goal. Thus, this section outlines policies that will direct development in a manner that does not promote urban style development in the Planning Area.

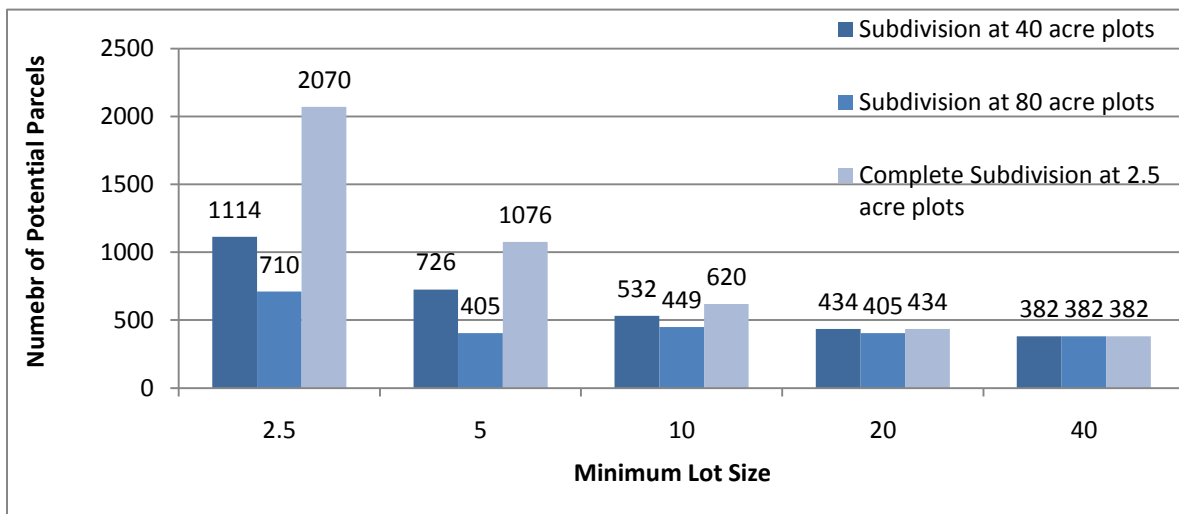
Two documents have recently been produced which discuss water availability in San Pedro Planning Area. In "Overview of the Water Resources in the San Pedro Community Planning Area" (1999), former County Hydrologist Jack Frost notes that water availability is highly variable due to the mixed geology of the area. Additionally, he states that mining activities have historically removed a significant amount of groundwater from aquifer storage but that it is possible that the water levels may be recovering since the cessation of mining. Another impact to the area's water supply noted is the current mining of groundwater from the Estancia Basin which may result in lowering of the water table that supplies San Pedro residents. Finally, Frost's study also notes that historic mining and smelting activities have impacted water quality in some areas.

Importing water from outside the Planning Area is another option for enabling new, higher density development. Yet, if water is imported from the Estancia Basin it could result in drawdown of San Pedro's existing water supply. Additionally, importing water is only economically feasible if development occurs on a large scale with high densities. This type of high-density development would require an increased number of lots within the Planning Area. Higher density development is contrary to the vision of a rural community outlined in this Plan.

Existing number of lots based on minimum acreage for the San Pedro Planning Area



Comparison of Potential Subdivision Effects in San Pedro Planning Area



Note: Data for Charts 1 and 2 from Santa Fe County Assessor's Office, 2000.

II. Community Planning

a. Community Planning Overview

In January 1999, San Pedro community members requested authorization from the Board of County Commissioners to initiate a plan for the San Pedro Community Planning Area. The intent of developing this Plan is to define a rural development pattern appropriate to the unique character and resources of the San Pedro area. Issues that were identified to be addressed through the Plan included how future development would affect water resources, commercial uses, transportation and mining activity. Community members from San Pedro began conducting a planning process in 1998 and have identified policies that will guide growth into the future. There have been 30 community meetings, three community surveys and several newsletters mailed to property owners, business owners and residents. These public outreach efforts focused on soliciting opinions about San Pedro's existing conditions as well as to generate community level direction on how future growth should be directed.

The San Pedro Community Plan addresses the concerns of residents and outlines how community members would like to direct future changes in the area.

b. Planning Area

The San Pedro Community Planning Area lies in the southwest quadrant of Santa Fe County and is 35 miles from Santa Fe and 35 miles from Albuquerque. The San Pedro Planning Area is primarily located in an eastward-sloping valley bounded on the north by the San Pedro Mountains, on the east by the Estancia Valley flatlands, on the south by South Mountain, and on the west by a low ridge separating the valley from the Sandia Basin.

c. Major Issues

Lighting

San Pedro community member responses in the community surveys demonstrate a strong desire to preserve the natural beauty of the night sky. One aspect of San Pedro's rural community character is clear, dark skies in the evenings. County regulations currently allow some types of unshielded lighting, pole lighting with height restrictions, and illuminated signs.

Visibility

San Pedro community members value the scenic beauty, open spaces, and rural character of their mountain community. Survey results show that residents strongly support preserving unobstructed views of the mountains and surrounding areas.

Currently, most buildings in San Pedro are one or two story houses that blend with the rural character and natural colors of the area. Most houses are set back far enough from New Mexico State Highway 344 so that they are relatively unnoticeable from the road. Most existing homes are built and sited in such a way that they are not visible unless viewed from a high ridgetop overlooking the valley.

Home Business

San Pedro is quiet and peaceful with relatively low traffic within the community. Survey results demonstrated that San Pedro community members value the existing quiet, peaceful nature of the area. One of the primary intents of this Plan is to ensure that the San Pedro Community Planning Area remains a rural, residential community while also providing the opportunity for residents to live and work in their homes.

Working out of one's home is encouraged, provided that businesses and their traffic do not adversely affect or interfere with the peace and quiet of the community environs. Within the Planning Area, there are currently many small businesses which serve the needs of the community and are basically unnoticeable because they are part of the residence. Examples include woodworking, automotive repair, welding, arts and crafts, bookkeeping, and massage. All of these existing home businesses are small and unobtrusive. The vision of San Pedro as a quiet residential community supports opportunities for small-scale business by providing for the establishment of home businesses.

Mining

Results from the community surveys and public comments from town hall meetings demonstrate overwhelming support for the restriction of mining within the Planning Area. In one community survey, 93% of residents and property owners agreed that mining should be prohibited while 7% of residents and property owners felt that it should be an allowed use or had no opinion. Mining activity can increase air and noise pollution, increase truck traffic and could potentially contaminate water quality in the area. Many residents stated that mining activities within a quiet, residential community are an inappropriate and incompatible land use for the Planning Area.

Water and Environment

Members of the community intrinsically link the values expressed by the San Pedro Neighborhood Vision Statement to the availability of clean water. In order to protect and conserve water resources and the natural environment, the Plan proposes a variety of methods to enhance aquifer resources and to preserve topsoil.

Additionally, community members identify the protection of the area's wildlife, vegetation and other natural resources as important aspects that make San Pedro a special place. The Plan recommends providing information to new and current

residents about the unique environmental qualities of the area and the natural environment's vulnerability to destruction or degradation.

Wastewater

The New Mexico Environment Department and the Santa Fe County Land Development Code regulate liquid waste disposal systems. Based on concerns about water quality and of the complex topography and geology of the area, the Plan recommends several additional guidelines to protect water quality.



The Plan also supports the implementation of alternative wastewater treatment systems such as, but not limited to, wetlands, composting toilets, gray water reuse, and split-systems. Additionally, as the water supply and geology in the area is highly variable, larger minimum lot sizes may also serve to prevent contamination of adjacent wells from septic systems and other contaminants.

Roads and Trails

In recent years, community members have expressed deep concern about reckless driving and the increased density and speed of traffic along New Mexico State Highway 344. These conditions are triggered in part by a growing number of people from the Edgewood area who use the road as a commuter artery to Santa Fe. Enforcement of existing laws and speed limits has not adequately addressed safety issues resulting from worsening traffic conditions in the Planning Area. Another problem that has raised serious safety concerns for motorists using New Mexico State Highway 344 is an increase in the number of semi-trucks that use Heartbreak Hill, including gravel haulers. Community members report that these trucks often cross the yellow median lines, using both lanes, creating dangerous conditions for other road users. Concerns have also been raised about school buses in the area having to cope with truck traffic, speeding motorists, and increased traffic density.

To some degree, the rectangular grid system used for most platted lots in the neighborhood encourages private road construction to ignore landscape contours because the grid patterns are not consistent with the natural landscape features. As most lots in the area are girdled by twenty-five foot (25') easements, two adjoining lots will often have fifty (50') feet of easement available for road construction. This allows for some level of flexibility to create contour-sensitive designs so that all roads need not be straight as an arrow.

III. Community Vision & Future

a. Community Vision

The residents and landowners of San Pedro value the scenic, rural qualities of our mountain community. We place special value on the following attributes of the neighborhood:

- Quiet / peacefulness
- Dark night skies
- Low traffic
- Natural scenic beauty
- Clean air
- Abundance of wildlife and native flora
- Opportunities for solitude or isolation
- Open space
- Clean water
- Diversity of housing, income, culture, and ways of life
- Low population

We seek to regulate development and structure growth in ways that preserve our unique environment, while at the same time respecting the rights of the individual.

We value our sense of community, honor the history and heritage of the community, respect diversity, and desire to have a low impact on the environment.

b. Plan Recommendations

Fire Protection

The San Pedro Community Plan recommends that area residents, especially new residents, receive educational materials regarding the dangers of local forest fires and practical methods to help them mitigate fire danger.

Lighting

The Plan recommends more stringent lighting regulations for San Pedro to protect the dark skies and natural light of the moon, stars, and planets.

Roads and Trails

The San Pedro Neighborhood Plan recommends developing a trail system for pedestrian and horseback traffic as outlined in the 1999 Santa Fe County General Plan (pp.17-18). The Growth Management Plan specifically refers to areas such as the San Pedro neighborhood which are characterized by large (20-acre or greater), individually owned lots that are either undeveloped or are limited by zoning regulations to only a single household. Without formal access agreements, such lots may block direct access to publicly owned land so that the only legal access alternative is for individuals to negotiate with land owners for permission to cross their land.

Water Resources

Due to the highly variable and complex geology of the San Pedro area, it is imperative that on-site hydrogeological studies be conducted whenever a property is to be subdivided. While Reconnaissance Water Availability Assessment studies may be acceptable for other parts of the County, adequate water supply is extremely difficult to determine in the Planning Area. Thus, community members feel that only full hydrogeological reports with an on-site pumping test should be accepted to accurately determine water resource availability.

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SANTA FE NORTHWEST COMMUNITY

I. Community History and Trends

a. History

This account summarizes the findings of archaeological surveys in the community and tells a little about some of the people who lived here. For a more extensive account of historic events the interested reader will find several excellent books, among them New Mexico by Marc Simmons.

Because these hills are dry, people passed through, collected what they needed, and went on to the adjacent valleys where sufficient water and soil for their crops existed. For that reason, little of historic interest happened here. But the community is surrounded by history on all sides, and that is the story told here.

Within a radius of six miles are 4,000 year old Indian campsites, the 700 year old San Idelfonso and Tesuque Pueblos, the nearly 300 year old Spanish Jacona land grant, ruins of turn-of-the-century Hispanic homesteads, the 55 year old Santa Fe Ranch, a few older small homes and numerous large new homes. In this small area are represented five distinct cultures: Archaic Indian, Pueblo Indian, Spanish Colonial, Spanish American, and Anglo American.

Archaeological Survey

Surveys in this area have been made only recently, and coverage is incomplete. Some neighborhoods, like Las Campanas, have been intensely studied while most of the area remains unsurveyed. This is because surveys were made only where required by the County Archaeology Ordinance of 1988. Projects before that time were not surveyed.

The State Historic Preservation Division provided information included here, but, to guard against illegal collecting none of the 314 sites reported are identified.

Features Found

Identification of archaeological sites is based on artifacts and features. Artifacts include potsherds, tools such as manos and dart points, and stone chips and other remnants from toolmaking. Archaeological features represent construction activity, such as digging hearths and irrigation ditches, or building kivas and house foundations. One significant finding is evidence of the earliest pottery finding in the Rio Grande Valley, dated 1250-1300 AD. The pits, resembling hearths, were found in Las Campanas, about five miles from the nearest Pueblo. They are associated with fired chips, or spalls of sherds, and are similar to misfired pottery found with pottery-firing features in the Mesa Verde area.

Pre-Historic Period (3000 BC-1598 AD)

Hunter Gatherers

Nomads foraged through this area for at least 5,000 years. They travelled in small bands, usually extended family groups of 25 or fewer, and moved with the changing seasons and migratory patterns of game. They travelled light and left little behind. Their longest stay in one place was in a seasonal base camp from which they ranged up to six miles per day, several days at a time. Manos and metates (grinding stones) were used to process plant foods, and spears and atlatl darts (throwing sticks) for hunting.

Archaeologists found several campsites in Las Campanas that may have been base camps occupied through the winter. Facilities included a pit structure, hearths and roasting pits. A few manos, metates, and stone artifacts, including dart points, knives, scrapers and hammers were found. Dart point styles indicate these sites spanned the period 1800 BC to 400 AD.

So few sites have been found in the community that archaeologists believe the area was used infrequently. The reason, most likely, was lack of water. The adjacent river valleys offered a more favorable environment and that is where humans settled up to the early 1900s.

Pueblo Indians

Farming was introduced from Central America, and slowly over a 2,000 year period Southwestern Indians changed from a nomadic to an agricultural life. During this period, the Anasazi Indians on the Colorado Plateau experienced a disruption in a long term weather cycle. Their midsummer rains stopped, and for many years they had no crops.

The Anasazi began to migrate, some of them eastward to the relatively lush Rio Grande and its tributaries. The period 1300 to 1540 saw an increase in population along the northern Rio Grande. About this time our neighboring Pueblos, the San Ildefonso and Tesuque, were first occupied. The Rio Grande is one of few areas in the Southwest where villages have been continuously occupied since prehistoric times, some for 600 to 800 years.

Throughout the many Pueblo Indian migrations and occupations along the Rio Grande this area continued to provide natural resources. Even the most successful Pueblo villages required periodic hunting and gathering to supplement their diet. Potsherds found at Las Campanas indicate the area was used by Indians from both the Pajarito Plateau and the Santa Fe River.

Spanish and Mexican Colonial Periods (1598-1848)

First Contact

Early exploratory probes into New Mexico by the Spanish were inspired by the need to replace the exhausted silver mines in Mexico. Not surprisingly, many of the early explorers were wealthy silver mine owners or prospectors. The first Spaniard to contact all of our southern Tewa neighbors (the San Ildefonso, Pojoaque, Nambe, Santa Clara, San Juan and Tesuque Pueblos) was Caspar Castano de Sosa in 1591. He found the Pueblo Indians to be industrious, well-fed, well-clothed, and well-housed. Most important, the Tewa Indians accepted the Spanish without resistance, a fact which Onate was later to use to his advantage.

The First Colony

In 1598, Don Juan de Onate, the newly appointed governor of New Mexico, made his way up the Rio Grande with 129 soldiers, friars, and colonists. 83 ox carts, and 700 head of livestock. In July he established temporary headquarters in the present San Juan Pueblo. A few months later he moved across the river and founded San Gabriel. This part of interior North America was under the Spanish flag before Jamestown was founded in 1607 and the Mayflower arrived in 1620.

Onate's original route, the supply route to San Gabriel for nearly 10 years while Santa Fe was still an Indian Pueblo, probably passed through the community. This was the original Camino Real. The most likely route from his camp on the lower Santa Fe River would have been along Canada Ancha, then east of Buckman Mesa to San Ildefonso, and north along the Rio Grande to San Juan.

As a leader, Onate was autocratic, efficient, and merciless. He severely punished Indians who attempted to revolt, and had little patience with the complaints of his colonists. In 1601, Onate returned from one of his many prospecting trips to find that all but a few of the soldiers, friars and colonists had defected and fled to El Paso.

Onate was forced to resign, and King Felipe III decreed that New Mexico henceforth was to be a mission field. The area was maintained at government expense, with a governor, 50 married soldiers and 12 friars, and no exploration of the outlying regions was permitted. Don Pedro de Peralta, a civil servant with strong organizational abilities, was selected to succeed Onate and in 1610 he began construction of the new capital City of Santa Fe.

The Spanish brought to the Pueblo Indians much that was useful. But they also brought the encomienda system, which required that the Pueblos supply food and clothing to the Spaniards before providing for themselves. They also brought European diseases. After 80 years of oppression, the Indians revolted.

Pueblo Revolt of 1680

In August, 1680, a San Juan Indian named Pope, and leaders from almost every Pueblo, led the Indians throughout New Mexico in a well planned revolt. For five days Indians roamed the countryside, rounding up livestock and killing Franciscan friars and colonists. These hills and arroyos must have been combed by Indians searching for sheep, cattle, horses, and perhaps an occasional settler trying to make his way safely to Santa Fe.

After a nine day siege of Santa Fe, the surviving colonists fled south to El Paso. It was a stunning victory for the Indians. Twenty-one Franciscan missionaries (two-thirds of the hated friars), and 380 colonists had been killed, and the Spanish were in full retreat. But Indian unity left with the Spanish. The Indians returned to their Pueblos and resumed their fiercely independent ways.

De Vargas and the Reconquest

The man selected to regain the lost territory was Don Diego de Vargas. His military expedition in 1692 was a complete success, but when De Vargas returned almost a year later with 70 families, 18 Franciscan friars, and 100 soldiers, he found that many Pueblos had changed their minds, and were ready to resist. De Vargas used the same strategy Cortes had used in conquering the Aztecs in 1519. He recruited Indian allies. The Keres Indians of Santa Ana, Zia and San Felipe Pueblos were loyal to the Spanish, but his greatest military support came from the Pecos Pueblo. It is doubtful that De Vargas and his force of only 100 soldiers could have secured the frontier without the help of Indian allies.

De Vargas's first years were bloody. In December 1693, with the help of the Pecos Indians, the Spanish reentered Santa Fe and executed 70 Indians who refused to surrender. De Vargas now had a base camp but was confronted by 16 hostile Pueblos. The San Ildefonso Indians were the leaders of Tewa resistance and Black Mesa, north of San Ildefonso, became the Pueblo Indian battle center for a nine month guerilla war.

The Indians attacked small contingents of Spanish troops, and when De Vargas counterattacked, the Indians retreated to the top of Black Mesa. De Vargas, with his limited force, was unable to dislodge the Tewas. In the summer of 1694, he forced the support of the Jemez Indians; he held 361 Jemez women and children hostage after killing 84 Jemez warriors and taking over their Pueblo. The remaining Jemez Indians capitulated and agreed to join De Vargas in a siege of Black Mesa. The Tewas were forced to surrender.

That was the last pitched battle with the Pueblo Indians, but it took another two years for the Spanish to crush all Pueblo resistance. Some of the Tewas escaped Spanish control by moving west and joining the Hopis. The Spaniards steadily intruded on Tewa villages, and some, like Jacona and Cuyamungue Pueblos, were simply abandoned in 1694.

A Strong New Alliance

The Spanish population continued to increase while the Pueblo Indian population declined. By 1805, the Pueblo Indian population was about 9,000, less than one-sixth the population when the Spanish came. In this weakened condition, the Indians were especially vulnerable to raids by Apaches, Utes, and Navajos. The Spanish, also undermanned, and concerned with securing the frontier, adopted the same strategy they had used successfully in the past: they recruited Pueblo Indians as allies.

The Tewa Pueblos now fought along with the Spanish to stabilize the frontier, thus guaranteeing Spanish rule. But this new alliance also guaranteed the survival of the Pueblo Indians. They are still here today, and the Spanish government has been gone more than 170 years.

Mexican Independence

In 1821, Mexico won independence from Spain, and opened its borders to trade with the United States. The hoped for north-south trade through New Mexico to Mexico City never developed. Instead, the east-west trade along the Santa Fe Trail whetted the appetites of "Manifest Destiny" proponents in the United States. The Mexican flag flew over New Mexico only 25 years before General Kearny marched into Santa Fe in 1846. The treaty of Guadalupe-Hidalgo in 1848 formally ended the Mexican War and gave the United States the territories of New Mexico and California. This included the present State of Arizona.

U.S. Territorial Period and Statehood (1848 - Present)

The Railroads

Within 20 years after the end of the Mexican-American War gold had been discovered in Colorado and New Mexico, the American Civil War had ended, and the railroads were pushing west linking the country from coast to coast. By 1881 the Atchison, Topeka, and Santa Fe Railroad had forged a transcontinental link with the Southern Pacific Railroad, which was building eastward from California. Steep grades and narrow canyons required that the AT&SF be routed south of Santa Fe.

In 1880, Santa Fe settled for an 18 mile spur from Galisteo Junction (later named Lamy). Seven years later, Santa Fe became the terminus for another railroad branch, a narrow gauge line extending south from Espanola. This later was known as the Chili Line, part of a Denver and Rio Grande (D&RG) master plan that became a little-used branch line.

The railroad entered New Mexico near Antonito, ran south to Espanola and the Buckman area, then southeast through the community into Santa Fe. Compared to stage coach, the average Chili Line speed of 15 to 20 miles per hour and the smooth ride must have been luxurious. A timetable for January 3, 1899 shows an elapsed time of two hours and 15 minutes from Espanola to Santa Fe, and about 21 hours from Santa Fe to Denver.

The Chili Line, until the advent of paved roads and trucks, was the primary means of moving goods from northern New Mexico to market in Santa Fe. Shipments included lepidolite from the Dixon area, mica from Tres Piedras, apples and sheep from Espanola, and pinon nuts from La Madera.

But the competition from freight-hauling trucks, and the chilling effects of the Great Depression were overwhelming. For many years, the train north from Santa Fe consisted of one coach with an average of 10 passengers per trip, and one or two baggage and mail cars. By 1935, the D&RG was bankrupt, and in January 1941, the line was abandoned.

The railroad changed the community permanently. This area was still open range with few homes or roads, but the 21 miles of three foot gauge track from Buckman to Santa Fe, the trestles and bridges, and the daily passing of the train put man's mark on these hills indelibly.

Jacona and Caja del Rio Land Grants

Ranching in northern New Mexico in the late 1800s went hand-in-hand with land grant speculation and corruption. The best grassland had been assigned as land grants by the Spanish and Mexicans, but grants had to be adjudicated. At stake were the most valuable grazing lands in northern New Mexico, and the game was in the hands of lawyers and judges.

U.S. property law differed greatly from Mexican and Spanish law, particularly in the treatment of common land. In the late 1800s, an informal network of land speculators consisting of lawyers, judges, politicians and businessmen became known as the Santa Fe Ring. Many grants ended up in the hands of these individuals.

The history of the Jacona grant is unique in that heirs have been able to hold on to most of the original grant (**Figure 3-16**). It was awarded in 1702 to Ignacio Roybal, a young army officer who had been recruited by De Vargas in 1693. Roybal rose in the ranks rapidly, became Alcalde (magistrate) of Santa Fe by 1708, and served as High Sheriff of the Inquisition for most of his life.

The 6,950 acre Jacona grant, having survived three governments and countless crises, is now at a crossroads. The property is idle, while property values and taxes in northwest Santa Fe County are rising sharply. It seems likely that one of the last original Spanish land grants in New Mexico may eventually be sold and become an historical footnote.

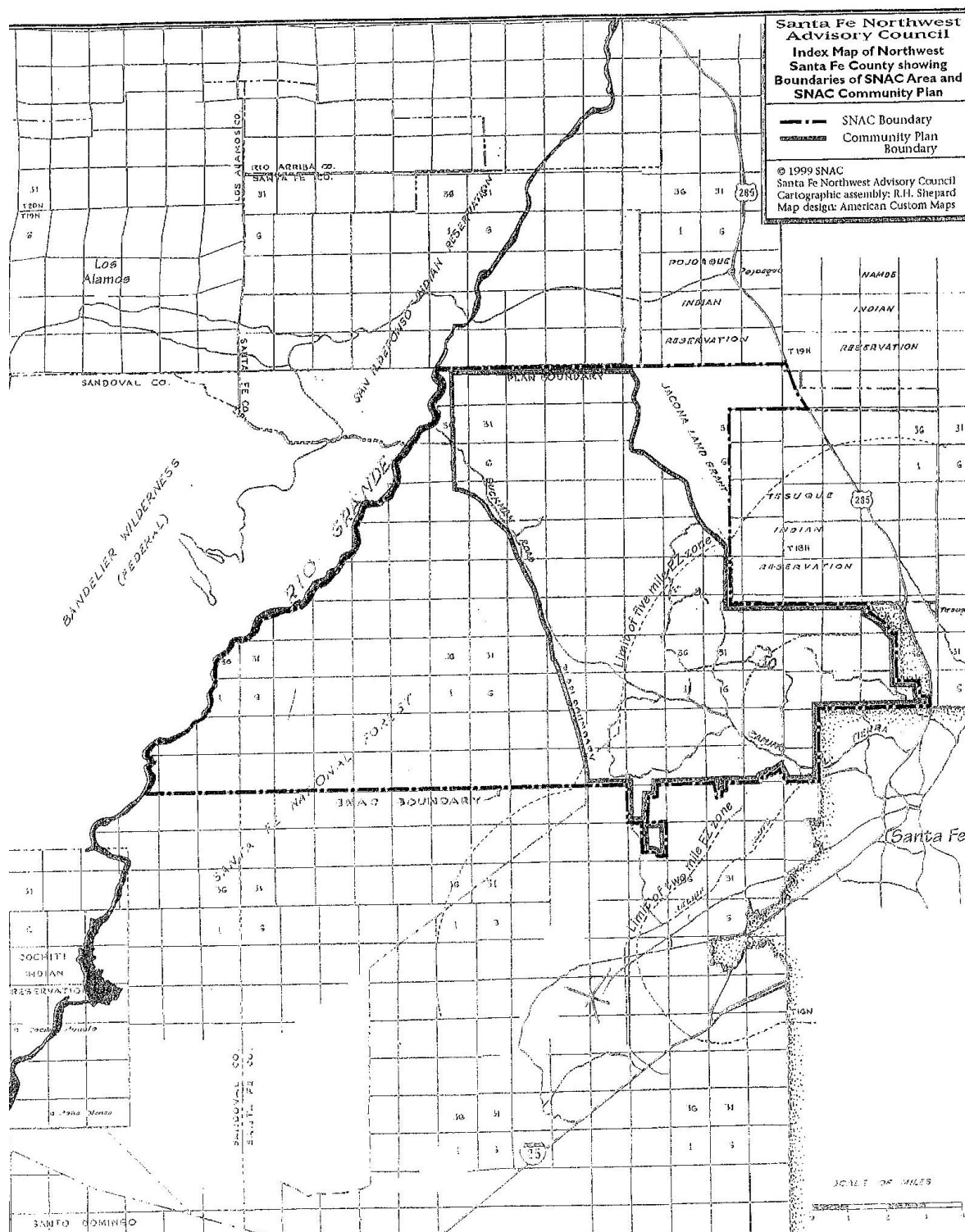
Captain Nicholas Ortiz was an old soldier when he petitioned for the Caja del Rio grant in 1742. The petition noted that "he had served the crown in the Indian campaign for 49 years, that he had always furnished his own horses and arms, and had once paid for a wagon load of gunpowder." Ortiz had a large number of heirs, and not all of them paid their taxes. In 1916, more than 110 heirs were located, and agreed to sell. B.F. Pankey bought the 67,000 acre Caja del Rio grant for one dollar per acre plus \$6,324 for delinquent taxes.

Pankey ran the largest cattle operation in New Mexico from his headquarters on the San Cristobal Ranch, but he built a ranch house on the Caja del Rio. The house is at the west end of Caja del Rio Road (County Road 62) and is still used as a line camp. Like many cattlemen, Pankey lost everything in three dry years in the early 1920s. The Caja del Rao Ranch was taken over by the General Life Insurance Company and deeded to the Soil Conservation Service in 1935. In 1953 it was transferred to the Forest Service and later became part of the Santa Fe National Forest.

The Open Range

The area east of the Rio Grande, between Cochiti and Pojoaque, including the Caja del Rio and the community, was unfenced until the 1940s. The phase "open range" brings to mind all that was free and noble about the West. In fact, 300 years of unrestricted grazing was nearly the ruin of the land.

Figure 3- 16



A Soil Conservation Service (SCS) report in 1936 concluded that "much of the vegetative resource is so utterly destroyed that it may take several generations to improve it." Another SCS study in 1937 reports "...there were at least twice the number of stock using the area as there should have been..."

The government response to these conditions in the 1930s was remarkably farsighted, considering that the land was then nearly worthless on the open market. The SCS took over large tracts, such as the Caja del Rio, and contracted with the Civilian Conservation Corps (CCC) to undertake remedial measures. The former Pankey ranch house on the Caja became SCS headquarters. At one time, in 1935, there were 222 men working in the drainage areas around Santa Fe, building check dams, planting trees and grass seed, and fencing to control grazing. Remnants of some check dams can still be seen in the community.

Today there are only two ranges with cattle in northwest Santa Fe County: the Caja del Rio range, supervised by the National Forest Service, and the Bureau of Land Management (BLM) range to the east, with the 21,000 acre Santa Fe Ranch, and the 5100 acre Ortiz Ranch. On the 64,000 acre Caja del Rio allotment, 15 permittees are allowed a total of 520 head of cattle.

The Santa Fe Ranch

Zannie Garcia bought the Santa Fe Ranch from Frank Bond in early June 1961. Bond was king of the sheep and wool trade in the mid 1930s, and put together the Santa Fe Ranch over a 20 year period.

Zannie Garcia and Bob Weil, her first husband, had shopped for a ranch throughout the Southwest for six months, and found here what they were looking for, a large ranch close to town. About 8,100 acres were leased from the State, 21,000 acres were leased from BLM, and 1,900 acres were private (fee) lands. The State put its land up for public sale the following year and Zannie and Bob bought most of it for about \$51 per acre.

Local realtors ridiculed the purchase as a "lousy investment... Santa Fe is growing south and southwest instead of west." During the following 16 years, the Santa Fe Ranch developed into a profitable cattle operation. The Ranch drilled deep water wells, the success of which was a factor in the decision to develop the area as residential property, and brought in electric and telephone lines.

Homesteaders

Early homesteaders in these hills were Hispanics who lived here part of the year and moved back to town for the winter. The Final Homestead Act of 1862, revised in the early 1900s, allowed individuals to earn title to 160 to 640 acres of land at no cost, provided they lived on it most of the year (usually seven or eight months) for a stipulated number of years (usually five), and made a certain number of improvements. The earliest homesteads, 160 to 320 acres, were granted in the early 1900s. Typical claimants cultivated 10 to 20 acres of land, planted beans and corn, and grazed cattle. Most built one-room houses and cisterns to collect rain water. The soil was too lean and rainfall too sparse for farming, and by the 1930s, during the Great Depression, most early homesteads were abandoned. A few wealthy individuals acquired land at rock-bottom prices. An early 320 acre homestead, at what is now southwestern Las Campanas, was deeded to Frank Bond, to settle a debt, for \$4.24 per acre. Bond, by paying delinquent taxes, also acquired a full square mile in what is now La Tierra Nueva, for 22 cents per acre.

The government eventually recognized that the land was not suitable for farming, and from the 1930s onward most homesteads were 640 acre Stock Raising Homesteads. The lure of a large tract of free land less than ten miles from Santa Fe attracted an interesting variety of people, but few were cattlemen. In 1931 General Osborne Wood of the New Mexico National Guard homesteaded 640 acres four miles north of town in what is now the Tann Road area. He spent the princely sum of \$12,000 on a four room adobe house with a two car garage and, significantly, a 521 foot deep water well. General Wood stocked his homestead with 120 Angora goats, and when "Shus" Shuster homesteaded the adjacent section the General bought another 150 goats and grazed them on Shuster's land.

Shuster was one of the five young artists, "Los Cinco Pintores," who were at the center of the growing art colony in Santa Fe, and who became the "in people" at social gatherings. Shuster brought to this area the prohibition era social scene, with bathtub gin, homebrew, and three-day parties. He brought some of his friends as well. Josef Bakos, another of "Los Cincos Pintores," moved to a tract adjacent to Shuster, and John Sloane, Shuster's close friend and early mentor, bought land next

to Bakos. Two other friends of the Shusters, Nina Otero-Warren and Mamie Meaders each made application for 640 acre homesteads, which they called Las Dos Ranch, now the Las Dos Subdivision.

Pueblo Indians Today

The Pueblo Indian population in the Rio Grande area fell to a low of about 7,000 in the 1850s, rose to about 9,000 during the U.S. Territorial Period, and increased to 21,500 by 1967. But the culture of the Indians was no more readily accepted by the Americans than it had been by the Spanish.

A largely eastern national government in the early 1900s passed legislation, called the Religious Crimes Code, to stop certain ceremonial rites that, in its opinion, violated Christian standards. Until as recently as the 1930s Pueblo children were forced to leave home without consent of parents and live in government boarding schools designed to eliminate Indian language and customs.

The Bureau of Indian Affairs changed policy radically in the 1930s and is now charged with the task of assisting Indians to achieve equality with non-Indians, while guaranteeing no interference with traditional customs. The Indian Reorganization Act of 1934 gives Indians considerable autonomy over internal affairs. The fact that the population of Pueblos is steadily increasing indicates that Pueblo culture is strong and enduring.

Recent Settlement (1975-Present)

Following the homesteaders, a few scattered dwellings appeared along Tano Road as well as the southern end of what is now known as Fin del Sendero, and in the Arroyo Calabazas and Horcado Ranch areas. Roads in the area were primitive and little settlement took place until the mid-1970s.

La Tierra was the first formal subdivision in the community. Initial lots went on sale in 1975. La Tierra Nueva followed in 1980 and the first phases of Tierra de Oro and Salva Tierra in subsequent years. All were designed and marketed by Zannie Garcia and Bob Weil, who operated as La Tierra Ltd. As part of the approval process they were required to finance the construction of Camino la Tierra which was laid out by the City, running across City-owned land from Highway 285/84 west to where it connected with Buckman Road in the County. That road has been the key to opening up the area.

The remaining two phases of Tierra de Oro and Salva Tierra, along with 4,600 acres known as Dutch Meadows and some smaller parcels, were sold by La Tierra Ltd. in 1987 to a partnership composed of Lyle Anderson of Phoenix, E.F. Hutton and PNM. This group, known as Santa Fe Ranch Resorts, was assumed by Anderson when Hutton and PNM dropped out. With its name changed to Las Campanas it has received Master Plan approval for 1,717 residential lots and other amenities, including a clubhouse, two 18 hole golf courses, spa and tennis center, equestrian center, waste water treatment facility and golf course maintenance facilities. Its first lots were sold in 1991.

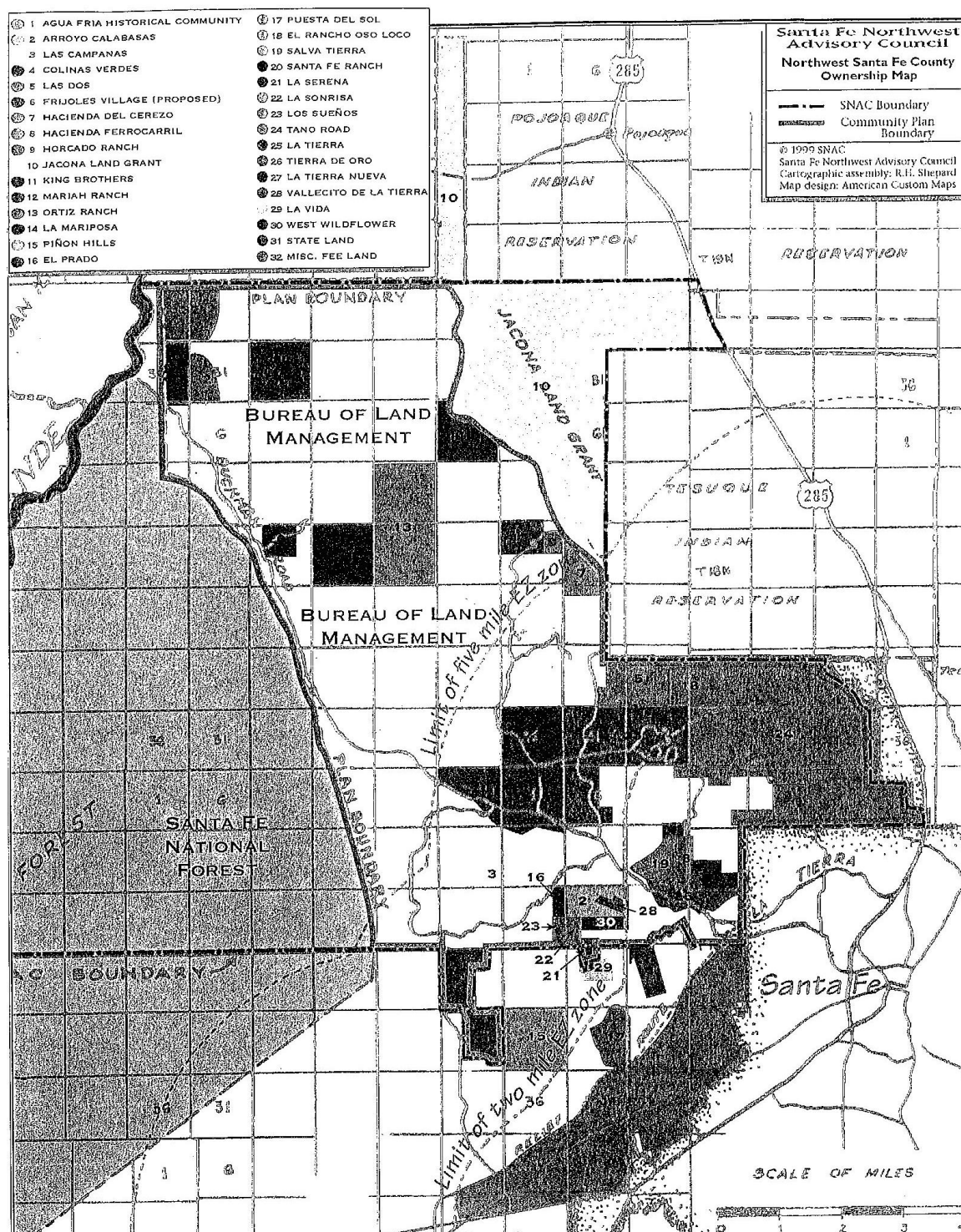
Meanwhile other organized subdivisions appeared: Las Dos in 1980, La Mariposa in 1988 and later Colinas Verdes, Vallecito, Los Suenos and La Serena along the Camino la Tierra axis and Casas de San Juan to the northeast near the Santa Fe Opera. While not subdivisions, two large landholdings appeared most recently in the far northwest: the dude ranch, Hacienda del Cerezo, and the private Mariah Ranch.

Several parcels remain undeveloped: 2,000 acres west of the City boundary, between Camino la Tierra and Tano Road, currently accessed by the inadequate Fin del Sendero Road, two commercial areas along Camino la Tierra owned by Las Campanas, and the King Brothers property to the southwest along the new Caja del Rio Road, and the Jacona grant. Most of the other open land is controlled by the BLM and is now leased for cattle grazing. BLM has assured the Community Plan Task Force that it intends to keep it in that status for the foreseeable future.

The Santa Fe Northwest Advisory Council (SNAC) has established an Open Space Committee which is undertaking a cultural and natural resource inventory of the BLM holdings to provide archaeological, historical, ecological and geological data which may permit the BLM to tighten the current classification of the land to assure that it remains open space.

After a slow start the community has developed quickly (**Figure 3-17**). It is anticipated that in the next twenty-five years, the period covered by the Plan, all available land will be developed or platted. For most of its history the community served only for hunting or passage to other areas. Technology has changed that forever. Modern infrastructure has made this

Figure 3- 17



prime residential land. But it retains its rural character and, with care, its beauty can be preserved while it serves as home to many people.

b. Natural Resources/Features

Physical Features

The community is characterized by a system of ridges and arroyos which cross the area, creating a varied landscape of visual beauty with unimpeded vistas of the mountains to east and west. Juniper and pinon are the predominant trees with a variety of low bushes and native grasses (**Figure 3-18**).

This part of northwest Santa Fe County is a diverse community which includes the residential developments of Las Tierras, La Mariposa and Tano Road, the nearly 300 year old Spanish land grant of Jacona, the Santa Fe Ranch (one of the largest in the county), Las Campanas (a large residential mixed-use development with private golf facilities) and several older small residential communities. The community has a rural, natural park setting, yet most residents are within fifteen minutes of the Santa Fe Plaza.

Adjoining neighborhoods are a cultural mix. To the north are the San Ildefonso and Pojoaque Indian Pueblos; to the east the Nambe and Tesuque Pueblos. The historic village of Agua Fria and several residential developments lie to the south and the new municipal recreation area and public golf course is to the southwest. The Santa Fe National Forest borders on the western side.

Environment

Terrain

The community is a range of low rolling hills east of the Rio Grande midway between the Sangre de Cristo Mountains to the east and the Jemez Mountains to the west. The hills form a divide between the Santa Fe River to the south and Pojoaque Creek to the north (**Figure 3-19**). The Pajarito Plateau, which flanks the eastern Jemez Range, slopes gently to the east and is abruptly terminated at White Rock Canyon where the Rio Grande cuts a spectacular 1,100 foot cliff. A basalt-capped mesa with a north-south trend of cinder-cone volcanoes, called Caja del Rio Plateau, lies immediately west of the community. Elevations in the community vary from 5,800 to 7,000 feet.

The Rio Grande depression and its volcanic rocks, including the Caja del Rio Plateau and the Jemez Mountains, lie on the Rio Grande Rift, a 1,000 mile long north-south deep-seated geologic feature which bisects the continent. The rift experiences frequent low-level, but occasionally damaging, earthquakes and episodic volcanic eruptions. The most recent earthquakes in the New Mexico portion of the rift were two events, measured at 6.0 on the Richter scale at Socorro in 1906 and 5.5 at Cerrillos in 1918. Geologic mapping near Los Alamos disclosed faults that generated quakes of a magnitude of 6.5 to 7.8, in the past, capable of major damage. The last explosion of the Jemez volcano was about 60,000 years ago. While there is little likelihood of an explosive event in our lifetimes, Los Alamos National Laboratory geologists have recommended the volcano be monitored for signs of renewed activity.

Gradual subsidence along the rift allowed deposition of 3,000 feet of sand and gravel transported by streams from the Sangre de Cristo Mountains. Today these porous rocks of the Tesuque Formation are the ground water aquifers in the community.

Soils

The soils are deep loam to clay on old alluvial fans and dissected, eroded terraces, and are very thin. Historically, the soils have been used for cattle range and wildlife refuge.

Climate

The climate is semi-arid, with seasonal rains coming from the Gulf of California during summer months. Summer days are usually mild and nights are cool; winter nights are cold, but days may be warm. The sun shines 75 percent of daylight hours year-round. The average precipitation measured at the Santa Fe airport is about 14 inches per year. Severe droughts occur periodically. The most recent, and probably the worst since 1276 to 1299, was from 1950 to 1956, when the average

Figure 3- 18

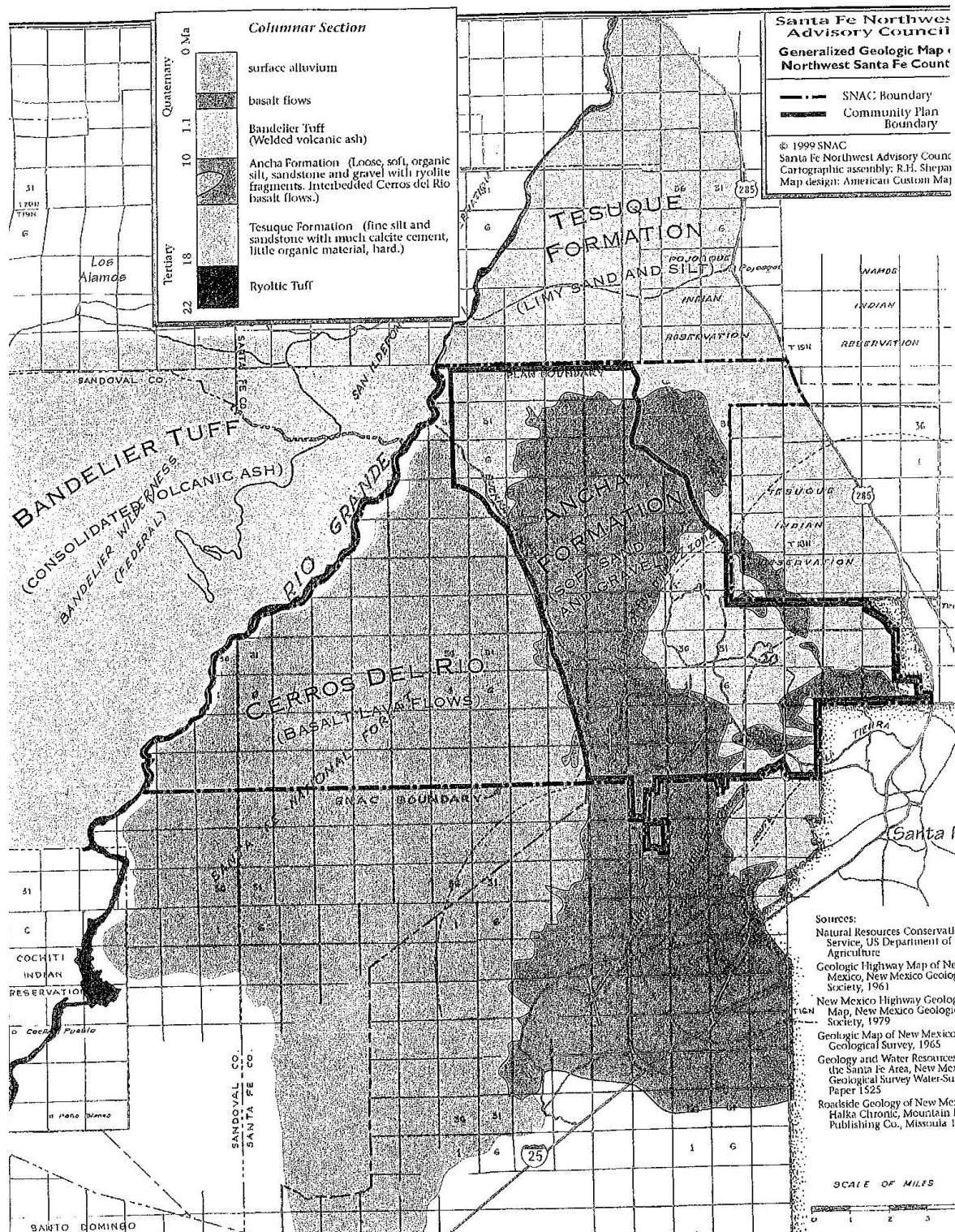
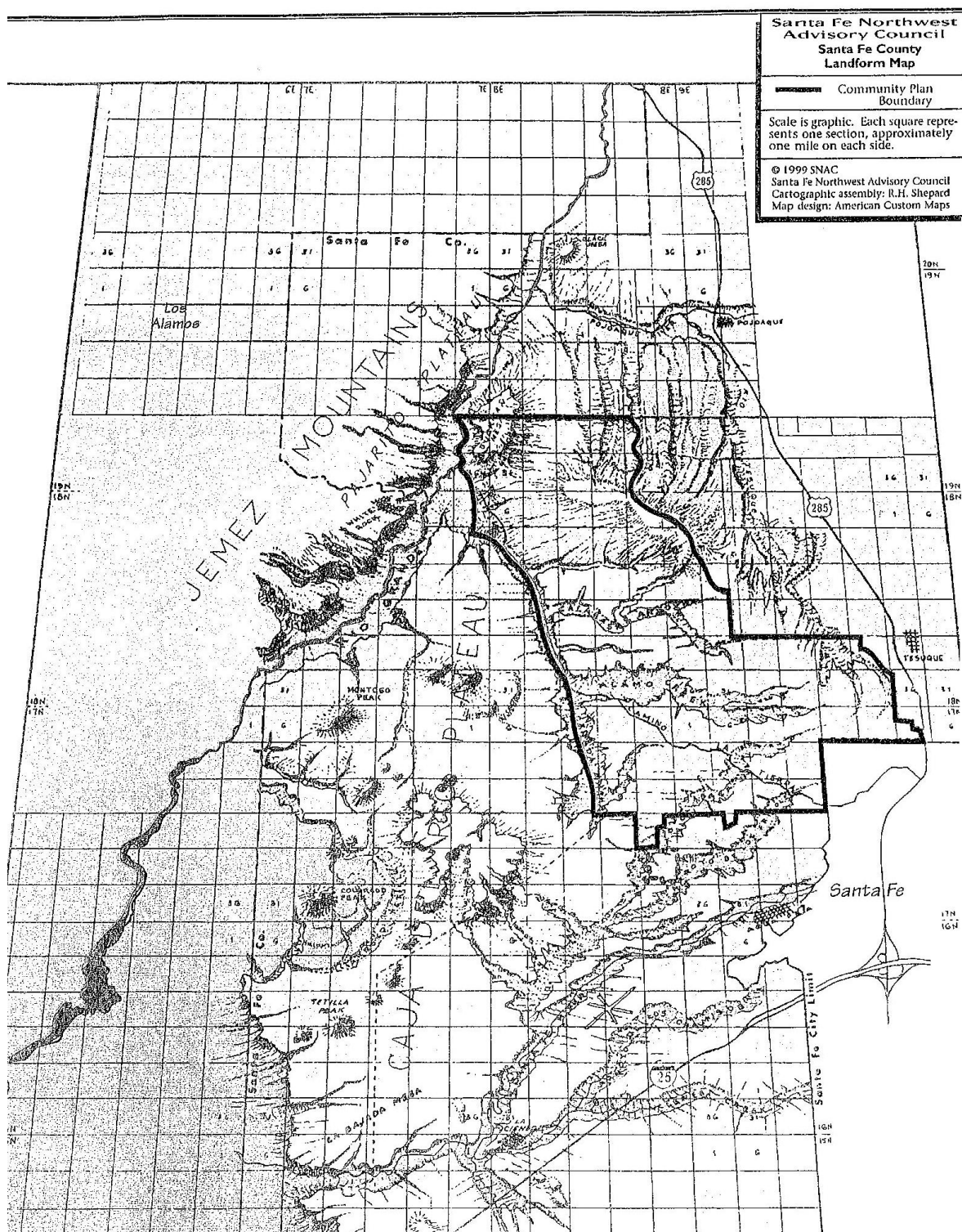


Figure 3- 19



precipitation was 10.8 inches per year. The growing season is short, about five to six months between early May and mid-October.

Flora

Hilltops and slopes are covered by a juniper-pinon woodland with scattered cholla, Apache plume, mountain mahogany, and wolfberry. Terrace deposits in arroyos are partially covered by dense stands of chamisa. Blue grama grass, soapweed, yucca, snakeweed, and Russian thistle grow in the open areas between trees and shrubs.

The fire hazard in the juniper-pinon woodland is usually small because trees are spaced far enough apart so that fire normally does not jump from crown to crown, and sparse ground cover provides little fuel. However, there is risk in an exceptionally dry year, especially during the windy spring months.

Fauna

The area supports those animals that best adapt to humans. They include the coyote, a large variety of birds and many small mammals, the most common of which are blacktailed jackrabbit, desert cottontail rabbit, deer mice and Gunnison's prairie dogs.

There is no doubt that humans have disturbed the habitat. By displacing snakes and predators, such as bears and wolves, and providing food (birdseed and garden vegetables) for small mammals, we have encouraged an increased population of rabbits and rodents. We may have affected the plant world as well, with the introduction of non-native plants, shrubs, and trees, and the insects that these host.

Natural Resources

Water Resources

The community is unique topographically and historically. The hills are a drainage divide and there are no perennial streams. Because there was no reliable surface water source people did not live here permanently. Not until the 1900s did homesteaders begin to move into the area. They built cisterns and check dams on arroyos and hauled drinking water. One or two drilled deep and expensive water wells.

Oil and Gas Resources

Northwest Santa Fe County is in the center of the Espanola Basin, one of several small rift basins in the northern Rio Grande Rift Zone which may contain oil and gas reserves. The Basin has not been heavily explored, but independent operators have been attracted by the number of oil and gas shows encountered in exploratory wells. Of the 32 wells drilled in the basin from 1914 to 1989, there have been 26 reported oil or gas shows. In spite of the frequent shows there are no commercial wells in the basin. There may be potential for deep exploration below the volcanics in the Caja del Rio but prospects are risky. It is unlikely that there will be large scale exploration or drilling activity in this part of the Espanola Basin.

c. Public Facilities & Services

Water

The City has purchased the Sangre de Cristo Water Company but continues to contract PNM for operation of the City water system. The County Water Company, originally supervised by a quasi independent Board of Directors, has been taken over by the County. The Metropolitan Water Board, which functioned as an advisory body to the City and County, has been abolished.

Within the past 25 years, landowners have recognized the presence of 3 deep, thick, continuous aquifers. Early development in the community relied entirely on domestic water wells. Currently 40 percent of lots in the community are on City water; these are in La Mariposa, Salva Tierra, Tierra de Oro and Las Campanas Estates I and II. About 30 percent of lots rely on domestic water wells. The remaining 30 percent of lots are in Las Campanas, exclusive of Estates I and II. These lots; also depend on City water, which Las Campanas has leased from the City.

Domestic Wells

Domestic wells in the area share the same aquifer as the City and Buckman well fields. Where distant from large production wells, properly constructed domestic wells that possess over 100 feet of saturated thickness will be a reliable resource for

many years to come. Depth to the water table in much of the area exceeds 500 feet, making such wells expensive, but most will encounter sufficient water to be shared by several homes. Groundwater quality is generally acceptable though water is hard. Radon and selected minerals sometimes exceed regulatory standards, so water should be tested and treated where necessary.

Electricity

Distribution of electrical power in the community is a mixture of above-ground lines and buried cable. The subdivisions along Camino la Tierra are served by buried cable. The Tano Road area has a mixture of buried cable and above ground transmission.

Natural Gas

A natural gas main in a 50 foot wide easement along Buckman Road and much of Camino la Tierra provides natural gas to Salva Tierra, Tierra de Oro, La Mariposa, Las Campanas, and limited parts of La Tierra and Tierra Nueva.

Solid Waste Disposal

A regional landfill, designed to serve both the City and County, has been constructed at a site one mile south of Las Campanas. Individual homeowners may take trash directly to the landfill, may have trash picked up, or may take it to a transfer station. The transfer station serving the community, as well as other areas, has been completed at the western end of the old City landfill. There is access from Camino la Tierra, Buckman Road and Paseo de Vistas.

Wastewater

Most of the community uses septic tanks and leach fields for liquid waste disposal. In areas with lot sizes averaging 1.5 acres or larger, on-site septic systems can be an effective means of liquid waste disposal, if certain conditions are met. Las Campanas has a sewage treatment plant, the first phase of which began operation in July 1995. The plant and its related sewer lines and pump stations have been designed to accommodate the 1,700 plus homes and facilities approved for this project.

To extend sewer service from the Santa Fe Wastewater Treatment Plant to the area would require extensive construction and an agreement between the City and County. The commercial property at the intersection of Camino la Tierra and the planned Santa Fe Relief Route (390 acres owned by Las Campanas) will be served by a sewer line along the Relief Route tying into the Santa Fe Wastewater Treatment Plant. It will provide sewer service for future development along this route.

In October 1995, the Board of County Commissioners approved a feasibility study for a County wastewater system. The focus of the study was La Cienega, but recommendations are to be provided for the entire County.

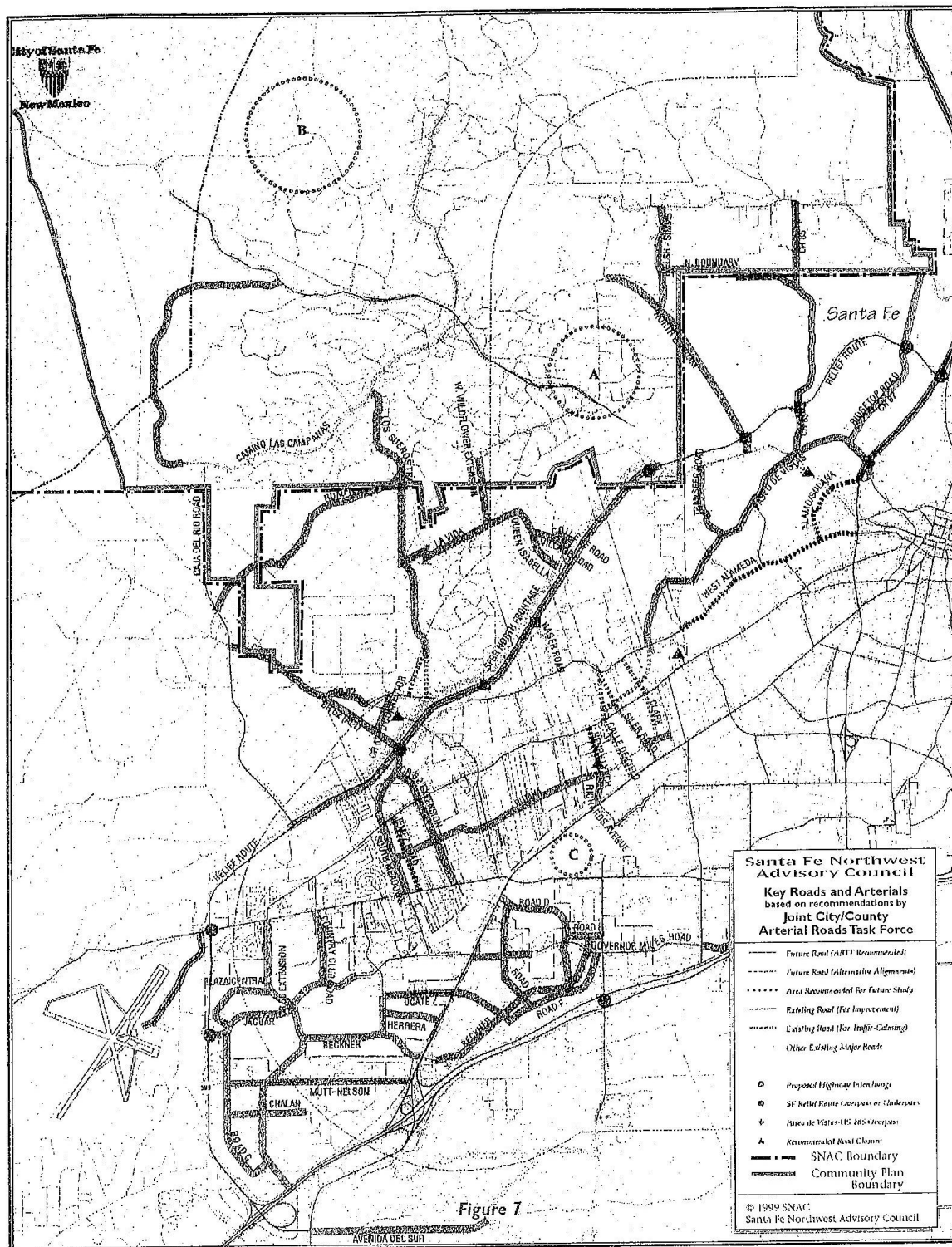
Roads

The principle roads currently serving the community are Tano Road to the north and Camino la Tierra in the center, both originating at St. Francis Drive (Highway 285/84) and travelling westerly. Camino de los Montoyas (CR 85), a partially paved connector, runs south from Tano Road, intersects Camino la Tierra, where it eventually will connect with the Relief Route, and continues to Paseo de Vista and Casa Solana within the City. Camino las Campanas describes a loop through Las Campanas, connecting Camino la Tierra to the Caja del Rio Road, which leads south to the Relief Route near the airport (**Figure 3-20**).

The Relief Route, frequently referred to as the Bypass, will replace that portion of Camino la Tierra within City limits, then connect with a rerouted Camino la Tierra at the southeast corner of the community to serve as a primary route to the north and south of Santa Fe. The joint City/County Urban Area Arterial Road Corridors Task Force (ARTF) which has been addressing future road requirements and is about to present its recommendations, has identified a number of north-south connector roads which will serve the community and distribute traffic into and out of the City. Under construction is a connector road south from Tano Road through Santa Fe Estates to the Relief Route.

Camino la Tierra is the arterial road serving the major portion of the community. It extends west past the larger subdivisions of Tierra de Oro, La Mariposa, Salva Tierra and Las Campanas and becomes Buckman Road near La Tierra Nueva. From there it is unpaved and continues ten miles through Federal land to the Rio Grande.

Figure 3- 20



An undeveloped area of approximately 2,000 acres lies between Camino la Tierra and Tano Road, currently accessed by the primitive Fin del Sendero Road which runs north-south between Camino la Tierra and Tano Road. The area is essentially landlocked, being surrounded by established subdivisions on three sides and undeveloped City property on the east. The ARTF has recommended construction of an outlet to the east across the City's northwest quadrant connecting either with Camino de Los Montoyas (CR 85) or Camino la Tierra within the City where it will become part of the Relief Route.

While an increase of traffic is anticipated over the next twenty years, the greatest density or development will occur in the eastern part of the area. Completion of the Relief Route (SR 599) and planned improvements to St. Francis Drive (T'S 84/285), along with improvements to the network of roads to provide access within this area, will accommodate this traffic.

The County also has developed a Rural Addressing System for the area which has been partially implemented. Maintenance for public roads is provided by the County Public Works Department, with maintenance and snow removal on private roads by homeowners associations. Trash removal is carried out either by residents or by commercial services contracted with homeowners associations. There are no maintained County parks or recreational areas in the community, though there are privately maintained trails and parks within some of the subdivisions, and public access is allowed on BLM land.

Emergency and Fire

Emergency and fire services are provided by the volunteer Agua Fria Fire and Rescue under the supervision of the County Fire Marshal. Police and animal control services are provided by the County Sheriff.

In cooperation with the County, Las Campanas built a fire station near the water tank on Camino la Tierra which has been turned over to the County to be operated by Agua Fria Fire and Rescue. An interim Community Room and office space for SNAC are included in the building. Plans provide for later expansion of the fire station when needed. There are provisions for a separate building on the property to house SNAC offices and a true Community Center in the future. Adding emergency services at the fire station has been considered in the services plan.

d. Growth Trends

The community is characterized by medium and low density residential development and large tracts of public and private land used for ranching. Most of the private residential development has occurred within the past ten years, and has accelerated in the past five years. Within ten years it is expected that much of the vacant private residential land along Camino la Tierra, near Las Campanas and along Tano and Caja del Rio Roads, will be platted.

Data on population and housing from the US Census for Tract 102, which covers most of the community, indicate that between 1980 and 1990 the population increased by 30 percent and the number of households by 45 percent. But the number of persons per household decreased by 9 percent while the median age of the population increased as did income per household. Generally the data reflect the large number of retirees who have moved into the community since 1980. Given the housing types being built and large lot sizes, this trend seems certain to continue.

A Population and Housing Study prepared for the County Land Use Department in 1994 found that Santa Fe County overall has increased its population by an average of 2.9 percent per year over the last sixty years. It projects that between 1990 and 2020 the county will add between 22,800 and 27,500 households. Most of that growth is expected to occur during the 1990s when the county will gain 950 to 1,150 households per year. Short-term projections suggest that the high residential construction activities that have characterized the early 1990s will continue through the end of the decade. After the turn of the century growth rates are expected to decline somewhat, to less than 2 percent per year.

This Plan has been based on the expectation of modest but steady growth between now and 2020 as predicted above. While the community is strictly residential and rural at present, the Plan makes provision for future requirements for expanded infrastructure and services as population increases. It anticipates a need for land use, architectural and landscaping regulations to assure the development and preservation of the community in ways that contribute to the well-being of the residents of the County and City of Santa Fe.

II. Community Planning

a. Community Planning Overview

This Community Plan has been prepared under the provisions of the Santa Fe Comprehensive Extraterritorial Plan, August 3, 1988, and the authority granted to the Santa Fe Northwest Advisory Council (SNAC) by the Extraterritorial Zoning Authority (EZA), March 29, 1994, and the Board of County Commissioners (BCC), April 12, 1994.

The Santa Fe Northwest Advisory Council (SNAC) is a non-profit corporation, incorporated by the State Corporation Commission of New Mexico on August 15, 1989, to represent homeowners associations and property owners in the area of Santa Fe County shown on **Figure 3-16**. The community as approved by the BCC and EZA is a more restricted area, also shown on the map, differing only by eliminating the portion of the Santa Fe National Forest included within the SNAC boundary. SNAC's area totals 82,554 acres, (129 square miles); the area covered by the Community Plan is 51,200 acres (80 square miles).

Currently the Council membership consists of the following organizations: La Tierra, La Tierra Nueva, Salva Tierra, Tierra de Oro, Las Campanas, Santa Fe Ranch, La Mariposa, Las Dos, Colinas Verdes, Horcado Ranch, Vallecito, Arroyo Calabasas, Tano Road, Los Suenos, La Serena, King Brothers, and Wildflower Way. Together these organizations occupy 16,000 acres. The Santa Fe Ranch leases 18,000 acres of BLM land within the community.

Prompted by the County, SNAC requested authority to prepare the Community Plan to plan for orderly development of the community for the benefit of its residents, Santa Fe County and the City of Santa Fe. Many member organizations of the Council have detailed covenants which govern development within their individual boundaries. But there are older communities such as Arroyo Calabasas and Horcado Ranch, not so organized, which should be free to set their own standards, particularly for land use and architectural matters. However, there are road, traffic, utility, water, commercial, park, community service, open space and environmental issues of common concern which need to be addressed on an area basis. County ordinances and the County General Plan regulate many of these matters; the Community Plan is designed to complement these documents.

Preparation of the Community Plan began with discussions with County Staff, examination of existing ordinances, plans and other publications, queries to the SNAC member organizations and a public meeting held on July 29, 1994. Concerns and interests expressed at the public meeting and by the organizations established the substance of the Plan. A task force of volunteers was organized to prepare a draft plan, with separate committees to look into its various aspects, aided by two consultants. Subsequently, an executive committee, composed of the chairmen of the committees with three members at large, produced a preliminary draft of the Plan which was submitted to the member organizations through their delegates for study and comment. Their recommendations were incorporated in a subsequent draft which then was discussed at a second public meeting on October 10, 1996. After consideration of the organization and public comments this final report was prepared by the executive committee for presentation to the EZA and BCC. The process has produced a plan which accurately represents the wishes and preserves the interests of the residents and land owners of the community.

The Community Plan is advisory to County and City authorities, providing policy guidance for zoning and other regulations. It conforms to the goals and policies of the Draft County General Plan. When approved it will amend the General Plan and the Comprehensive Extraterritorial Plan.

Public Participation

Two public meetings were held during the process of preparing the Community Plan. The first, on July 23, 1994, was designed to determine the issues, needs, wants, problems and desired direction for development in the community as expressed by its residents and landowners. Fifty people attended. They were briefed on the purpose and authority of the project as approved by the Extraterritorial Zoning Authority (EZA) and the Board of County Commissioners (BCC).

Using the County's method for the conduct of planning meetings, participants were divided into small groups, each with a monitor, to discuss their ideas for the content and direction of the Plan. After thorough discussion the groups were reassembled and a spokesman for each explained the discussions and showed the concerns expressed on wall charts. At the

end of the meeting each participant was given a set of red dot stickers and asked to place them next to those subjects on the charts considered most important.

This exercise identified 127 topics of concern. Many were duplicates or slight variations. Some were more appropriate for attention by local homeowners associations or County authorities. Those given most emphasis and suited to the purpose of the Plan concerned land use, water, fire and emergency services, roads, architectural controls, landscaping, zoning, open spaces, trails, retention of rural character, public transportation, commercial areas, noise and light pollution, trash control, a community center and community activities, utilities, pet control, wildlife management, protection of cultural resources, preservation of native vegetation and security.

From this list, and with study of the County General Plan, the Comprehensive Extraterritorial Zoning Plan and other planning documents, an outline was drawn up and a task force recruited to prepare the Plan. Following two and a half years of frequent meetings, consultation with County staff and discussion of major issues at SNAC meetings, a series of drafts were prepared. These were submitted to SNAC member organizations for comment leading to a final draft dated October 10, 1996.

A second public meeting was held on November 16, 1996, to discuss that draft. Twenty-four residents, landowners and neighbors attended. By then, because of extensive interchange of ideas over the series of earlier drafts, no real differences about issues remained. The meeting consisted of briefings by the task force committee chairmen and discussion of the details of the Plan. Most questions from the floor concerned land use and architectural matters. Several minor changes and refinements were suggested for incorporation in the presentation draft submitted to the EZA and BCC for approval or modification.

It was apparent that the Plan as drafted had covered all subjects of concern to residents and landowners, and to their satisfaction. The Plan was delivered to County authorities as an authoritative expression of the opinions of those living in and owning property in the community. It conforms to the principle expressed in the new Draft County General Plan that community plans should reflect the experience, traditions and wishes of those who live there.

The Community Plan was been developed in parallel with the County Plan and conforms to the goals and policies therein. It is in essential agreement with the County Plan, differing only by being somewhat more restrictive in a few of its provisions.

Purpose of the Plan

This Plan is the work of a group of concerned citizens who donated much time, energy and thought to the project. Each lives here by choice, attracted by the beauty of the land, its skies, its climate, its wildlife, its architectural and cultural heritage. They feel an obligation to preserve what is good, to fix what is not and to assure future generations the benefits of orderly development and preservation.

They know the land is fragile, that what they do will affect the quality of life here. They are concerned about water, air, noise, light, views, traffic, privacy, security and those measures that can affect them. They believe that the future for all residents can be enhanced by careful planning, and damaged by its absence.

They have tried to anticipate population, economic and political pressures that will be brought to bear on the community. They believe that landowners should have latitude to live and build as they wish but consistent with rights of their neighbors and the well-being of the area as a whole. They know that the area will grow and that there will be pressures requiring some restraints on individual freedoms.

Because the area is new, still rural and primarily residential but growing fast, they feel that the time is propitious for sensible and sensitive planning. That is the motivation for the Community Plan.

The Plan is the authoritative expression of the wishes of residents and landowners in the area. It establishes the obligation for County and City authorities to apply its provisions in regulating development of the community.

b. Planning Area

The Plan was developed with the entire area within the established boundary considered as constituting the Community (Figure 3-16).

c. Major Issues

Infrastructure

Infrastructure is an area-wide concern, requiring City and County joint solutions. This section of the Community Plan spells out the needs of the community but recognizes that they must be integrated into public works and utility planning for the larger Santa Fe Metropolitan Region. Water, emphasized by the dry 1996 year, is the most pressing issue, followed closely by traffic and roads. Each are problems for governments to address. Electrical power, natural gas, telephone and cable television, in contrast, are by nature commercial issues which generally follow the development dollar but do need some government supervision.

Water

Existing municipal water supplies are adequate to meet current demand, but cannot meet future demand. The City and County plan diversion of San Juan/Chama water from the Rio Grande to meet future water needs. The supply problem requires joint action now by the City and County.

Although City and County staffs are working together, a regional water authority of some kind is needed to provide for public participation in long-term planning. Options range from an advisory board, like the former Metropolitan Water Board, to an elected Water Board with a budget and authority to plan and commit City and County funds.

The cost of making imported Rio Grande water available should be shared equitably by developers and current residents. The Harza report, prepared for the Metropolitan Water Board in 1988, concluded that "growth can pay its own way;" that is, tap fees in new developments would be sufficient to pay for the entire cost of diverting, treating and distributing Rio Grande water to the northwest and south service areas. Current residents in the community should expect to pay only a modest part of the cost of the Rio Grande diversion project.

An aggressive conservation campaign could reduce the City and County need for increased supply.

To find common solutions to complex regional water problems local and regional authorities, including City and County staff, are cooperating with the Interstate Stream Commission on regional water planning.

To protect the aquifer and to meet future needs, it will be necessary for the City and County to arrange jointly for an alternate source of water. The following summarizes information in a number of reports dating back to 1988 for the Santa Fe Economic Area, which includes the City and generally the area within 20 miles of the City limits, excluding Pueblo Indian lands.

Water, Current Supply and Projected Demand

Present City and County municipal water supplies are adequate to meet current demand, but new sources must be sought to allow for both periods of drought and projected growth. Given population growth at the rate experienced in the past, water demand assuming per capita consumption as projected by the Sangre de Cristo Water Company is expected to increase at least 30 percent in 20 years, and 60 percent in 35 years.

Water, Projected Supply

There are three means of supply for the area, the City and County water systems and domestic wells. Present sources of water are surface water from the Santa Fe River, fed by runoff from the Sangre de Cristo Mountains, ground water from the Northern Santa Fe County Aquifer, and imported water from the San Juan River in Colorado (this is surface water diverted through tunnels to the Chama River which flows into the Rio Grande).

Additional sources of supply are return flow credits to San Juan/Chama water rights and treated wastewater reuse. To facilitate return flow credits the City has created a new Treated Effluent Management Plan. A portion of the community lies within the City defined "gravity drainage area" where liquid wastes could be gathered to the City's wastewater treatment

plant. There treated wastewater could be redistributed for reuse or for return flow (and diversion) credits at the Rio Grande.

The City and County are working jointly to meet future demands by acquiring additional water rights and by exploring the feasibility of diverting imported San Juan/Chama water. The difficulty of acquiring rights and the cost of building diversion and treatment facilities, installing pumps, and laying a second 15 mile pipeline from the Rio Grande to Santa Fe makes this an expensive project.

The County has an agreement with the City to transport its water through the City system to master meters which supply County Water Company mains. Under the terms of this agreement the County must construct alone or jointly with the City a new transmission line and Rio Grande diversion before 2005.

Water Conservation

Water conservation implies change -- change from high water use to low water use. Per capita water use is relatively low already and water use restrictions are often required as a condition of land use approval by the County. Asking the public to spend money for such options as recycling gray water for indoor and outdoor use will require tangible incentives for consumers and strong leadership from the community, elected officials and water companies. Conservation must be a prominent issue in long term planning.

Roads

Tano Road, a portion of which was recently paved, serves an area of large residential lots. Its intersection with Highway 285/84 is hazardous and is being studied as a part of a major project to upgrade the highway from Alamo Drive in the City north to Pojoaque.

Telephone

Telephone communications are development-driven; lines are extended as development occurs. Telephone cable follows the same easements used by electrical power lines. Demand determines when service is extended into new areas. Advance cable installations are seldom placed in the ground ahead of development because cable is federally taxed when installed, whether in use or not.

Fire and Police

Fire and Police personnel must deal with the problem of access to a number of gated communities. Poorly contained garbage and other sources of food and water for feral and wild animals create special problems for animal control. Distribution of information about climate, plants and animals is important because many residents are new to the area. Many are retirees without school-age children, which limits the need for schools, but may increase the requirement for emergency and recreational services.

Animals

Many owners of dogs and cats disregard or are not knowledgeable of County ordinances and are inclined to give pets freedom without supervision or restraint. Enforcement of County animal control regulations needs to be improved in order to reduce the threat from feral and stray animals.

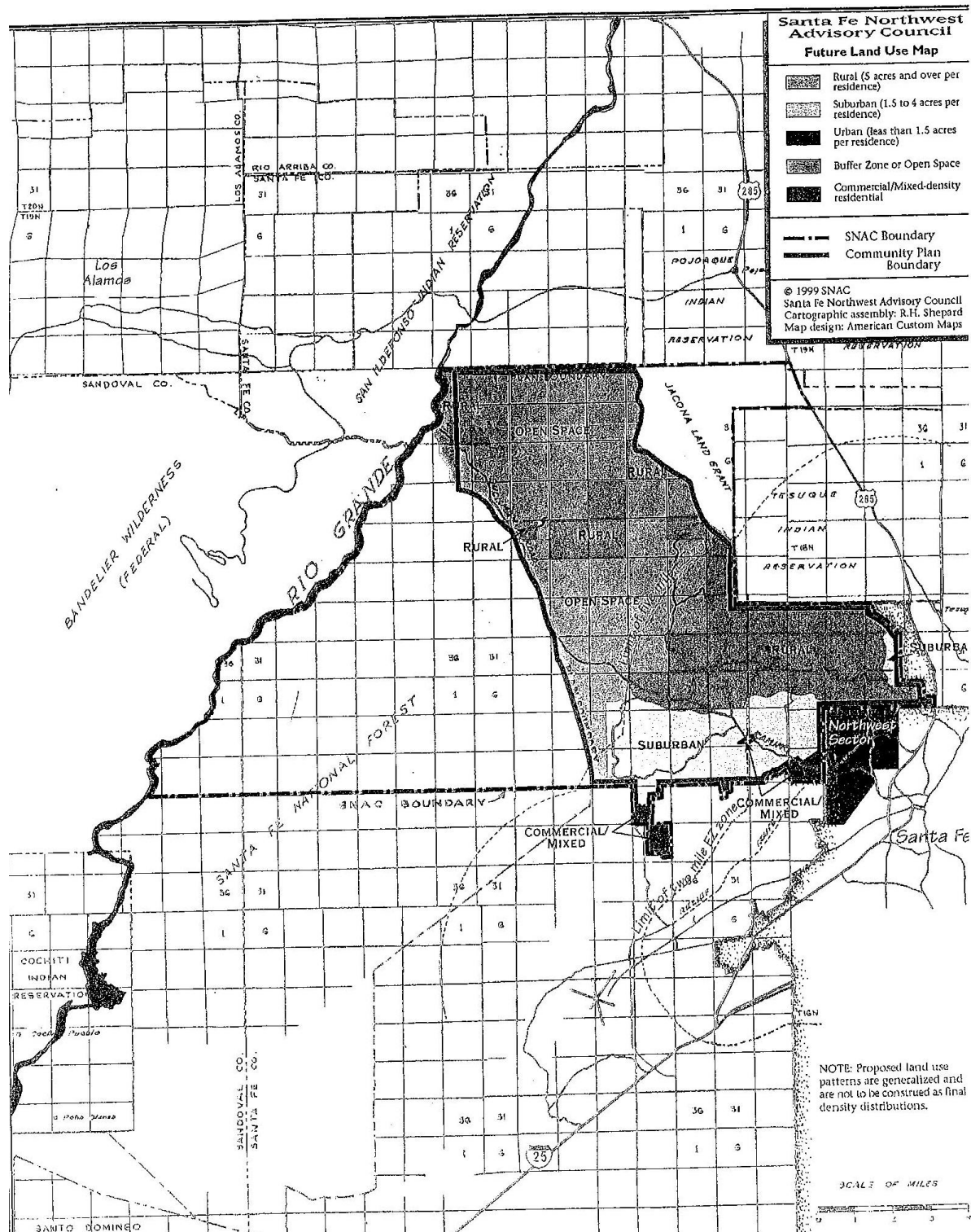
The City and County have closed their solid waste landfills; the new regional landfill is located southwest of Las Campanas. A transfer station has been built on the site of the old City landfill to serve the community. Unless properly shielded, this may not restrict the food supply for packs of feral dogs and other animals in the area.

Land Use

Adjacent City Land

The Northwest Community of the City is immediately east of the community (**Figure 3-21**). Largely owned by the City, it is undeveloped. A master plan adopted in 1982 but never implemented is under review as part of the City General Plan currently being revised; what happens to that area is of concern to the community and will require close City/County cooperation.

Figure 3- 21



Cultural Resources

Archaeological surveys of the community indicate a greater frequency of historic and archaeological sites than was anticipated in 1988 when the Santa Fe County Archaeological Ordinance was drafted. However, many more sites likely exist, but are as yet undocumented. Additionally, the County lacks the archaeological expertise to fully administer the County Archaeological Code.

Existing Land Uses, Subdivisions and Lot Patterns

Much of the community has already been developed and lot patterns established, as shown on the map above. In the Tano Road area and the western part of the community lots are generally larger, with five to ten acre and larger lots common. Along Camino la Tierra lots are generally smaller. Most of the subdivisions have covenants which regulate land use, architectural style and other matters which affect community standards.

Plans for mixed-use, higher density housing and commercial development have been prepared for several areas. Las Campanas has county-approved master plans for eight acres at the sales office north of Camino la Tierra and for the 80 acre parcel across the road where the Ore station is located. The 390 acre Santa Fe Center on the eastern edge of the community, adjacent to the northwest community of the City, is in the preliminary planning stages. The King Brothers have plans for residential lots and commercial mixed-use development for their property to the southwest, east of Caja del Rio Road across from the City recreation center.

Much of the land in the northwest part of the community is controlled by BLM. The BLM 1988 Resource Management Plan indicates an intent to keep BLM land rural with several ranching leases. There are some private holdings in the area, also kept in a rural state. All of the public holdings, BLM and the adjacent National Forest should remain indefinitely as open space for the benefit of the public.

Existing Laws and Regulations

The community is governed by several land use ordinances. The Extraterritorial Zoning Ordinance sets zoning standards for development within two miles of the City limits. The Extraterritorial Subdivision Code regulates subdivisions and other land divisions for the area within five miles of the City limits. The new Terrain Management Ordinance 1996-3, and Subdivision Ordinance 1996-8, both of which amend the Land Development Code (Ordinance 1992-1), and the Draft of 1996 County General Plan all will affect land planning in the community.

III. Community Vision & Future

a. Community Vision

This section not completed in original community plan.

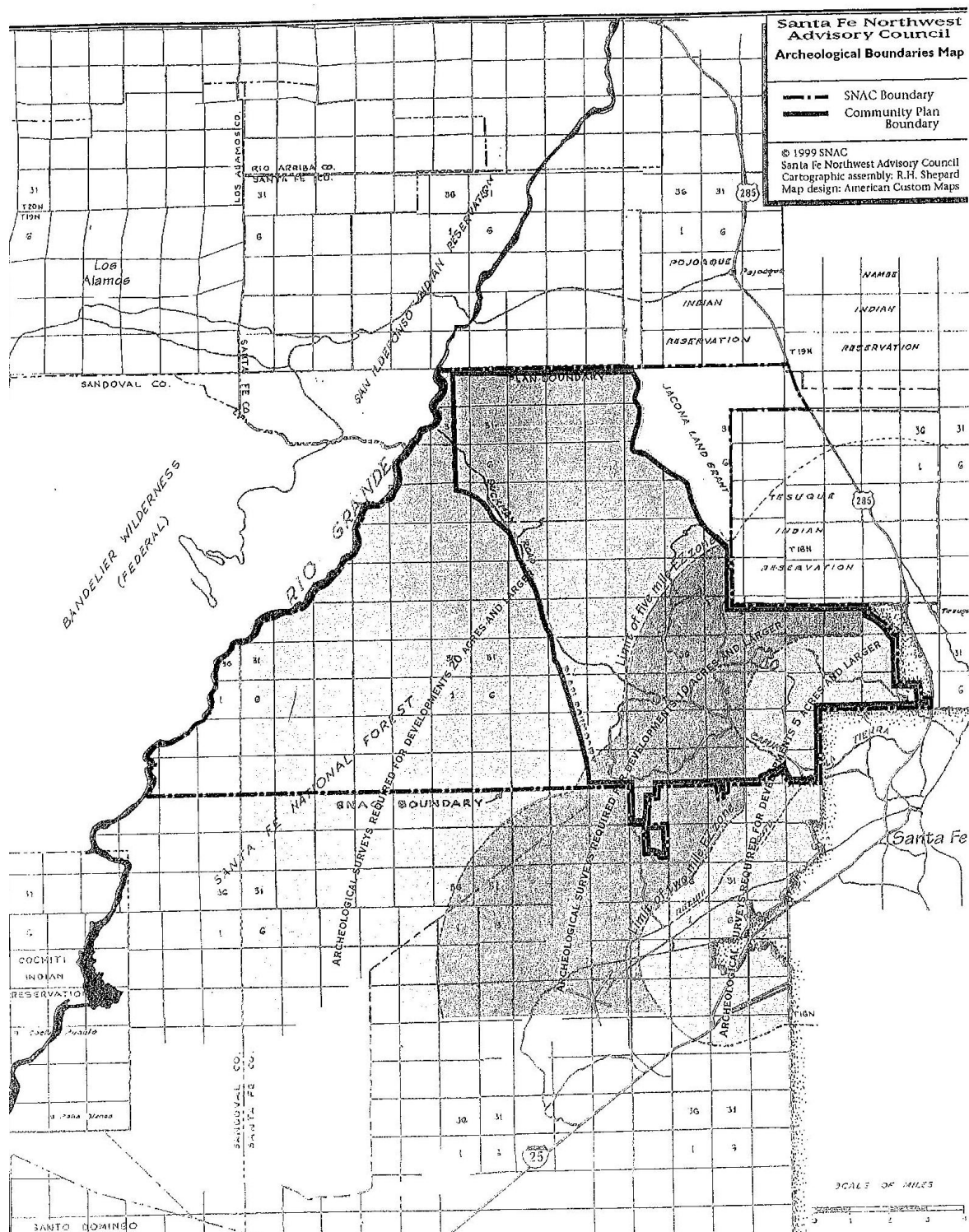
b. Plan Recommendations

Cultural Resources

To be certain that important sites are not overlooked the ordinance should be revised. Requirements for archaeological investigation within developments of between five and ten acres should be extended further north and west to cover areas of medium and high potential for archaeological findings (**Figure 3-22**).

The County recently took over responsibility for administration of the County Archaeological Code from the State Historical Preservation Division. However, the County lacks archaeological expertise. To fill the need the County should create a full-time position of County Archaeologist.

Figure 3- 22



Community Plan: Tesuque

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TESUQUE

I. Community History and Trends

a. History

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

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

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

Much of the community is defined by its relationship to the traditional acequias, or irrigation ditches, that date back to the 18th century. The acequias were, and are, much more than merely a means of fairly distributing crop irrigation water. In fact, the acequias are similar to an arterial system linking the whole community. In addition to providing irrigation water, acequias also supplied the community's drinking water, served as routes connecting individual habitations and through the "mayordomos" control of water rights, provided an effective political system that structured the entire village society. Land transaction and acequia records through the Spanish and Mexican periods show continued use of the valley and its water for agricultural purposes. Those same acequias irrigate the valley today, with over 160 registered water users belonging to the four acequia associations of the valley. The patterns and configurations of land division and land use in Tesuque today reflect this historic acequia network and the associated agricultural uses of the past.

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

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

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

b. Natural Resources/Features

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

Water

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

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

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

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

Water Quality

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

Soil

According to records at the US Natural Resource Conservation Service office in Santa Fe, the Tesuque Valley and surrounding foothills contain more than 24 soil types that are subject to development; most particularly individual on-site sewage disposal systems. The soils range in type from highly porous, those that allow water to pass quickly through, to occluded, those soils that block or severely slow the passage of water. The more porous soils are those that can act as aquifer recharging areas. Granular porous soils also erode more easily although some of the silt and clay soils also produce large amounts of fine particles easily transported by flood waters or blown by wind. Both of the two general soil types are scattered throughout the valley, so it is difficult to characterize general areas as either porous or occluded. General mapping is available at the USNRCS office. More specific soil type parcel mapping would be most useful in evaluating development proposals.

Air Quality

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

There are several sources of particulate pollution in Tesuque:

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

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

Night Skies

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

Rural Character / Open Space

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

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

Native Plants

Tesuque lies between 6,650 and 7,530 feet above sea level in the foothills of the Sangre de Cristo Mountains. The high desert area is generally known as a pinon/juniper belt that moves toward a pinon/juniper ponderosa pine forest.

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

Animals

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

Cultural Resources

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

Cultural resources include historic resources such as:

- archeological sites and areas from prehistoric times;
- archeological sites and areas from Native American Pre-Spanish Colonial times;
- significant archeological and historic sites from Spanish Colonial times;
- significant archeological and historic sites from American Colonial times; and
- cultural resources including historic resources that are still in use today such as Native American, Spanish Colonial and American Colonial trails, acequias and meeting places.

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

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

c. Public Facilities & Services

Traffic

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

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

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

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

d. Growth Trends

Residential Development

Results from the community survey indicate that respondents do not want large-scale residential developments in Tesuque. They prefer a more organic growth in residential properties and also want to respect traditional property transfers within families. Subdivisions are infrequent and when adjacent lands come up for sale neighbors often buy them to keep them out

of developers' hands. Therefore, a more organic growth and self-regulating system is currently in place. This is contrasted with the developments to the South and West of Santa Fe that are much more artificially stimulated housing developments. Artificial developments are those that try to create a market for their suburban-type development products. Typically, new subdivisions create small lots in an effort to maximize project profit without pricing the home sites out of reach for most people. In Santa Fe's expensive land market this translates into how many units per acre the development has rather than the number of acres per unit.

In Tesuque, there are several factors contributing to the more organic growth approach and the absence of large developments: family transfers, the rough terrain and narrow valley, the high cost of land and market preference for large lots (2.5 to 10 acres) and village estates, despite the fact that most of Tesuque is zoned for percent acre density. Vacant lands at the periphery of the Traditional Historic Village are zoned for 50 acre density which can be split down to 12.5 acre lots.

Commercial Development

Current Commercial Activity Within the Village

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

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

The businesses listed above include only the large employers. Small or home businesses that may also employ people, schoolteachers and staff or service people, such as maids and gardeners, are not included. The 5 major businesses provide 270-300 jobs in a village of approximately 1,600 residents.

US 84/285 Highway Corridor

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

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

The highway corridor along Tesuque's western boundary provides north and southbound travelers with wonderful views of the Sangre de Cristo Mountains to the East. Additionally, the visual and functional conditions along the highway establish the aesthetic tone for the entry into Tesuque from both Santa Fe and communities to the North, telling travelers they are

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

The North and South US 84/285 Entries

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

Planned Commercial Uses

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

II. Community Planning

a. Community Planning Overview

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

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

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

the overwhelming community opposition to annexation, the designation effectively prevents Tesuque's absorption by Santa Fe.

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

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

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

Plan Purpose

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

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

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

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

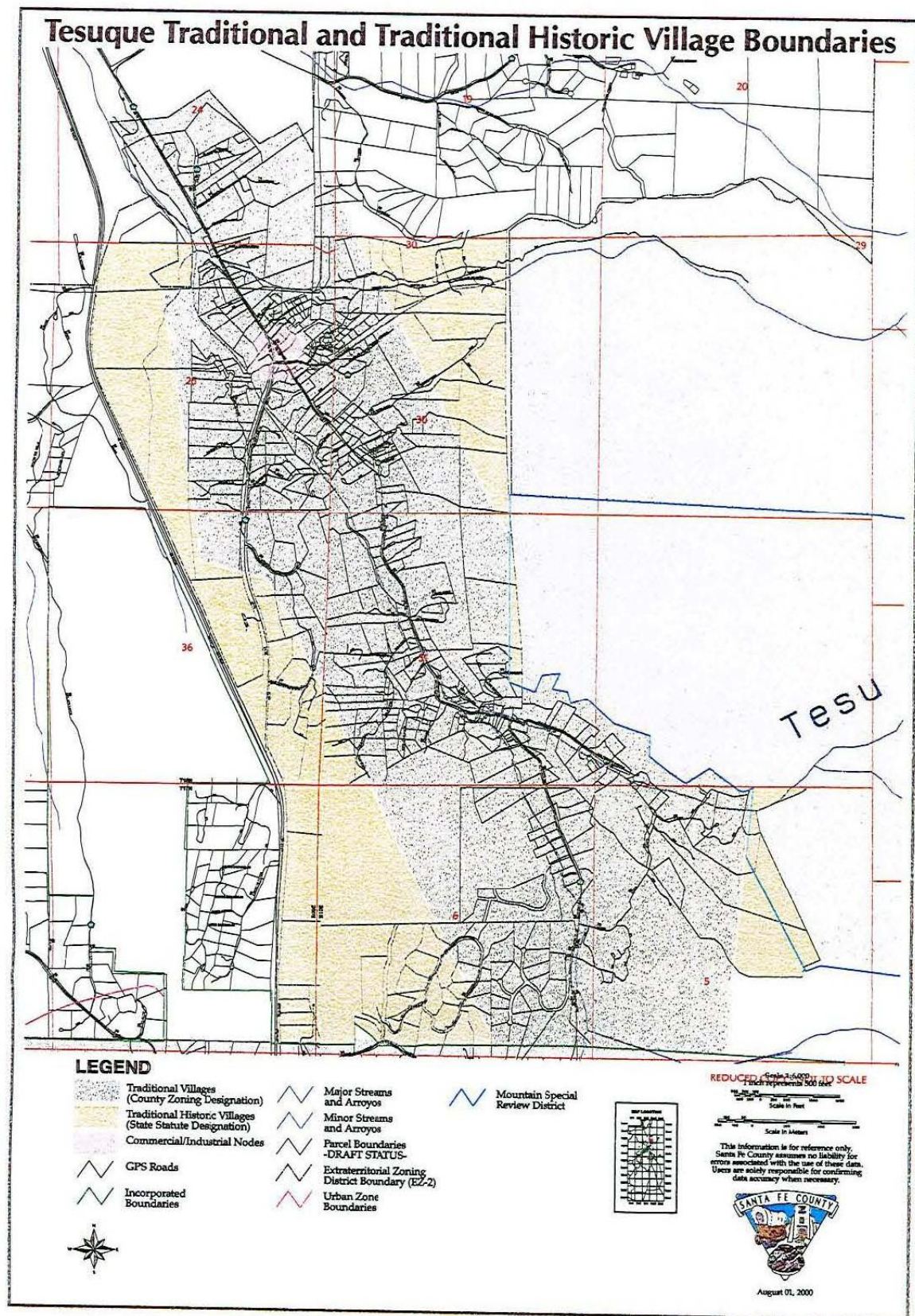
It is most importantly the intent of this Plan to establish and promote a formal process through which the residents of Tesuque may fully participate in the planning and development review processes.

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

b. Planning Area

The Plan is applicable in the area designated as the Traditional Historic Community of Tesuque and the Traditional Community of Tesuque as shown on the map in **Figure 3-23**. The boundary is as follows: on the west, the right-of-way of

Figure 3- 23



Highway 84/285; on the south the City limits of the City of Santa Fe as of May 26, 1998; on the east, the boundary follows the existing Traditional Community District boundary and then the USFS boundary of the Juan de Gabaldon Grant Incorporating the entirety of privately held parcels within Section 30 (SW1/4, W 1/2 of SE 1/4, 8 1/2 of NW1/4, and SW1/4 of NE 1/4) as depicted on the parcel map and thence along the existing Traditional Community District boundary; on the north and northwest, the boundary follows the existing Traditional Community District (parcel boundaries of private in holdings within the Pueblo of Tesuque) and then the boundary of the Pueblo back to the Highway 84/285 right-of-way.

c. Major Issues

Overview

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

Community Survey of Major Issues

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

Community Concerns

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

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

- The impact of extensive growth in non-residential uses within the traditional community.
- The impact of potential growth in large-scale non-residential land uses in the US 285 highway corridor.
- The need for management and control of residential development.
- The environmental and visual impact of river edge, ridge top and side slope development in the Rio Tesuque Valley.
- The need for community water and liquid waste disposal systems to prevent further ground water contamination.
- Establishment of a comprehensive trail network including preserving historic trails, some of which are over 1,000 years old.
- Protection of riparian areas, flood plains, wildlife habitats, open space, and arable and irrigated farmlands.
- Protection of historically and archeologically significant areas including the ancient acequia irrigation system.
- Protection of the roadscapes and scenic corridors of Bishop's Lodge Road, County Road 73, US 84/285, and other village thoroughfares.

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

Non-Residential Land Uses in the Traditional Historic Community

Current Condition

There are very few non-residential or commercial uses in Tesuque. **Figure 3-23** above shows the location of the major commercial uses which include the Post Office, Tesuque Village Market, Shidoni Foundry, El Nido, Bishop's Lodge and the Santa Fe Mountain Center. The mobile home park at the northern entrance to County Road 73 is on Tesuque Pueblo property. There is really only one clustered commercial area in the community, the area at and around the intersection of County Road 73 and Bishop's Lodge Road (County Road 73A.) That "commercial node" contains only a small mobile home park, the Tesuque Village Market and El Nido. The US Post Office is just North of that node on County Road 73.

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

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

Large-Scale Non-Residential Uses on the Highway Corridor

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

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

Environmental & Visual Impact of Ridge-Top and Side-Slope Development

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

General:

- Almost 99% of respondents want to maintain Tesuque's rural character.
- 97.5% felt preserving open space was necessary to maintaining the rural character. According to an informal survey, residents back up this attitude with action. It seems that often when property is put up for sale neighbors buy it to keep it undeveloped.
- 76.5% feel that maintaining views from roads is an important component of Tesuque's rural character.

- Around 50% of respondents think that fence types and heights should be regulated to preserve views of the rural countryside. (22.5% had no opinion on fence types and 12% had no opinion on regulating fences).

Land Use and Development:

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

Community Water & Wastewater Systems

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

- Over 62% responded that water is in short supply in Tesuque. Just over 30% had no opinion and most likely do not have enough information to make a statement.
- Regarding the Aamodt water adjudication, 63% of respondents knew something of the case while almost 30% had no opinion.
- 77% felt the water from their wells was good enough for drinking and cooking.
- Over 86% agreed that continued subdivisions were a threat to water quality.
- 57% do not think septic tanks protect ground water. Here again, almost 30% had no opinion.
- Almost 48% of respondents do not know if Tesuque needs a new safe drinking water source. However, 35% think the community does.
- 52% agree that Tesuque needs a wastewater management system, but almost 38% do not know.
- Almost 50% of respondents think septic systems are a potential ground water contaminator, but the other 50% do not know.
- However, over 86% agree that regulations are necessary to protect ground water in the future.

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

Comprehensive Trail Plan

Trails are an important component of the community fabric. Historically, the acequias were trails between farms providing a socially structured geographically based communication system in rural areas. Today, trails can provide recreation as well

as alternative transportation methods for residents to travel through the community. While this section of the survey did not directly address the historic nature of trails in Tesuque, it did delve into contemporary ideas for the development, use and maintenance of a trail system.

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

Watershed

As can be seen from the watershed map (**Figure 3-24**), a large portion of the watershed is situated on Federal and Indian lands. Any effort to develop succinct water and waste water policies must involve the US Forest Service and Tesuque Pueblo in a discussion that includes, but is not limited to, vegetation management (logging), wildlife management, grazing and other special use permits, recreation policies, etc. All have significant impacts on the downstream watershed. 55% of survey respondents think Rio Tesuque is not adequately protected by current policies. Over 42% have no opinion.

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

Acequias

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

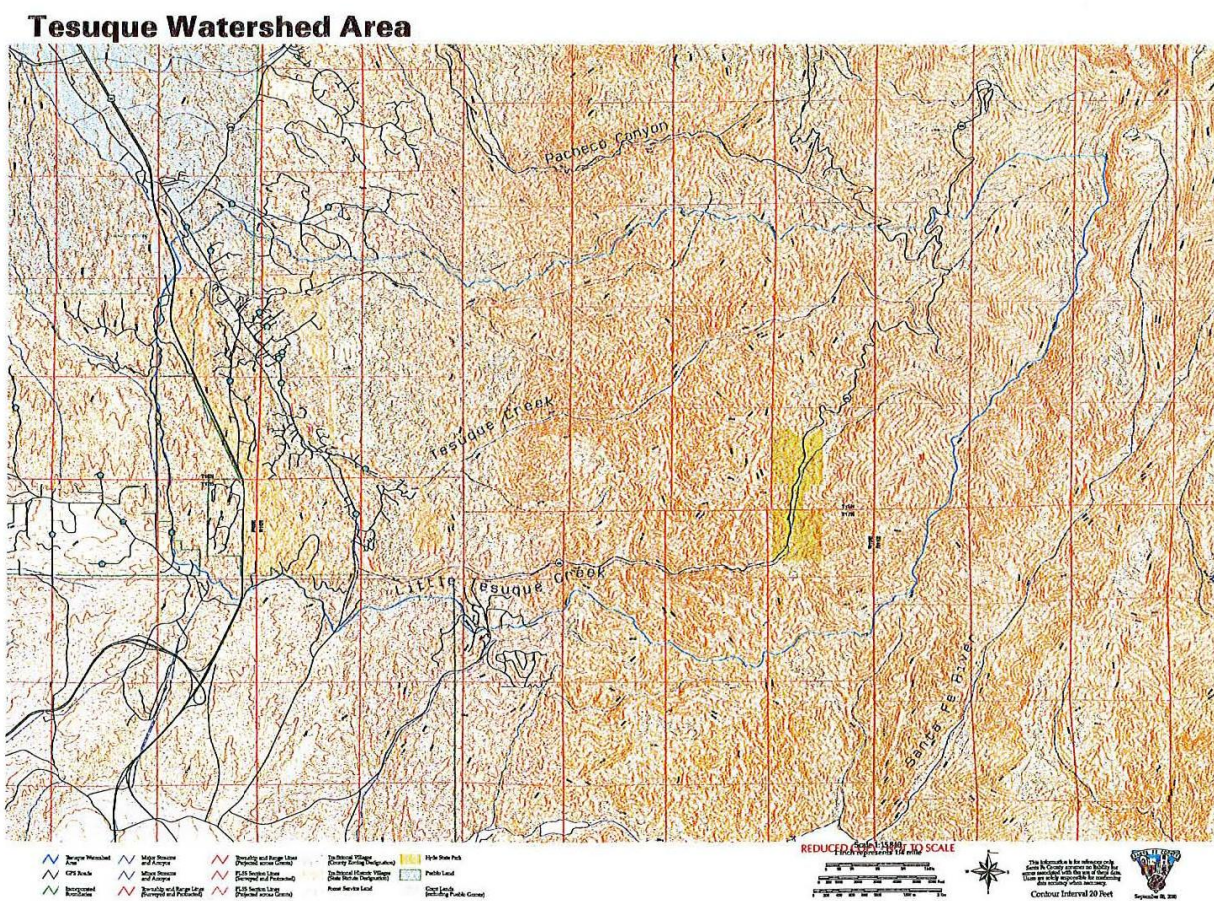
- 95% of respondents agree that acequias are an important part of Tesuque's history.
- Almost 93% understand that the acequias are an important source of irrigation water for gardens and orchards.
- Over 75% think the acequias will continue to be important in the future.
- 84% do not support the sale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

Flood Plains

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

There are two main flood plains along the Little Tesuque Creek and Tesuque Creek which flow through Tesuque from south to north. There are also several arroyos that provide temporary flood plains. Notable arroyos include the arroyo along Griego Hill Road, Arroyo Pequeno and Arroyo Griego. There is also a large arroyo draining the west side of the community that starts west of highway 84/285 and intersects Tesuque Creek approximately directly opposite the Griego Hill Road arroyo. These areas are controlled for development under current Santa Fe County Floodplain Management regulations. However, there are a large number of buildings already in the flood plains. Additionally, there are most likely on-site

Figure 3- 24



wastewater disposal systems (septic systems) in the flood plains. Septic systems in flood plains pose significant dangers to polluting the ground water particularly during flooding. Typically the soils in these areas are extremely permeable to water, further exacerbating the problem. Every effort must be made to eliminate on-site wastewater disposal systems from the flood plains.

Arable Farmlands

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

Wildlife Habitats

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

Protection of significant Historical and Archeological Areas

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

Traffic and Noise

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

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

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

Bishop's Lodge Road and US 84/285 Corridor Roadscape/Scenic Corridor

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

- Over 90% favored increased enforcement of speed governing traffic laws.
- Almost 60% did NOT agree that the speed limit should be raised to 35 mph.
- 86% did not favor large truck and tourist bus traffic on Bishop's Lodge Road.

- Over 94% did NOT want traffic solutions for US 84/285 to increase local traffic on Bishop's Lodge Road.
- Respondents were almost evenly divided over the idea of speed bumps as a traffic control device. Speed bump advocates hold a slight advantage over opponents.

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

Neighboring Lands

Most planning efforts attempt to identify how a community 'fits' into its context, how it relates to its neighbors and how it sees itself. The fit of a village is important, but a village is more than just a collection of 'fit' descriptions that share physical proximity. A village is a complex set of functional, social, cultural and aesthetic relationships that define its individuality. The village must be related to its entire contextual region in those terms. How does Tesuque function in relation to other communities and the region? What are its social and cultural positions in those relationships? How does Tesuque contribute to, or detract from, the region's aesthetic qualities? Tesuque residents cannot decide these issues in isolation. We must join with our regional neighbors to develop an understanding of the relationship each community, neighborhood or village has with other regional entities and with the region in general.

III. Community Vision & Future

a. Community Vision

This section not completed in original community plan.

b. Plan Recommendations

Sustainability

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

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

Growth

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

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

- Identity: The individuality, uniqueness or oneness of a place.
- Structure: The area's spatial or pattern relationship to observers or other objects.
- Meaning: Based on practical or emotional perception of and response to an area.

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

- Identity: A green river valley oasis in the high desert.
- Structure: Intimate, organically developed rural village.
- Meaning: Northern New Mexico Traditional Historic, tri-cultural, agricultural community.

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

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

Rural Character/Open Space

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

Plant Resources

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

Animal Resources

One of the most attractive aspects of rural life is seeing wild animals. Some animals eventually adapt to the presence of people. However, as more people move to rural areas the resultant increased development eliminates the natural habitats for many of these animals and birds. The Plan must implement measures to protect or even rebuild natural wildlife habitat areas. It must also protect wildlife from domestic animals, especially dogs that are allowed to run free. However, it is not

the intention of the Plan to encourage wildlife to come into or inhabit developed areas of the valley where interaction with, or dependence on, people would be detrimental to wildlife.

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TRES ARROYOS

I. Community History and Trends

a. History

Early History

Archaeological research has revealed that the Tres Arroyos del Poniente area and its environs were first occupied some 8,000 years ago, during the Early Archaic period, by small groups of hunter-gathers. Research on one site along NM 599 produced dates of between 5,260 and 5040 B.C. The Middle Archaic (3300-1800 BC) is not well represented in the archaeological record in the Santa Fe area. However, one site (LA86139) recently excavated in nearby Las Campanas indicates the presence of mobile people in that period. Between 1800 B.C. and A.D. 800, small semi-nomadic forager bands occupied what is now the Tres Arroyos del Poniente sector to harvest such products as grass seeds and piñon nuts and to hunt rabbits and other small game. The sites they left behind include shallow pit houses and roasting ovens, as well as tool manufacturing and food-processing areas. They appear to have occupied the same camps seasonally for short periods over a long span of time. In some cases, they probably also used these sites as base camps from which to conduct hunting and foraging expeditions in the higher elevations of the piñon-juniper piedmont to the east.

Agriculture made its appearance here later than in most other parts of the Southwest and it was not until the A.D. 800s that people came to rely significantly on corn and other domesticates for their subsistence. Pindi Pueblo (LA 1, excavated in 1933), located on the north side of the Santa Fe River in the village of Agua Fria, was founded in the late Developmental period (circa A. D. 1000-1200), as were several other Pueblo sites farther downstream. The village thrived until the mid-1300s, depending heavily on farming corn, beans, and squash along the river, and raising turkeys, hunting and gathering in the piñon-juniper-grassland piedmont to the north. Their resource collecting would have included the Tres Arroyos del Poniente area. An even larger pueblo, the Agua Fria Schoolhouse site, was situated across the river from Pindi (at the junction of present-day Agua Fria Street and San Ysidro Crossing). It was contemporaneous with Pindi but continued to be occupied until 1420. La Cienega Pueblo, farther south, continued to be occupied until 1680. The inhabitants of these surrounding pueblos are believed to have utilized the piedmont to the north and east of them, including the Tres Arroyos area, as a “commons” for resource gathering.



After A.D. 1420, the eastern Santa Fe River valley was abandoned by its Native American inhabitants. It remained unoccupied until the arrival of Spanish colonists and their Mexican Indian guides and servants in 1609-1610, when La Villa de Santa Fe was founded. Spanish colonists soon established farmsteads along the Santa Fe River, utilizing surrounding areas for stock grazing and gathering wood for fuel. These activities continued well into the twentieth century.

Recent History

In the early 1900s, under the provisions of the Homestead Act, designated to stimulate settlement in the west, the privatization of land in the Tres Arroyos del Poniente (TAP) vicinity began. The Montoya, Rivera, Romero, Lopez, Ross, and Ferguson Families (along the Calabasas and Frijoles Arroyos) and the Delgado, Carrillo, and Lopez Families (on land between 599 and county road 62) had an impact by settling and making improvements on the land varying from small parcels up to 640 acres.

The following excerpts are taken from a copy of "Final Proof - Testimony of Witness," dated May 22, 1926, found at the Smithsonian Institute in Washington D.C. in the file of Abelino Rivera who once homesteaded land now owned by the Baca family: "Improvements House, 1 room \$145.00 fence, 3 miles, 3 wires \$480.00 fence [sic] enclosing cultivated land

\$160.00 earth tank \$ 75.00 corral \$ 60.00 a total of about 35 acres in corn and beans he has grazed about 15 head of stock."

In the 1990s two BLM Land trades (King Brothers) added within the TAP area approximately 800 acres of private land to the west and a section of private land to the north of Pinion Hills. With these trades and the acquisition of over 2,000 additional acres of BLM and private land by the City and County for the landfill and Major Road Projects created pressure for development of the TAP area. Grazing still continues to be the main use of the western part of the TAP Planning Area. Several large areas within the TAP region have been developed since the 1960s, including the Pinon Hills subdivision and the Puesta del Sol subdivision.

b. Natural Resources/Features

This section not completed in original community plan.

c. Public Facilities & Services

The TAP, with a current population of less than 1,000 in an area of 7 square miles, is very low in population density. As the community develops there will be advantages to having one or more community centers that allow the residents some focus and a place to meet, and to have a small amount of commercial space for local needs. The Aldea de Santa Fe development in the eastern portion of the TAP, for example, will help to meet these needs, through a plaza and community center. The Aldea de Santa Fe and the Village Plaza commercial areas under development will provide some small-scale commercial potential. As the community develops further there may be the need for schools, post offices, and fire houses, though these needs are adequately addressed for the near future by existing public schools, the downtown post offices, and the Agua Fria fire house.

The TAP planning area is to the west of the city of Santa Fe 3-5 miles from the center of the city. To the north are major developments including Las Campanas, to the west of the planning area are small developments and the City Recreation Center, and to the south and east are the traditional area of Agua Fria, the Southwest Santa Fe planning area, and the City of Santa Fe. Residents of the TAP drive frequently to Santa Fe for shopping, work, and recreation. These trips typically require passing through Agua Fria Village, or following the bypass (SR 599) around the north end of Santa Fe. The bypass also provides routes to the north (Los Alamos, Espanola, Taos, Colorado) and south (Albuquerque).

The TAP area has substantial recreation opportunities including many trails and arroyos. All are on privately-owned land. These are used predominantly by residents of the TAP, but also by some residents of other areas. The TAP is not a significant work or commercial destination for residents from other areas of the County. The open nature of the TAP provides a substantial visual benefit to the rest of the County, from those who drive along the main roads to those who live in Santa Fe. The trails and arroyos provide the possibility of scenic loop trails that could be used by many people from around the County.

Water

The County Utilities Department has a water distribution system originating with water from the Rio Grande and the Buckman wells. Approximately 1,600 acres of the TAP is within the Water Service Area of Santa Fe County and can potentially have access to this water, provided sufficient water rights are available. Santa Fe County's imported water source currently consists of water rights from the San Juan/Chama diversion. Other Rio Grande water rights may supplement this source in the future.

The Santa Fe River Watershed dates back to the 1880s. In the 1940s, streams on the west facing side of the Sangre de Cristos were providing all the water the City of Santa Fe needed. By 1985, this amount had been reduced by 50%, due to changes in climate, vegetation and increasing population growth (deBuys, 1985), and this water source was no longer sufficient for the needs of the citizens of Santa Fe. With a burgeoning population in the 1960s and 1970s came an acceleration in groundwater pumping. With the resulting lowered water tables, a number of the artesian springs and cienegas south and east of the TAP area began to dry up.

The City of Santa Fe currently utilizes three sources for its water supply: the Santa Fe River and its reservoirs in Santa Fe Canyon; 7 wells constructed in the 1950s along the Santa Fe River; and 8 wells around 600 feet deep constructed in the 1970s along Buckman Road and Diablo Canyon.

The TAP lies within the Sangre y Jemez Water Region and the Santa Fe River and Caja del Rio watersheds. It sits over a New Mexico aquifer (groundwater at 200-800 feet below the surface of the land) that is less vulnerable than those more shallow sources along the Rio Grande. However, this aquifer over which the TAP sits is not only the water supply for our wells, but also a large part of the City of Santa Fe's water sources. The City has warned its residents that its well field water tables are falling. TAP residents, particularly in the older subdivisions, rely on primarily single family wells, from 200-600 feet deep for their water. Subdivisions less than 10 years old generally have 4 houses per 10 acres (2.5 acre lot zoning), with a single well and 0.25 acre-feet (81,500 gallons) of water per year (225 gallons/day) for each lot. Some of the newest subdivisions, in development since 2000, are connected to the City of Santa Fe's water system, use monitoring program, and fee schedule. These have water usage limited at present by a fee structure.

Traffic

The Santa Fe Urban and Extraterritorial Future Roads Plan, developed by the Arterial Roads Task Force (ARTF) and adopted in 1999, considered needs for roads and impacts of roads in the area. The ARTF plan has several specific recommendations for the TAP Planning Area. The ARTF considered "arterial roads" to be roads with 2 lanes, normally associated with trails or bike paths (i.e., not major roads). The key recommendations consisted of four arterial roads that were considered needed to address the area transportation needs before significant build-out occurs in the region. The recommendations also included the alignments of these roads. The roads are: La Vida Road, from Los Suenos trail to Queen Isabella Way, Los Suenos Trail, from Camino las Campanas to CR70, Queen Isabella Way, from SR599 N. Frontage Road to La Vida Road, and Road "K," from Los Suenos Trail to Caja del Rio Road. These arterial roads were considered sufficient to support the area needs, given the assumption of one house per 2.5 acres, on average.

Changes in demographics since the ARTF report.

The ARTF report is based on the assumption that the average density of housing in the TAP region would be one house per 2.5 acres. This means that the road system is designed for an overall average low-density development pattern and that higher overall average densities should only be included with considerable discussion and might require a redesign of the road plan. In particular, local density increases might necessitate road or intersection improvements as well as a re-evaluation of the overall traffic network, not just roads near the source of increased traffic.

The ARTF Future Roads Plan T-model analysis projected a "maximum plausible" population of 4,789 in 2020 for the Tres Arroyos Planning Area. The most likely projection of a population of 3,100 in 2020 is well within the bounds of the ARTF maximum population of 4,789, but congestion could result if not all the modeled roads are constructed, or if population or commercial uses are concentrated in a different pattern than expected by the ARTF Plan.

Survey comments on the ARTF report.

The community survey contained two questions about the ARTF report. The first asked if the respondent was aware of the plan, to which 35 responded "yes"; the second asked if the respondent supported the plan, to which 25 responded "yes" and 10 "no." This Community Plan will be distributed by mail and the internet to community members and will help inform them of the ARTF and other plans.

d. Growth Trends

The TAP Planning Area is undergoing a period of rapid development. In 2002 about 25% of the Planning Area was fully developed, and an additional 10% of the entire area was in various stages of development planning or construction. Many residents of the area have come to the TAP area because of the open, quiet, and relatively undeveloped nature of western Santa Fe County and their desire to preserve some elements of the area. In addition, some residents and landowners wished to participate in the expansion of the housing in Santa Fe by developing their properties. Others have owned property in the area for many years and wish to continue agricultural use of the land. Consequently, the short-term goals of various segments of the community in the TAP region are not entirely compatible.



Local Housing and Economy

The predominant development pattern in the TAP at present consists of well-separated single-family houses on parcels of land of 1 to 20 acres. Many residents have home-based occupations. There are some small businesses, ranging from wood products to auto repair to trail riding.

Because population in the area is small, data on household income, housing value, place of work and other socioeconomic variables from the Census long form is suppressed for privacy reasons. In general it can be said that there has been a wide range of income levels and housing values in TAP from very low to very high, but that land values and housing costs are rising rapidly.

The land and housing costs in the area are substantial and there is only a small amount of housing classified as affordable. The Aldea de Santa Fe development plans to provide a substantial number of affordable housing units, an inclusion that would be advantageous to the community.

Growth

The 2000 Census counted 218 dwelling units and a population of 541 in the TAP area. The area is projected to grow to over 3,100 persons and 1,370 dwellings by 2020. (based on the most likely scenario of the Santa Fe County Regional Population and Housing Projections 2002-2050, Al Pitts, 2003 and analysis of build out rates.) This area is likely to develop at a faster rate than other areas on the west side of Santa Fe because significant platting has already occurred.

Neighborhoods

The major neighborhoods existing within the Planning Area in 2002 included Pinon Hills and the adjacent Alameda Ranchettes, Puesta del Sol and the adjacent al lado de Puesta del Sol, Sierra Azul, the North Horizon Lane and Camino Don Fidel area, and the area along Blue Canyon Way. These developed neighborhoods comprise a total of approximately 1,360 acres of the 4,466 acres in the Planning Area. Some of these neighborhoods developed as rural residential long before construction of the Bypass opened up access to the area.

Developments

The rate of platting and development has increased since the mid 1990s with the approval of a number of new large lot developments and the Aldea de Santa Fe village. There are several existing and proposed major developments in the Planning Area. Areas under active development include the Aldea de Santa Fe, La Mirada, La Vida, Tessera, Tierra Grande, and Tierra de la Vida subdivisions. These subdivisions comprise approximately 725 acres, including dedicated open space.

The remainder of the Planning Area (approximately 2,370 acres, or 53 %) was largely undeveloped as of 2004. These lands include 408 acres owned by the State Land Office. Since 2004 a 660 acre development, Suerte del Sur, has been proposed north of Pinon Hills.

Land use

The land use in the TAP is mixed. The bulk of the area is undeveloped, many of these areas are used recreationally by horse riders, hikers and bikers. Other undeveloped areas, including the Baca property in the Northwest corner of the planning area, have been historically used for grazing. Of the developed areas, most of the land use is residential. There are a substantial amount of home businesses in the area. Residents estimate that as many as 25% of the homes in the major developments such as Pinon Hills and Puesta del Sol are the base for a home business. The new development Aldea de Santa Fe actively encourages home businesses. Most of these home businesses attract little or no additional traffic and their major effect on the neighborhoods is that residents do not have to commute to work. A few larger-scale businesses are located in the TAP. These include a sawmill/lumberyard in the Southeast corner of the TAP and a car repair business near SR599 in the middle of the TAP.

Land not suitable for development

There is a substantial acreage of land in the TAP that is not suitable for development, and almost all of this land is within the flood plains of the



major arroyos (Arroyo Calabasas, Arroyo Frijoles, Arroyo de las Trampas). These arroyos all have some regions where the banks are steep and the flood plain is narrow, and other areas where the flood plains are hundreds of yards wide.

Commercial areas

There is one substantial commercial area planned in the TAP, this is the commercial center of Aldea de Santa Fe. This area is proposed to include over 3 acres of lots in which commercial buildings are located. The commercial area is to include at least 100,000 square feet of office and retail space and is adjacent to the village plaza. Another 10 acres is planned for institutional uses. Given the low density of development in the TAP and the proximity of major shopping areas in Santa Fe, it seems likely that this commercial area will saturate the needs of most or all residents of the TAP area for local shopping and office space.

There is also a commercial area planned in a location adjacent to the TAP. This is Village Plaza, planned to be near the intersection of SR599 and CR62, on the South side of SR599. This commercial area is to include office and retail space, and along with the Aldea commercial area, is likely to complete the needs of residents in the TAP for local shopping and office space.

The State Land Office owns two substantial properties in the TAP region. One is in the southwestern region of the TAP planning area, just south of Pinon Hills. There are no current plans for development of this property. The other is to the Southwest of the TAP planning area along the Santa Fe River. Plans for development of this area include small-scale commercial and residential units.

Open space

Although most of the TAP is undeveloped as of 2004, most of the land in the area currently could be developed. As of 2004 the designated open space consists of 290 acres platted or approved in the Aldea de Santa Fe, Tessera and La Mirada developments. As of 2004 there is no County-owned land in the TAP. The County of Santa Fe has a program for acquisition and dedication of open space that could potentially be used in the TAP to preserve some of the open space that



exists at present. Particularly important areas of the TAP to preserve include the major arroyos (Arroyo Calabasas, Arroyo Frijoles, Arroyo de las Trampas) and the parts of the TAP where major trail systems could be placed. Such areas include along the aforementioned arroyos and north/south in the central part of the TAP between Pinon Hills and Puesta del Sol).

Zoning

The area within the TAP is mostly governed by the County Land Development Code for zoning. Most of the area is between the 2 and 5-mile boundaries; while some is within the 2 mile boundary governed by the Extraterritorial Zoning Ordinance. At present the allowable land use is largely determined by water availability. Basin hydrologic zone (2.5 acre lots with water conservation) is the predominant zoning. Within the 2 mile Extraterritorial Zone, developers may increase density in exchange for dedicating open space. Developments over 24 units require imported water and water rights; smaller developments can use local wells.

II. Community Planning

a. Community Planning Overview

A Community Plan for the TAP area has the potential for focusing some attention on the aspects of long-term planning that are consistent with the goals of most members of the community, including long-term residents, those seeking to develop properties, and others. Though each member of the community has his or her own individual goals, it is the premise of a community plan such as this one that there are some goals that are widely shared.

The strategy for this Community Plan is to attempt to identify shared goals and wishes of members of the TAP area through the community survey, then to set out a long-term plan that focuses on these shared goals. This strategy has underscored development of the Plan.

It is recognized that some important issues are not readily addressed in a plan at this stage of development. Issues such as water availability are better addressed at the level of the County General Plan or at a regional planning level, since their applications are much broader than just the TAP area.

Background and Mandate

Members of the TAP community began meeting to discuss the possibility of developing a Community Plan in August 1998.

The group called themselves at the time the West Side Planning Coalition. After considering the diversity of the Planning Area, a Planning Committee was formed to represent residents, property owners and developers. Four principal issues and concerns in our community area were identified during early stages of the planning process. These were:

- Expected significant residential and commercial development that will change the character of the community;
- Loss of open space and its associated native plants and animals that define much of the West Side landscape;
- Inability of the existing and planned infrastructure to fully support this potential development; and
- The community's desire to have thoughtfully placed and constructed road and trail systems that consider quality of life issues.

The members of the Planning Committee wrote a proposal to the Board of County Commissioners and the Extraterritorial Zoning Authority documenting the need for community planning in this area, the progress of the Committee, and requesting authorization under Santa Fe County Ordinance Number 1998-5 to begin the community planning process.

The Planning Committee held seven publicly announced meetings in preparation for beginning the formal planning process, including an "Open House" meeting July 19, 1999 that was announced in a mailing to all landowners of record in the proposed Planning Area and was attended by 30 community members. Preliminary information on the concerns of community members was gathered through a survey included with the July 19th announcement.

By December 1999, the County Development Review Commissioners, Board of County Commissioners, the Extraterritorial Zoning Commission, and the Extraterritorial Zoning Authority had all approved the proposal to plan and the formal part of the planning process began.

An in-depth community survey was carried out by mail in March of 2001. A total of 356 surveys were mailed out based on the Santa Fe County property ownership records. Of these, a total of 101 surveys (28%) were completed and returned.

A Planning Committee of 15 people from the Planning Area was approved by the County and EZA at the time of the approval to plan. The membership of the Committee changed somewhat during the planning process. The operating principle of the Committee was that anyone who wished to put in the necessary effort could be a member of the Committee. The Planning Committee met monthly, for a total of 45 meetings: 10 meetings in 2000, 9 in 2001, 7 in 2002, 7 in 2003, 7 in 2004, and 5 in 2005. Additionally, individual members worked on sections of the Plan on their own.

All meetings of the Planning Committee were open to the public and were announced via email and telephone to interested community members. Three community-wide meetings were held, with notice mailed to all property owners, one at the beginning of the planning process and two to review the draft Plan before submitting it for County review. The public was informed of the draft Plan through a web site, email notifications, public meetings announced through mailings to property owners, signs on roads in the area, and email and phone listings.



The Planning Committee considered the community plans from the Santa Fe Northwest Sector and of Los Cerrillos, Tesuque, Arroyo Hondo, La Cienega, Madrid, Canada de los Alamos, as well as the report of the Arterial Roads Task Force on future road plans. The Committee noted that the plans have generally developed around ideas that are specific to each area.

b. Planning Area

The boundaries of the Planning Area were defined based on major existing boundaries and by the presence of existing planning areas adjacent to the area. Some areas that might logically have been included in the Planning Area were already part of the Santa Fe Northwest Sector Planning area, for example. These include the La Serena subdivision and the lands between the proposed West Side planning area and the City of Santa Fe Recreation Center. Additionally, the area immediately to the south of the Planning Area included the Village planning district.

The TAP Planning Area is west of the City of Santa Fe within Santa Fe County, New Mexico. It is the region bounded on the south by NM 599, on the north and west by the Santa Fe Northwest Area Communities (SNAC) Planning Area, and on the west by the Santa Fe Municipal Recreation Area. The Planning Area consists of approximately 4,478 acres, and includes the existing and developing communities of Pinon Hills, Alameda Ranchettes, Puesta del Sol, Sierra Azul, Aldea de Santa Fe, as well as approximately 2,900 acres of undeveloped land. The three arroyos from which the name comes are the Arroyo Calabasas, the Arroyo de las Trampas, and the Arroyo de los Frijoles.

c. Major Issues

Resident and Property Owner Survey

A comprehensive resident and property owner survey was carried out in March 2001. The survey contained 74 multiple-choice questions on roads, water, land use, community character/quality of life, commercial development, and the environment. The survey had space for general comments in each of these areas as well. The respondents comprised residents in nearly all areas of the TAP and included owners of both large (500 acres) and small (2.5 acre or less) properties and residents of established developments such as Puesta del Sol and of areas not yet extensively developed. The results were tabulated as percentages of responses.

Many of the questions address zoning regulations that affect large and small landowners differently. As such, small percentages of respondents disagreeing with a majority may be important to consider.

The responses to the survey were consistent with the expectation that some issues would have far more consensus than others, and that there would not be complete agreement on any individual issues. Nevertheless very strong consensus and an opportunity to find agreement was clear in several areas.

Quality of Life in the TAP

The general comments of respondents on quality of life in the TAP were particularly uniform. In response to "What are the two best aspects of the day-to-day life in the TAP," the words, "quiet," "rural," "beauty," "views," or "open space" appeared in 73 of 81 responses, and 6 of the remaining 8 used words such as "seclusion," "hiking," "privacy," or "space."

Most of the responses to multiple-choice questions in the survey were consistent with this general response on quality of life. For example, some 92% of respondents agreed with the statement "Maintaining the rural character of this area is important to me" and 93% agreed with the statement, "Preserving open space is necessary to maintaining the area's rural character." Further, 79% agreed with "Hiking, biking and/or horseback riding on the area's trails is an important recreational activity for me."

Growth in the TAP

The responses to the survey showed a somewhat mixed view of the best approach towards growth in the TAP. About half (48%) felt that it was appropriate to implement policies to discourage growth, and most of the rest (42%) felt that policies should neither encourage nor discourage it. Similarly, about half (51%) felt that their area of the TAP was growing too much and most of the others (47%) felt that it was growing about right.

Responses Suggesting Specific Elements for the Plan

Several of the responses to questions on the survey suggested specific elements for the community Plan. For example, the majority of respondents (78%) felt that new developments should include affordable housing in at least 10-15% of units. In another area of strong agreement, 74% of respondents agreed, and only 3% disagreed, with the statement "I would like to see the county allow (and encourage) me to collect and re-use gray water in my yard." Similarly, 86% agreed and 6% disagreed with "Land use restrictions (such as zoning ordinances) are a good means of protecting natural resources." Other very strongly supported statements relating directly to elements of a plan included:

- Land use restrictions make the TAP a better place to live. (84% agree, 6% disagree)
- Future growth should coincide with the provision of adequate public services (e.g. safe community-wide drinking water, sewage systems, traffic management, schools, and public safety). (89% agree, 10% disagree)
- Should property owners willing to grant trails easements for public use be compensated? (78% agree)
- Non-community based commercial/retail should be allowed in the TAP. (89% disagree)
- Light industry (such as electronics assembly, or other non-smokestack plants) should be included in the TAP (84% disagree)
- All business buildings should be regulated by design standards such as building height, setbacks, color, architecture, signage, lighting, etc. (91% agree)
- I support large mixed use developments (residences, multi-family, and more than 4 commercial structures organized to support the development's and surrounding community support services). (82% disagree)
- Restrictions on the glare (brightness) of outdoor lights, yard lights, and security lights are important to me. (83% agree)
- All new, and some existing roads, should have hiking, biking and horse trails built safely in or near the road edge. (86% agree)

The respondents were also strongly in favor of local land use authority review of divisions of land for non-family transfers (84% agree, 8% disagree) and only slightly less in favor for family transfers (75% agree, 14% disagree).

Mixed Views of Zoning Regulations

Other responses showed a mixed view toward potential zoning regulations. For example, only about half (49%) of respondents would "allow for smaller residential lots in exchange for more open space within new subdivisions," and fully 36% disagreed with this proposal. Similarly, while home businesses that will not generate traffic within the TAP were generally supported (76% agree), home businesses that might generate traffic resulted in mixed responses (23% agree, 23% neutral, 52% disagree). Additionally, responses were partially mixed for a question asking where commercial activities that are part of the TAP but not located in homes should be located. More than half (62%) responded "In community (village) areas," and 28% responded "Along the bypass (Hwy 599)." A question on small mixed use developments resulted in very mixed support, with 32% supporting them, 16% neutral, and 51% opposing them. The statement "I would object to any development anywhere within the TAP that would interfere with the rural character of our community," received approval from 78% of respondents, but there were many (16%) that disagreed with it. Construction of buildings visible on hilltop or ridge-top areas received mixed responses (68% disapprove, 15% neutral, 17% approve).

Trails

Responses showed willingness on many residents' part to help provide for trail easements, but less willingness to help with open space. About half (47%) of respondents said that they were willing to donate land, money, or easements for trails. The Planning Committee felt that with encouragement, an even higher percentage might be willing to participate in trails easements. However, just 26% said that they were willing to do the same for community open space areas.

Water Issues

The community survey contained several questions about water use and quality. Residents strongly felt that future growth should be matched with community-wide drinking water. Residents felt that it is important to allow the re-use of gray water to minimize total water use. An important water issue is whether or not there is adequate water in the aquifer for additional wells to be built without mining the aquifer. At this time there is inadequate monitoring of the aquifer to determine the extent of water mining.

Quality of Life Issues

Open space and trails are clearly very important features of the TAP for many residents. A very large majority responding to the survey felt that rural character and open space are important and that hiking, biking, and horseback riding on the area's trails are important recreational activities. There are currently over 10 miles of trails in use in the area (but not dedicated as trails) according to the Santa Fe County inventory conducted in the fall of 2001. Most of these trails are on two-track roads which are in occasional vehicular use.

Light from outdoor lights, yard lights, and security lights was considered a problem by a large majority of respondents to the survey. Santa Fe County has in place an ordinance on lighting; however it is not uniformly followed. The lights from the City Recreation Center are a significant concern of residents.

III. Community Vision & Future

a. Community Vision

This Plan reflects the wishes and desires of the people who reside, own property, and conduct business in the Tres Arroyos del Poniente area. The Plan reflects the diversity of interests, and values the social connections and uniqueness of the area. The Plan seeks to protect our open spaces and water resources for future generations. The Plan integrates diversified housing and economic development, and pays particular emphasis to neighborliness and benefit to local residents. Although we recognize that with growth comes an increase in traffic and congestion, this Plan seeks to allow development in such a way as to preserve the rural character of the area.

b. Plan Recommendations

This section not completed in original community plan.

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US 285 CORRIDOR

I. Community History and Trends

a. History

This section not completed in original community plan.

b. Natural Resources/Features

Most of the area lies within the Upper Sonoran Life zone, both the piñon-juniper woodlands and grasslands. The grasslands consist of grama, gallets, mesquite and buffalo grasses. Bison once roamed these areas in vast numbers: now pronghorn antelope and deer coexist with cows. Much of the area to the south is still considered rangeland.

The land in the Corridor Plan Area slopes gently from an elevation of 7100 feet at the Old Las Vegas Highway down to 6700 feet near Ranch Road, then rises briefly as it curves over the Lamy Crest and descends down to 6400 feet at SR 41. The long views along the highway include the Lamy Crest and Galisteo Basin for southbound travelers and the Cerros Negros and Sangre de Cristo foothills for northbound travelers.

The northern portion is more enclosed visually than the rest of the corridor. It includes clusters of small peaks ranging from 7300 to 7400 feet high and the Arroyo Cañada de Los Alamos, an important arroyo and open space. The area is rugged and hilly with several small drainages and heavy tree coverage.

The middle portion of the corridor is dominated by long sweeping views especially to the south and west. The land becomes flatter and tree cover is sparse. Several major arroyo branches pass under the highway from the east side to flow into the Arroyo Cañada de Los Alamos as it leaves the corridor draining to the southwest.

The southern portion of the corridor begins to rise from the old Spur Ranch Road intersection over the Lamy Crest and then down to the rail crossing of the Santa Fe Southern Railroad. The steep terrain on both sides of the highway hugs the roadway and drops away to offer sweeping framed vistas. From the high point of the crest southbound travelers can view the plains below to the west with the Cerrillos Hills and the Ortiz Mountains beyond. To the east are views of Lamy village and the Cerro Colorado and to the southeast dramatic vistas of the Galisteo Basin open up. Northbound travelers view the corridor itself from the Crest all the way to its termination at the foothills beyond San Sebastian.

c. Public Facilities & Services

Water Availability in the Service Area

The 285 Service Area is currently in a drought, which may have lasting effects on the area. Water is available through individual wells, Lamy Mutual Domestic Water Association or by connection to El Dorado Utilities (EDU), an investor owned utility. According to the **Santa Fe County 40-year Water Plan**, there is a need for imported water in the next few years in the EDU Service Area, which covers most of the approved and potential mixed-use development in the Corridor Plan



Area. A moratorium on subdivision of land using EDU as a water supply has been in place since 1996 due to the inability of EDU to prove availability of a 100-year water supply to serve its current customers. The El Dorado Utilities water system is approximately three miles from the Santa Fe County Water Utilities existing infrastructure. A recent hydrology report prepared by John Shomaker⁸ on behalf of the Eldorado Area Water and Sanitation District and Office of the State Engineer, predicts that with its current water supply, El Dorado Utilities Inc may be able to meet its current demand (486 acre feet) until 2028 as long as there is not a prolonged drought. Based on the Shomaker assessment of the volume of water that can be provided from the aquifer and a current demand of 486 acre feet, it is estimated that the El Dorado Utilities' system will need to be supplied with at least the following amounts of supplemental water just to meet current demand:

- From 2028 through 2040 – 17 acre-feet per year
- From 2041 through 2050 – 56 acre-feet per year
- From 2051 through 2100 – 264 acre-feet per year

Shomaker's worst-case scenario only models one two-year drought, occurring in the years 2000 through 2010, over a 28-year period. However, since the date of this study, the region is currently in a severe drought that may last longer than two years and will have lasting effects on the region. Therefore, it is reasonable to assume that drought occurrences and effects will actually be worse than estimated in the study, which means the community will need supplemental water supply sooner than projected.

The EDU services 89% of the households and almost all of the existing commercial development in the 285-Service Area. The following table summarizes EDU water usage for 2002 by type of connection:

EDU Water Usage for 2002			
Development	Connections	Water Usage	Percentage
Residential	2,700	460 acre ft	97.5%
Commercial	24	5 acre ft	1.0%
Public	8	7 acre ft	1.5%
Total	2,732	472 acre ft	100%

The Lamy Domestic Water Users Association serves development in the village of Lamy. Land uses not served by EDU or Lamy continue to develop with individual wells and/or water rights and by proving a 100-year availability of water in compliance with County hydrologic requirements.

The El Dorado Utility Company is currently in condemnation proceedings and may be taken over by the Eldorado Area Water and Sanitation District. The District was created in 1997 in an election by property owners of the District for the purpose of providing the residents of the District a voice in their water future. This is one of many special districts in the state and is considered a quasi-municipal entity. Oversight of the District's budget is provided by the New Mexico Department of Finance and Administration.

On August 20, 2002 the citizens within the EAWSD voted in favor of a resolution authorizing the Eldorado Area Water & Sanitation District to issue general obligation bonds to fund the purchase of the water utility serving the Eldorado community.

Some 21 subdivisions along US 285 are included in the District, the largest of which is Eldorado. However, not all the Corridor Plan Area or of Eldorado is included. The original boundaries of the District specifically excluded the welled area in

⁸ "Hydrogeology, Ground-water Flow Model, and Model-Based Predictions of Drawdown and Streamflow Depletion, Eldorado Area, Santa Fe County, New Mexico", John Shomaker and Assoc. Inc.

the northwest sector of Eldorado because that area, with certain exceptions, is not serviced by the water company. The state statutes specify that areas included within a W/S District must be in a position to benefit from their inclusion in the District. Only residents of the District can vote in District elections and only property included within District boundaries can be taxed by the District.

Community Facilities in the Corridor Plan Area

The development of community facilities and services is not limited to non-residential districts or nodes. In the Corridor Plan Area there are several community facilities on an estimated 41 acres. With the exception of County or State owned property, community facilities are either permitted uses such as the stables and EDU maintenance yard or zoned through a master plan as part of a larger commercial development. Development on County or State owned property does not require a permit or zoning process.

- Hondo Volunteer Fire Dept and proposed replacement
- Combined NMDOT and Santa Fe County Materials and Maintenance Yard
- El Dorado Utilities Maintenance Yard
- EICA Horse Stables
- Transfer station
- The Eldorado Fire & Rescue Service Fire Substation

Transportation – The Highway

US 285 South Highway is one of the principal north-south arterials connecting central and northern New Mexico to the southeastern parts of the state. It is also a designated Waste Isolation Pilot Plant (WIPP) transport route. In order to accommodate the safe passage of WIPP shipments and the increase in traffic from residences within the area, the roadway in the Planning Area was reconstructed in 1999-2001 as a four-lane highway, with 12 foot driving lanes, 8-foot shoulders, and a landscaped median. Turning lanes have been constructed for the side road intersections and some roads were realigned to line up with existing cross streets.

Roads that intersect the Highway within the Corridor Plan Area include: Old Las Vegas Highway, Avenida Amistad (collector on W) and Camino Valle (local road on E); Avenida Vista Grande (arterial on W) and Colina Drive (collector on E); Avenida Eldorado (arterial on W); local roads Vaquero Road, Camino Amansador, Alma Drive, and the Transfer Station Road on the East; Jacinto Road (west) and Camino Acote (east); Camino Caballos (west) and Ranch Road (east); Spur Ranch Road and Old Road South. Lamy Crest Drive and the Thornton Ranch have access on the west, Del Charro and Mad Dog access on the east. CR 33 (paved collector on E) accesses Lamy and SR 41 leads to Galisteo and Stanley.

The New Mexico Department of Transportation (NMDOT) has set the number and location of intersections with this construction project and has a Memorandum of Understanding (MOU) with Santa Fe County to limit future intersections. Right in, right out connections to a road network set back from the highway is the likely solution for any future connections. Traffic signals are installed at Old Las Vegas Highway, Avenida Amistad/Camino Valle and Avenida Vista Grande/Colina Drive. Avenida Eldorado is wired for a future signal when needed. Streetlights are installed at the I-25 interchange, Avenida Amistad and Avenida Vista Grande.



Traffic counts and projections are available for most of the major roadways in the most heavily traveled section of the Corridor. Traffic counts completed in 2000 indicate less than 6000 vehicles per day entering the highway at any access road. The Baseline data of the TModel 2000 indicates traffic volumes on US 285 South ranging from around 4000 vehicles per day near Spur Ranch Road to over 16,000 vehicles before the interchange at I-25. Most of this traffic is loading at Avenidas Eldorado, Vista Grande and Amistad.

A TModel “maximum plausible” analysis with a 20 year time frame was completed for the area in 2002. Traffic volumes on US 285 South are projected to increase to over 6000 vehicles per day near Spur Ranch Road and to almost 22,000 vehicles per day between Ave. Amistad and the I-25 interchange. Generally four lane roads are not indicated until traffic volumes approach 12,000 to 15,000 trips per day. For all of the access roads, the projected traffic volumes are still well within the capacity of two lane arterial or collector roadways.

“The highway could either bring us together or connect us in new ways, or it could divide us, you on one side and me on the other with no way to get across”.

Performance and Capacity rated levels of service were also projected in the TModel study. The study found that most of the performance problems projected in the area are attributable to micro-design issues having to do with existing traffic controls at intersections, not to inadequate link capacity. Neither the County nor available NMDOT projections specifically address the issues of speeding or pedestrian safety, but we do know that wider roads and higher vehicle speeds (anything over 25 mph) are hazards for pedestrians attempting to travel along or across roads.



As is clear from the existing vehicle “loading” pattern on the Highway, residents generate the most traffic. Traffic counts also show a strong weekday a.m. and p.m. peak commuter pattern. The trips to be generated by the non-residential and mixed use- developments in the Corridor are included in the overall maximum plausible projections. Using the trip generation rates of the Santa Fe TModel, the existing, approved and proposed mixed use commercial areas could add over 9,600 trips per day. This traffic would get dispersed throughout the network, with a major portion of it being “captured” within the local network so that traffic increases on US 285, I-25 and streets in Santa Fe would be less than if there were no local services.

Data from the NMDOT Traffic Safety Bureau shows a significant drop in accidents along US 285 South and at the intersections since the road was reconstructed. Except for weather related or animal related incidents, accidents are clustered at the intersections of Ave. Vista Grande and Ave. Amistad and the I-25 on and off ramps. There does not appear to be a consistent pattern of types of accidents or time of day. Less than half of accidents involve a turning movement; many appear to be related to speeding and following too close. “Driver inattention” is the most common cause reported for accidents of all types in the Corridor. Accidents involving turning movements are expected to decrease with the construction of turning lanes and traffic lights at the busiest intersections, but other types of accidents are expected to be less affected by the road improvements. This appears to be happening, but there is not yet enough data over time to tell if that is the trend.

d. Growth Trends

US 285 South Corridor Land Use & Zoning

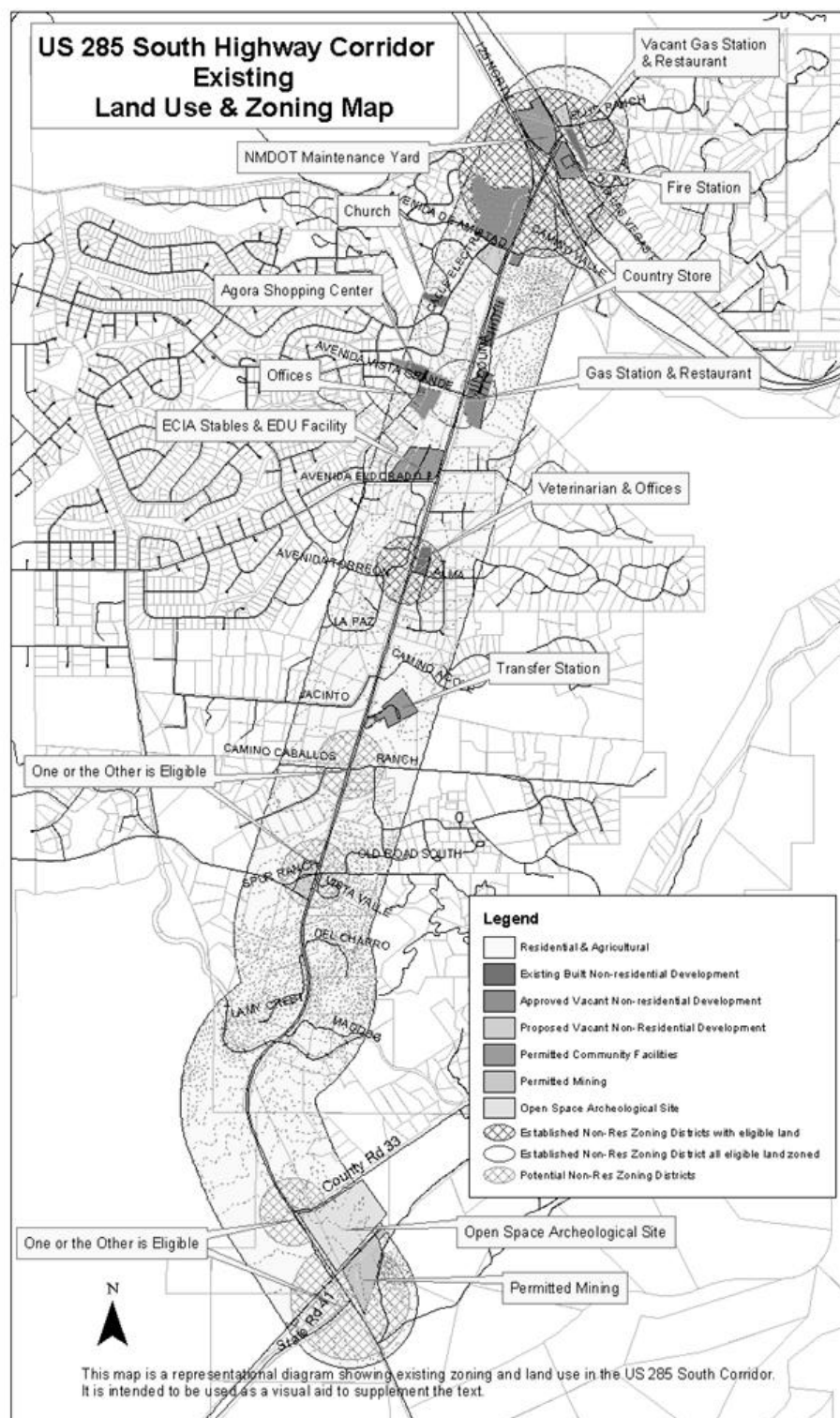
The area adjacent to US 285 South is already well developed; existing land use and zonings have already determined the major locations of residential and non-residential development. (See **Figure 3-25**)

Existing Residential Land Use & Zoning

Residences are the predominant land use in and adjacent to the Corridor Plan Area. There are differences in the character of residential uses along the Corridor influenced by the history or age of development, the specific style or covenants of

subdivisions and the physical lay of the land. These differences are one factor that characterizes the different segments of the Corridor Plan Area. The homes in and adjacent to the Eldorado at Santa Fe subdivision tend to exhibit Pueblo style with

Figure 3- 25



flat or clerestory roofs and stucco exteriors. In the Rural Highway segment, pitched roofs that are often metal predominate, lots tend to be larger and many owners have horses or other livestock. A few mobile homes are found east of US 285 South, but most homes are site built, single family on lots ranging from 1.5 to 10 acres.

Existing Non-Residential Land Use & Zoning

There are a variety of commercial non-residential developments within the Corridor Plan Area on approximately 36 acres that total roughly 79,000 sq ft of floor area. There are also several public and community facilities on an estimated 41 acres. The non-residential activity is scattered throughout the Corridor Plan Area with the majority of commercial land use located on the corridor at the Vista Grande/ US 285 South intersection. Existing land use is described in further detail in **Section III Community Crossroads**, for each node in order to more closely inform recommendations.



The current Santa Fe County Land Development Code, **“Commercial and Industrial Non-residential Districts” Article III, Section 4** sets the criteria and parameters for the majority of existing, approved but not yet built, proposed and eligible non-residential sites in the Corridor Plan Area. Types of districts and location criteria are determined at specific qualifying intersections of various types of roads. The following nodes are established non-residential zoning districts through existing zoned properties or have the potential to become non-residential zoning districts under current County Code:

Established Non-residential Zoning Districts:

- **I-25/Old Las Vegas Hwy/US 285 South** – A Major Center District has been established by the zoning for Plaza de Amistad, Los Padillas, and Cimarron Village. The zoned lands and non-conforming uses (a sweater shop, Al’s Body Shop and the old Fina gas station) add up to over 54 acres. The County Code would allow up to 250 acres of commercial zoning in this area. There are several additional parcels devoted to community services: the NMDOT maintenance and materials storage yard and the Hondo Fire Dept.
- **Avenida Vista Grande/US 285 South** – A Local or Village Center District has been established at **Avenida Vista Grande/US 285 South**. This is the major commercial site in the corridor. All four quadrants of the intersection have been zoned and partly developed: Agora, Sierra Plaza and the Village at Eldorado on the west and Cimarron Villages I and II and Salida del Sol on the east. (40.5 acres of commercial, 5 acres of community services). The County, the property owners and the 285 Coalition participated in a planning effort for this commercial center in 1992 and there are approved covenants that include design standards on properties west of US 285 South. Several community services sites also exist near this intersection: the Greek Orthodox Church, a 3 acre lot which serves as storage and maintenance for Eldorado Utilities, Inc. and 20 acres for the Eldorado at Santa Fe stables and riding facilities.
- **US 285 South and Alma Dr.** – Three commercial lots (6.7 acres) have been developed at **US 285 South/Alma Dr.** as a Local or Village Center Non-Residential District at the entrance to the Cimarron Subdivision. The Code would allow up to 40 acres of commercial zoning at this intersection, but the rest of the potential node is already developed as residential.
- **The Santa Fe County Transfer Station** – The Santa Fe County Transfer Station for solid waste (15 acres) and Eldorado Fire Dept. 3 (1.5 acres) are located east of US 285 South between the intersection of **Camino Acote and Jacinto Road** and **Camino Caballos and Ranch Road**. Although uses are permitted not zoned, it is considered a non-residential node with community facilities.

Potential Non-residential Zoning Districts:

In addition to reviewing the existing or zoned non-residential uses in the corridor, the Planning Committee looked at several sites that have the potential to meet the current County Code criteria for Non-Residential Districts.

- **US 285 South and Spur Ranch Rd/Old Road South** – This site meets criteria for a Village or Local Center Non-Residential District (40 acres). Two lots totaling 10 acres were created for this purpose west of US 285 when the Spur Ranch Rd. easement location was moved to make a four-way intersection at US 285.
- **US 285 South and Camino Caballos/Ranch Rd** – If a node is not zoned at Spur Ranch, there is the potential for a 40-acre Village or Local Scale Non-Residential District at this location. The spacing criteria would not allow both “nodes” to be zoned.
- **US 285 South and CR 33** – There is the potential for a 40-acre Local or Village Center Non-Residential District at this location.
- **US 285 South and SR 41** – If a node is not zoned or developed at CR 33, there is the potential for an 80-acre Community Center Non-Residential District at this location. The spacing criteria would not allow both “nodes” to be zoned.

Non-Residential Development

The following figures are estimates of the amount of floor area possible under current zoning at approved intensities.

- **Existing/Built** – The existing/built category includes existing non-conforming uses, and commercial sites that have been zoned under the County’s Non-Residential Districts (“node”) concept.
- **Approved** – The approved category includes all sites that have approved commercial zoning (not yet built) based on the Santa Fe County Land Development Code and master plan approval.
- **Proposed** – The Proposed category includes sites that have been identified through the planning process as appropriate for commercial/mixed-use development and are currently eligible to be zoned under the County’s Non-Residential Districts (“node”) concept, but do not have master plan approval and therefore no commercial zoning. The intensity is estimated at the maximum allowable; based on past experience it is likely that a zoning approval would result in a lower intensity due to terrain and access.
- **Remaining Eligible** – The remaining eligible category includes all remaining sites that are eligible to apply for commercial zoning based on the Commercial and Industrial Non-Residential Districts of the Santa Fe County Land Development Code.
- **Special Uses** – At the very southern end of the corridor, the Galisteo Sand & Gravel currently mines sand and gravel. It is a permitted use and not considered zoned. Generally the permitted use is in effect for a number of years and the land must be reclaimed to its natural state.

Total Development		
Category	Acres	Floor Area (at build-out)
Existing/Built	36	79,000
Approved	77	442,000
Proposed	23	198,000
Remaining Eligible	328	4,015,000

Non-Residential Uses

The County Land Development Code, Article III, Section 4, regulates existing, approved and potential uses in the Corridor Plan Area. For development in Major or Community Center Non-residential Zoning Districts it lists guidelines for permitted

uses and structures found in most major regional commercial centers. For development in Local and Village and Neighborhood Non-residential Zoning Districts, the guidelines for limit permitted uses to services, both retail and office, that are intended to meet neighborhood civic and commercial needs.

US 285 South Service Area

Many people have called this area home. Archeological evidence and historic records reveal a rich history of claims on the land including Pueblo communities and encampments; Spanish, Mexican, and the US Federal Government rule, land grant ownership and private ranching. The Pankey Ranch, Mocho Ranch and the Teal Ranch all contributed to the ranching tradition of the area. In the '60's the area known as the Simpson Ranch (consisting of the Cañada de los Alamos Grant and Bishop Lamy Grant) was subdivided by AMREP into Eldorado at Santa Fe (1974-77) and 24 associated large parcels (1983). Many of the large parcels have subsequently been subdivided. Land development has occurred in a pattern of large lots, ranging from 1-½ to over 10 acres. The lots are single family residential by zoning and by use. Residents commonly resist being labeled as living in the suburbs of the City of Santa Fe, but most of the area has become suburban in function.

The location and commuter residential character mean that much of the area's service, resource, employment and commercial needs will continue to be met in the Santa Fe metro area. However, the area exhibits a density, as well as size and scale, which is beginning to attract commercial and community uses to serve the residents.

Population

Population in the 285 Service Area was 7,264 in 2000. The area averaged 2.39 persons per dwelling unit and a labor force of 1.38 persons per dwelling unit. These averages are consistent with figures for all of Santa Fe County outside of the City of Santa Fe.

Population in the 285 Service Area is projected to grow to 8,838 (low range) or 10,347 (high range) by 2020. Consistent with Countywide projections, both of these projected ranges are for a slower growth rate than occurred from 1990 to 2000.

Non-Residential Lands

Most retail and commercial activity is located within the Corridor Plan Area. There is a limited amount of existing non-residential development within the Service Area but outside the Corridor Plan Area. It is limited to commercial uses on about 22 acres. Additionally, there are approximately 12 acres zoned for small commercial uses but not yet built in the town of Lamy and the subdivision of Eldorado at Santa Fe. There are 128 acres with other non-residential uses needing large land area and related to the more rural environment - equestrian facilities, camping and gravel mining. There are also a number of community facilities on approximately 235 acres including the Eldorado Elementary School, the Vista Grande Public Library, the ECIA Community Center, fire stations, parks and playgrounds.

Employment

The estimate of jobs in the area is very low, .07 per dwelling unit, compared to the County average of .34 per dwelling, and the City of Santa Fe average of 1.78 per dwelling. Residents in the area commute to jobs outside of the area at a higher rate than the average for unincorporated County areas, most obviously to the City of Santa Fe.

The percent of residents who work at home (7.67% to 13.1% of the labor force) is much higher than the County or City (3.6 % to 3.75%). But even counting workers at home jobs per dwelling unit is .25, lower than the average of .34 for the County areas outside of the City of Santa Fe. The Work at Home category includes home occupations as well as persons who happened to be at home rather than in the office in the week the Census forms were filled out. A significant number of the jobs located in the Service Area appear to be filled by residents. In 2000, 155 residents indicated that they work in the Eldorado at Santa Fe Census Designated Place (see Glossary) at locations outside of their homes.

Community Crossroads

Community Crossroads describes the history, existing land use and zoning, planning issues and opportunities and plan recommendations for the following community crossroads and corresponding commercial/mixed-use districts:

1. **San Sebastian/ Old Las Vegas Highway Crossroads** - Intersection of Old Las Vegas Highway and US 285 South/Ellis Ranch Rd. Neighborhood Commercial/ Mixed-use District.
2. **Entryway Crossroads** - Intersection of Amistad/ Camino Valle and US 285 South. Neighborhood Commercial/ Mixed-use District.
3. **Village Crossroads** – Intersection of Vista Grande/ Colina and US 285 South. Village Commercial/Mixed-use District.
4. **Alma Drive Crossroads**- Intersection of Alma Dr. and US 285 South. Neighborhood Commercial/ Mixed-use District.
5. **Rural Crossroads**- Intersections of Ave Eldorado, Amansador, Vaquero, Jacinto, Acote, Ranch Road, Caballos and US 285 South.
6. **Community Facilities Crossroads**- Transfer Station Area.
7. **Spur Ranch Crossroads**- Intersection of Spur Ranch and US 285 South. Future Neighborhood Commercial/ Mixed-use District.
8. **Rail Trail Crossroads**- Intersection of US 285 South and the Santa Fe Southern Railroad Tracks.
9. **Cultural Crossroads**- Intersections of US 285 South and County Rd. 33 (Recently renamed “Old Lamy Trail”) and State Route 41.

San Sebastian/ Old Las Vegas Crossroads

“There’s an easy camaraderie in our neighborhood... children playing, and annual parties celebrating the holidays”

Plan Intent

The Old Las Vegas / San Sebastian Crossroads is an evolving neighborhood-gathering place with small scale mixed-use development oriented to the Old Las Vegas Highway but serving primarily local needs. It should continue to serve the neighborhoods and not be developed as a regional or highway traveler’s commercial location.

Description and History

This northern segment and terminus of the US 285 South Corridor includes the Interstate 25 interchange, a segment of the Old Las Vegas Highway that preceded the Interstate and lands north of I-25. The most important natural feature of this node is the Arroyo Cañada de los Alamos, which drains from the northeast down to the interchange and then continues beyond the interchange on the west side of US 285 South.

Pre-Columbian Indian trails ran through the area and connected the various pueblos between Pecos and Arroyo Hondo (including the large Pueblo Alamo which sat right in the middle of the current I-25/US 285 South interchange). Arroyo Cañada de Los Alamos was frequently used as a cut-off of the Santa Fe Trail, offering a shortcut to the city. There is evidence of an old way station or rest stop about half a mile north up the arroyo from Old Las Vegas Hwy. The area was also part of the Sebastian de Vargas land grant that ran up to where Quail Run is now and which was broken up in the adjudication of land grants in 1895. It went through several hands until Fremont Ellis, one of the famous “Los Cinco Pintores”, purchased it in 1923. Ellis agreed to sell or trade parcels of his property and soon without conscious design, an informal artists colony and neighborhood sprang up.

Surrounding Community Character

There are now approximately 100 properties in the immediate neighborhood, including El Rancho de San Sebastian (the original Ellis Ranch) and San Sebastian de la Luz (1980’s), which is accessed solely through El Rancho de San Sebastian. At one time this neighborhood seems to have been considered a village. Indeed, until about five years ago residents could receive mail addressed to San Sebastian, New Mexico without problems. In its own words the neighborhood “remains home to a thriving community of painters, poets, sculptors, photographers, writers, academics, lawyers, financiers, and others drawn by its quiet, still-rural atmosphere. There’s an easy camaraderie in the neighborhood, with dogs wandering

from house to house, children playing, and annual parties celebrating the holidays. The Ellis family still lives here. It's a community with a 81-year heritage and a sense of "casually diverse unity".

Residential Architectural Styles are regulated under covenants created by Fremont Ellis. They include Hacienda/ Pueblo Revival, Territorial Style and Ranch.

Existing Land Use

Currently the I-25 interchange dominates the area, splitting the pre-existing Rancho Esconditos subdivision and physically separating San Sebastian from the remainder of the Corridor. The focus of this node is at the intersection of US 285 South and the Old Las Vegas Highway. Most commercial development is orientated to the Las Vegas Highway and is small in scale. The following properties and uses are within the Corridor Plan Area:

East of Old Las Vegas Highway:

- Gas station (not currently operating),
- Restaurant (not currently operating),
- Portions of the Ellis family property,
- Several residences, and
- Al's Body Shop.

West of Old Las Vegas Highway:

- A fire station owned by the Hondo Volunteer Fire Dept.,
- Some home occupations,
- Small non-conforming businesses in the Rancho Esconditos subdivision,
- A NMSHTD maintenance yard and
- A shop that makes sweaters.

Current Zoning

Under current zoning this is a Major Center District, centered on the intersection of I-25/Old Las Vegas Hwy & US 285 South, established by the zoning of 34 acres for the Plaza de Amistad Project South of I-25 and 4.5 acres for Los Padillas for large-scale non-residential commercial development. The following Old Las Vegas/ San Sebastian Crossroads area properties have non-residential zoning or approved non-conforming uses:

Legal non-conforming uses:

- Al's Body Shop -approximately 2,500 sq ft.
- Yaegars Sweater Shop with a residence - approximately 2,500 sq ft.

Approved commercial non-residential zoning:

- 4.5 acres for Los Padillas Development - Restaurant and gas station, approximately 3,800 sq ft approved and built but not currently operating

Eligible commercial non-residential zoning:

- Properties in ½ of the Major Center Non-Residential District, a total of 125 acres.

Proposed neighborhood scale commercial/ mixed-use zoning:

- Approximately 5.5 acres of the El Rancho de San Sebastian property in the north east quadrant of the intersection of Old Las Vegas Highway and Ellis Ranch Rd.

Community Facilities and Services

In addition to the commercial sites, there are several parcels devoted to community facilities and services. The Hondo Fire Dept. is located on a lot east of the State owned lands at the US 285 South/Old Las Vegas intersection. This fire station is scheduled for demolition and replacement by a regional Fire Station for the County and the US Forest Service. The new station will serve as a regional office and staging facility for fighting forest fires.

On the southwest corner of Old Las Vegas Highway and US 285 South there is an existing materials yard owned and used by the NMDOT. It appears that there is adequate room at this location for a proposed County road maintenance facility to share this site. It offers good access to US 285 South, the Old Las Vegas Highway and to the Interstate and is moderately screened by terrain and existing piñon trees from all but a brief section of the northbound lanes of I-25.

Planning Issues and Opportunities

Concerns include:

Potential Major Regional Commercial Development- There is a concern that as a Major Regional Zoning District and due to its location close to I-25, the San Sebastian/ Las Vegas Crossroads will attract major regional development. This will dramatically change the rural character of the area.

Contamination- It is possible that ground water and soil contamination has occurred or will occur at Al's Body Shop and the Fina Gas Station.

Traffic- The intersection of Old Las Vegas Highway and US285 South is considered dangerous. Major Regional Commercial development will increase such problems at this intersection.

Roadside Vending- Vendors using the highway right-of-way are not regulated.

Opportunities include:

Recreating a **small-scale neighborhood center** in the Rancho San Sebastian Style with a community focus.

Entryway Crossroads

"The two small peaks cradle the Corridor east and west of the highway forming a natural gateway to the historic Simpson Ranch and the contemporary subdivisions that access the corridor."

Plan Intent

The Entryway Crossroads area is the first opportunity to set a Corridor style and announce to travelers and residents alike that they are entering the historic Simpson Ranch and the surrounding contemporary subdivisions. Natural features dominate the view from the road and other than the signaled intersection there are few indicators of the surrounding residential development. There is an opportunity to provide a "gateway open space", to preserve the predominant natural features, maintain neighborhood privacy and to plan for neighborhood scale mixed-use development that conveys community character and history through architectural style, building type and orientation. The crossroads should not be developed as a regional commercial district.

Description and History

The Entryway Crossroads has historic significance as the original entrance to the Simpson Ranch and the natural passageway and gateway to the plains of the Galisteo Basin. It has changed little since I-25 was built and extensive residential development has occurred around it. The traffic signal and the early morning and evening commuter traffic are the most obvious indicators of change surrounding the crossroads.

The Entryway Crossroads starts at the on and off ramps south of the Interstate and is centered on the original entrance to the Simpson's Lamy Ranch at the signaled intersection of Avenida Amistad/ Camino Valle and US 285 South. The terrain is fairly level at the off ramps, then rises in low piñon covered hills on the east side of US 285 South to a steep hill south of Camino Valle. On the west side of the highway the Cañada de los Alamos, a wide arroyo and important drainage, parallels the highway. From the arroyo the land rises to a steep hill north of Avenida Amistad and to the south a gentle slope with sparse tree cover.

Surrounding Community Character

On the west side of US 285 South, Avenida Amistad provides access to the planned subdivisions of Dos Griegos, Alteza and Belicia, which began subdividing in the nineties and have experienced rapid residential growth in recent years. Most of the 150-200 houses are on 2-to five-acre lots and are regulated by architectural covenants that favor Pueblo Revival Style. The hilly terrain and tree cover provide residents with distant views and privacy. There is a general feeling of retreat from the public and a desire to maintain the natural beauty of the area by blending into the landscape.

On the east side of US 285 South, Camino Valle provides access to the south part of Rancho Esconditos and Valle Escondito subdivisions, which began subdividing in the sixties and include about 20 residences. The land is hilly and steep with heavy tree cover, cut by several small drainages and defined on the northern boundary by the Interstate. The 2-10 acre single-family lots have a semi-rural character, with unpaved roads, horses, and out buildings scattered throughout the rugged terrain. Residential architecture is a mix of Pueblo Revival, Ranch and Territorial styles.

Current Zoning

Currently, there isn't any commercial development at the Entryway Crossroads. However, there are several properties that have been zoned for commercial development as part of a Major Center Non-Residential District centered on the intersection of I-25 and US 285 South. Many more properties are eligible for commercial zoning under the county's Non-residential District Zoning Code.

Approved non-residential zoning:

Plaza de Amistad 34 acres with 114,800 sq feet floor area uses include:

- Retail
- Grocery
- Restaurant
- Office
- Storage

Cimarron Lot (SE corner of US 285 South & Camino Valle) 2.5 acres 20% intensity maximum of 11,979 sq ft floor area

Proposed non-residential zoning:

Carris Property (SW corner of US 285 South & Amistad) 11 acres – 6 acres protected easement and open space and 5 acres neighborhood commercial/mixed- use at 20% intensity, maximum 43,560 sq ft floor area.

Total Eligible Non-residential Zoning:

Properties within ½ of Major Center Non-residential District = 125 acres total which includes the approved and proposed listed above.

Planning Issues and Opportunities

There is an opportunity to reinforce community ownership and identity by erecting a gateway monument sign announcing to travelers that they are entering a part of the corridor belonging to people who feel strongly about protecting the natural beauty of the area and take pride in their communities.

Additionally, to maintain the natural beauty of the area, the ridge tops and the Arroyo Cañada de Los Alamos within the Corridor Plan Area should be protected from future development and architectural styles need to be regulated so development will reflect local styles and fit in with the surrounding landscape.

Concerns for the area include:

Potential major regional commercial development

- There is a concern that proposed development on land with approved commercial zoning will be regional in scale, amount and orientation. There is also the view that Major Non-Residential Zoning District designation at the intersection of I-25 and US 285 South is totally inappropriate and could possibly extend non-residential zoning to a total of 250 acres attracting excessive regional commercial development and completely changing the semi-rural character of the area and compromise the privacy of the surrounding neighborhoods.

Traffic

- Due to site distance and elevation, commercial development proposed on commercially zoned lands west of US 285 South would most likely be accessed from residential streets. This will increase traffic congestion and noise. High traffic generators should not be allowed.

Village Crossroads

“The intersection at Vista Grande/ Colina & US 285 South is the commercial center of the Corridor. It provides the most direct access to the heart of the Eldorado Subdivision. Here schools, the library and the fire station can be found.”

Plan Intent

The Village Crossroads plays a prominent role in the Corridor as the most community orientated access point and primary commercial center. It should continue to play an essential role and provide a central “community place” with mixed-use commercial development and public spaces where daily casual interactions and seasonal public gatherings can occur.

Description and History

The Village Crossroads is centered on the busiest intersection in the Corridor and includes several commercial uses including a grocery store, a gas station, a small restaurant, offices and a bank. It extends generally out from the intersection of US 285 South and Avenida Vista Grande/Colina Drive to incorporate lands zoned under the existing Community Center Zoning District or “node”. Avenida Vista Grande is the “second entrance” to the Eldorado at Santa Fe Subdivision and provides primary access to over 2500 homes.

The terrain in the Corridor effectively separates this crossroads into two potential centers. The Cañada de Los Alamos parallels US 285 South on the west and open space has been dedicated adjacent to the highway north and south of Avenida Vista Grande. Consequently the commercial sites are set well back from US 285 South on the west, by 350 feet for Agora and 600 feet or more for Sierra Plaza and the Village at Eldorado. The buildings are visible from US 285 South and recognizable as non-residential because of their scale. East of the highway, the land is flatter at the intersection of Colina Drive, and then rises to the slopes of the ECIA Conservation Area. A shallow arroyo cuts in a southwesterly direction from the slopes down to US 285 South, 700 to 800 feet north of the Chevron Station. The vegetation on all of these sites is primarily grassland with sparse piñon scattered on the slopes and at the arroyo edges.

West of US 285 South, the surrounding neighborhoods are made up of primarily single-family residences on large 1.5 to five acres lots, in planned subdivisions with covenants guiding architectural styles and site development. The covenants favor Pueblo Revival architectural style and there is a strong building and design tradition geared towards capturing solar energy. The Eldorado Elementary School, the Vista Grande library and a fire station are located in the neighborhoods west of the crossroads.

The residential area east of the crossroads includes semi-rural subdivisions with houses on 5 acre lots. Additionally, the ECIA Conservation Area and trails leading to Lamy along the power line easement are accessed from the east side of the crossroads.

Existing Land Use and Zoning

In 1993 the County, property owners and the US 285 Coalition completed design and use standards to be incorporated in covenants on land in each quadrant of the intersection. An Architectural Review Committee was formed pursuant to the covenants for the developments west of US 285 South and has functioned to approve building plans and enforce the covenants. Subsequently, all eligible land at the intersection, approximately 40 acres of commercial and 5 acres community services, has been zoned for non-residential development. Intensities vary due to terrain and in cases where they haven't been established through site plan building footprints; they are based on the allowable maximum of 20% intensity but may be further limited by terrain.

Commercial Existing Built:

Agora Phase I Shopping Center 32,300 sq ft

- Grocery store
- Small retail
- Restaurant

Agora Phase I Bank 3000 sq ft

Cimarron Village I 7000 sq ft

- Gas station/ Convenience Store
- Restaurant

Sierra Plaza 11,500 sq ft

- Offices

Commercial Approved But Not Yet Built:

Village at Eldorado 56,000 sq ft

- Offices
- Movie Theater
- Restaurant
- Retail

Salida Del Sol 56,800 sq ft

- Retail, Office and Services

Agora Phase II & III 43,000 sq ft

- Retail, Office

Cimarron Village I up to 75,200 sq ft

- Retail, Office, Services

Sierra Plaza Lot 2 up to 12,000 sq ft

- Office and Services

In addition to the commercial properties listed above there is a 12-acre parcel northeast of the Village Crossroads known as the Cimarron Village II development. It includes a 3-acre lot with the original commercial building in the area, the Country Store, as well as eight one-acre lots approved for commercial development fronting Colina Drive. Intensities are based on the established 20% intensity but may be further limited by terrain.

Existing Commercial Built:

Cimarron Village II Country Store building 3,000 sq ft

Commercial Approved But Not Yet Built:

Cimarron Village II up to 69,700 sq ft

- Retail, Offices & Services

Eligible Commercial Zoning

All eligible land, approximately 52 acres, in the Village Crossroads area has been zoned for commercial development.

Total Commercial Existing Built 56,800 sq ft

Total Commercial Approved but not yet Built 312,700 sq ft

Total Commercial Existing and Approved 369,500 sq ft

Community Services

The Village Crossroads has the distinction of having approximately 5 acres zoned for Community Services as part of approved commercial master plans.

Community Services Approved But Not Yet Built

Agora Phase I (1.76 ac) 12,000 sq ft

- Post office
- Libraries
- Government offices

The Village at Eldorado (2.95 ac) 14,000 sq ft

- Waste water treatment
- School, library, church, police station

- Community center, senior citizens center, daycare center

Planning Issues and Opportunities

The Village Crossroads has experienced steady commercial growth since the opening of the Agora Shopping Center in 1995. With 52 acres of approved commercial zoning and recent final development approval of the Village at Eldorado on the southwest quadrant, the crossroads area will likely double in existing built commercial/ mixed-use space in the next few years and may complete build out of all commercially zoned properties in the next twenty years. There is an opportunity for the crossroads to evolve into a central community place with the following elements:

- Usable public spaces available to all age and physical groups where festivities and public gatherings can occur,
- Appropriate architecture and landscaping that is an expression of community character and supports comfortable interaction and friendly gathering spots,
- Clear comfortable pedestrian access between developments and linkages to the surrounding neighborhoods and community facilities,
- Developments that relate to each other and provide diverse uses that respond to local needs and are available to all age and physical groups.

Additionally, there is an opportunity to create a balance on Avenida Vista Grande (including the right of way) between being a major through-going road and a local access road with space for pedestrian and bicycle movement and safer, easier crossings.

Concerns for the area include:

- Projects have been designed as individual destinations and, despite covenants regulating architecturally appropriate design standards and uses, do not relate to each other.
- Convenient and safe pedestrian access between developments has not been established.
- The approved but not yet built Cimarron II Project will appear as strip development along US 285 South.

Alma Drive Crossroads

Plan Intent

The two-way intersection of US 285 South and Alma Drive, which provides primary access to over 125 residences east of the highway, is designated as a Village Center District. Despite this designation the area is primarily single family residential on large lots with commercial development that is residential in scale and uses limited to office and services. The area should remain residential in nature and scale.

Description and History

The Alma Dr. Intersection is dominated by long sweeping views to the south and west. The terrain is fairly flat and with limited tree cover. It was formally part of the Simpson Ranch until it was split into larger lots in the 1980's.

On the east side of US 285 South, Alma Drive provides access to over 125 residences in the Cimarron and Ridges Subdivisions. There is no access from this area to the La Paz subdivision west of US 285 South.

Residential and commercial development began at the crossroads in the early nineties. Most houses are on 2.5 -10-acre lots and are regulated by architectural covenants that encourage a mix of styles from Pueblo Revival to ranch and northern New Mexico styles with pitched roofs. Side roads tend to be gravel and many residents have horses or livestock.

Zoning and Land Use

The area west of the intersection has been completely built out as residential. The east side of US 285 South/Alma Dr. intersection is currently designated as a Village Center District and is primarily single family residential on the south east quadrant. The northeast quadrant has the following commercial establishments on three lots totaling 6.75 acres:

Approved Built

<u>Cimarron Professional Center</u>	<u>10,000sq ft</u>
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- Two office Buildings @ 5,000 sq ft each.

<u>Eldorado Animal Clinic</u>	<u>5,670sq ft</u>
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- Existing 2,080 sq ft + Expansion 3,590

<u>Total</u>	<u>15,670sq ft</u>
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Remaining Eligible

<u>33.25 acres at 20% intensity</u>	<u>290,000sq ft</u>
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Planning Issues and Opportunities

Most of the parcels in the Alma Dr. Crossroads area have established uses and future growth is not anticipated. It is not currently a major access or activity area. It is primarily residential in scale and use. The Village Center District designation could encourage a change in use and scale from single family residential to village scale commercial development. This would detract from the semi-rural character of the area and is not needed due to the established Village Crossroads area at the nearby Vista Grande Colina/ US 285 South intersection.

Rural Crossroads

“US 285 South is absolutely straight through this section with a number of side roads accessing it with four way and T-terminal intersections.”

Plan Intent

The intersections of Avenida Eldorado, Amansador, Vaquero, Jacinto, Acote, Ranch Road, Caballos with US 285 South provide access to several residential subdivisions and should remain rural in nature with no new commercial activity or zoning.

Description and History

The Rural Crossroads are located in the mid section of Corridor, which is dominated by long views especially to the south and west. The terrain is level or slightly above the highway on the west side of US 285 South, providing a visual and noise buffer to adjacent lots. On the east, the terrain is a bit more varied, with some lands slightly below the road edge. Vegetation is grassland with some trees, providing little buffer for development. Lots in the area are 2.5 acres or larger, many homes have pitched roofs, side roads tend to be gravel and many residents have horses or other livestock. This area was mostly part of the Simpson/Lamy Ranch until it was split into large parcels in the early 1980's.

Large lot residential development and some agricultural activities are the primary land uses. The Eldorado Community Improvement Association stables and riding arena and Eldorado Utilities water tanks and maintenance yard located northwest of intersection of US 285 South and Avenida Eldorado are permitted, not zoned, uses. Except for a brief glimpse, trees and terrain screen both uses from travelers on the highway.

With the exception of the intersection of US 285 at Avenida Eldorado, future build out of the area indicates that the roads will remain local access roads. Avenida Eldorado carries almost as much traffic as Avenida Vista Grande and will warrant a traffic signal in the near future.

Issues and Opportunities

The signing for these roads is quite confusing; cars are often seen making u-turns and returning to a missed connection. The sheer number of signs on the highway is confusing.

There is an opportunity to reinforce overall community character and identify rural neighborhoods accessing the corridor through thematic street name signs erected at appropriate locations.

The stables are an important origin and destination. Current fencing of the arroyo at the El Dorado Utilities maintenance yard limits traditional pedestrian and equestrian use of this important north/ south passageway.

Although there is no evidence showing contamination in the Arroyo Cañada de Los Alamos from the stable area, there is concern that future expansion could harm the arroyo.

Community Facilities Crossroads

“Most residents of the area are familiar with the Transfer Station and the Fire Station at this Crossroads. It is a reminder of the need for facilities generated by our growing communities. There is an opportunity at this crossroads to locate additional needed community facilities and services such as a sheriff’s substation.”

Plan Intent

The Santa Fe County Transfer Station for solid waste and Eldorado Fire Dept. 3 are located east of US 285 South between the intersection of Camino Acote and Jacinto Road and Camino Caballos and Ranch Road. This area should continue functioning and expand as an important community facilities node with an emphasis on buffering activities from surrounding residential areas.

Existing Conditions

East of US 285 South, the community facilities crossroads is light industrial in nature due to functions of the transfer station and fire station. The residential area east of the crossroads has no access to US 285 South at this point and is not considered part of the crossroads. The County owns the 14.7 acres that have been converted from the old landfill to a solid waste transfer station. EPA regulates environmental impacts and mitigation from the old landfill site, which restricts other uses such as storage or public works facilities on the site. The transfer station is for use by residents to deposit solid waste and recycling materials. Commercial pick up services transport waste directly to the Regional Landfill. The site is also designated as a reuse facility where appliances are collected for recycling the scrap metal. The Eldorado Fire & Rescue Service has a fire substation on a 1.5-acre parcel deeded to the County for this use only.

The remaining land fronting the service road and US 285 South is vacant on both sides. A small knoll rises on land just south of the access road and screens the node from northbound travelers on US 285 South. A large arroyo is located on land north of the service road.

Planning Issues and Opportunities

The transfer station area is visible from the neighborhoods surrounding it and future changes on the site should be designed to mitigate impacts and screen use.

The service road accessing the transfer and fire station is not identified on US 285 South and it is difficult to discern the functions or hours of operation.

The area adjacent to the fire station fronting both the service road and US 285 South is vacant and has little residential potential. It is positioned to provide space for additional community facilities such as a police substation.

The small knoll south of the access road and arroyo north of the access road are prominent natural features and should be preserved in their natural state.

Any non-residential uses locating at this site should be environmentally sensitive to the surrounding residences – noise, lights and hours of operation should be restricted.

Spur Ranch Crossroads

“We must think ahead, if water is secured and growth continues in the southwest part of the 285 service area, the Spur Ranch Crossroads will be the most logical and appropriate location to serve the daily commercial needs of those future residents”.

Plan Intent

The Spur Ranch Crossroads area is positioned to serve future neighborhood commercial/ mixed-use needs as residential development occurs to the south and west of US 285 South. The area west of the US 285 South / Spur Ranch intersection should be eligible for commercial/ mixed-use development as growth occurs.

Description and History

The area around the Spur Ranch crossroads was part of the Simpson/Lamy Ranch until it was split into large parcels in the early 1980's. It remains semi-rural in character with large lot residential and agricultural uses. Many homes have pitched roofs, side roads tend to be gravel and many residents have horses or other livestock. The vegetation is primarily grassland with little tree cover. The land slopes gently down from Lamy crest to the Arroyo Cañada de Los Alamos providing unobstructed views of the Cerros Negros and the Sangre de Cristo foothills for northbound travelers.

The crossroads is formed by the intersection of Old Road South east of the highway and Spur Ranch Road west of the highway. Old Road South is a dead end rural collector providing access to US 285 South for Haciendas de Nysse and Old Road Ranch subdivisions and large rural residential lots further east.

Spur Ranch Road (west of the highway) is considered a rural connector road. It has been identified as part of a future roads network and will connect to existing roads to the north and west including roads in the Tierra Colinas and Eldorado at Santa Fe Subdivision. If residential growth continues west of US 285 South, Spur Ranch Road will provide arterial connection to US 285 South for many of the existing and future subdivisions in the area.

Property at the intersection:

The property east of US 285 South fronting Old Road South sits quite a bit higher than the highway and is residential in nature. Property west of the highway along Spur Ranch Road slopes down from the highway and remains vacant. Two parcels were created when easement location was moved to make a four-way intersection during the highways expansion from two to four lanes.

Zoning

Under current county code the intersection meets the criteria set forth for a Local or Village Center non-residential district which allows commercial zoning for up to 40 acres with a max of 20% intensity or approximately 348,480 sq ft. of commercial floor area. However, the qualifying status does not confer zoning and currently properties at the intersection are zoned for either residential or agricultural uses.

Planning Issues and Opportunities

There is a potential for over 348,480 sq ft of nonresidential development at this crossroads under current county code. This amount is far more than is needed locally and would detract from the semi-rural character of the area. However, Spur Ranch Road is positioned to provide arterial access to future residential development occurring west of US 285 South. Vacant properties at the intersection fronting US 285 South on west could provide enough land to support a small neighborhood commercial center to serve the southern end of the corridor and future growth to the west.

The parcel on the south side of Spur Ranch Road (approx. 6 acres) is not visible from US 285 South and has potential terrain and drainage problems at its corner with US 285 South. It may be more suited to residential development built carefully to fit with the terrain. The 4-acre parcel north of Spur Ranch is more visible from US 285 South and the terrain is easier to develop. Land at the crossroads east of US 285 South has already been developed as large lot residential and should be buffered from any non-residential development.

Rail Trail Crossroads

“The widening of US 285 South has impeded public access to trails. At one time there was an informal trailhead here with parking, which was built over with the highway improvements”.

Plan Intent

The Rail Trail Crossroads is located at the intersection of the Santa Fe Southern railroad tracks and US 285 South. The Santa Fe Rail Trail easement lies within the railroad right of way. A public trailhead should be located at this intersection providing corridor users with a connection to the larger regional rural trails.

Existing Conditions

The Rail Trail Crossroads is located where The Santa Fe Southern railroad tracks cross US 285 South at the southern base of the Lamy Crest. The railroad is part of the spur line from Lamy to Santa Fe. It is marked on the corridor by a flashing signal that stops traffic when trains pass. This intersection is also the southern terminus of Santa Fe County’s Rail Trail easement within the railroad right of way from Old Agua Fria Road south of Santa Fe to this point. To connect to the Village of Lamy, the Rail Trail leaves the rail road right of way and heads south in the highway right of way. It crosses the highway at the intersection with County Rd. 33 and follows the road right of way to end in Lamy.

The State Land Office owns land contiguous to the Rail Trail and the corridor in the southwest quadrant of the Crossroads. It slopes gently towards the highway and has direct access to the corridor via an established curb cut. Land in the other quadrants is vacant and rural in nature. The northern quadrants are fairly steep and rise from the intersection to Lamy Crest.

Planning Issues and Opportunities

Public access to the Rail Trail is limited. There is an opportunity on the State Land property to provide an area for parking, an information monument and public access to the Rail Trail.

Cultural Crossroads

“This segment of the Corridor is an entranceway in several directions. To the northeast is the Cerro Colorado and hills surrounding the valley of Galisteo Creek and the Village of Lamy. To the south and southwest lie the grasslands of the Galisteo Basin, home to ancient pueblo sites and the center of the ranching tradition in Santa Fe County”.

Plan Intent

The Cultural Crossroads is culturally and historically significant. It includes important entryways to the historic villages of Lamy and Galisteo. They are considered traditional communities in function and form and have internal mixed-use development to serve current and projected local population. There are archeological sites on land just southeast of the US 285 South/ County Rd. 33 (Recently renamed “Old Lamy Trail”) intersection and a county park. The cultural and historic significance of the Crossroads area should be protected and enhanced.

Existing Conditions

The Cultural Crossroads includes the intersections of US 285 South with County Rd 33 and 300 feet further south the intersection of US 285 South and State Route 41. In between the two intersections, US 285 South passes over a bridge for the Burlington Northern and Santa Fe Railway Company tracks.

The intersection at County Rd. 33 is considered the entrance to the historic Village of Lamy. The village center is located one mile to the east of the intersection near the rail depot. The area southeast of the intersection is flat and open with views of the Village of Lamy. It includes 90 acres of land recently acquired by the County Open Space Division with significant archeological sites on it. Land northeast of the intersection is primarily large lot residential and rural in nature.

On the other side of the bridge at the intersection of State Rt. 41 is the entryway to the Galisteo Basin and the historic Village of Galisteo. Land use west of the highway is primarily agricultural. East of the highway along the Galisteo Creek, the Galisteo Sand & Gravel currently mines sand and gravel. It is a permitted use and not considered zoned. The roadways for both US 285 South and State Rt. 41 are raised above the adjacent terrain, which is cut by deep arroyos and not accessible to the roads.

Potential Local or Village Center Non-Residential Zoning District

Under current county code the intersection of US 285 South with County Rd. 33 meets the criteria set forth for a Local or Village Center Non-Residential District which allows commercial zoning for up to 40 acres with a max of 20% intensity allowing up to 348,480 sq ft. of commercial floor area. The intersection of US 285 South with State Rd. 41 meets the criteria set forth for a Community Center non-residential district which allows commercial zoning for up to 80 acres with a max of 30% intensity allowing up to 1,045,000 sq ft. of commercial floor area. However, the qualifying status does not confer zoning and currently properties at the intersection are zoned for either residential or agricultural uses.

Planning Issues and Opportunities

Announcing entryways to the villages of Lamy and Galisteo and the gateway to the Galisteo Basin can help to reinforce community identity on the corridor.

Commercial development at this node will detract from the mixed-use functions of the traditional communities of Lamy and Galisteo.

Any interpretive or educational activities should be low key.

There is an opportunity to use the currently underused Santa Fe County Lamy Park to support protection of the archeological site and provide an area for parking, educational and interpretive activities.

II. Community Planning

a. Community Planning Overview

Purpose

US 285 South Highway is a thoroughfare between Old Las Vegas Highway and State Road 41. It is an integral part of the community we choose as our home. It is within sight and hearing of where we live and is a federal highway that serves a region far larger than our community.

The highway is also part of the County of Santa Fe's Highway Corridor Planning Districts, which were envisioned as an important part of the Santa Fe County Growth Management Plan to respond to the following concern:

“There are numerous highway corridors throughout the County where detailed planning needs to reconsider the relationship between transportation and land use. Many of these corridors are entryways into County communities or urban areas and important economic connections. Residents and



neighborhoods have expressed concern over proliferation of new development strung along the roadways in rural areas of the County...⁹

The highway bisects former ranchlands that have been subdivided and now exhibits a density, as well as size and scale, which is beginning to attract commercial and community uses to serve the residents. In reality, most of the area has become suburban in function.

In response to these planning directives and to concern from residents along US 285 South from I-25 to SR 41, Resolution No. 1999-159 was adopted on December 14, 1999 establishing a US 285 South Highway Corridor District and authorizing a District Planning Committee. An official Planning Committee was established in January 2000.

Regular planning meetings began in the early months of 2000. Subsequently, the Planning Committee and County staff have learned a great deal about the Corridor through field trips and research into the existing zoning and land use. A visual analysis of the terrain and a survey of signs were prepared. These were used to determine the segments and standards. Committee members participated in a workshop at the Pecos National Historic Park on scenic and historic corridor preservation and an all day design charrette conducted by Lorn Tryk Architects looking specifically at the US 285 South Corridor. When particular issues arose, the committee invited property owners, representatives or neighbors to attend and participate. This Plan is the result of the dedication of the Planning Committee to this learning process.



The Plan describes the existing conditions, identifies issues, constraints and opportunities and, as directed by resolution no. 1999-159, provides recommendations for:

- Specific land use options that foster the development of a cohesive community
- Design standards to maintain visual integrity
- Provisions to abate noise and light pollution and provide safety for residents
- And to plan for a system of trails and recreation areas to be linked with existing and proposed Santa Fe County trails and open spaces.

The Plan serves as an amendment to the County's Growth Management Plan. Recommendations can be implemented through ordinances and/or through programs and projects. Specific zoning recommendations and design standards and guidelines will be implemented through ordinances, which become amendments to the County Land Development Code. Any projects and proposals identified through the planning process may be considered as possible projects in the Infrastructure Capital Improvement Program (ICIP) and the County's Capital Improvement Program (CIP).

This Plan is intended to be an active document and should be used by the surrounding subdivisions, property owners, residents and the County to determine whether new development is following the principles of the plan and if its vision is being realized. The Plan should be updated as conditions change in both the corridor plan area and the service area.

⁹ The Board of County Commissioners (BCC) adopted Santa Fe County Growth Management Plan in October 1999. Concurrent with the completion and adoption of the Growth Management Plan, the County and City were preparing the Santa Fe Metro Area Highway Corridor Plan for portions of Interstate 25, Cerrillos Road and the Veterans' Memorial Highway (599) around the City of Santa Fe. This highway corridor plan was adopted in April, 1999 and incorporated into the County Growth Management Plan, establishing a commitment on the part of the County for pursuing land use planning along critical highway corridors throughout the County.

Background

The area surrounding the corridor is already well developed. Existing land use and zoning have already determined the major locations of residential and non-residential development.

The highway was reconstructed in 1999/2000 as a four-lane Principal Arterial with 12 foot driving lanes, 8-foot shoulders, and a landscaped median. This new highway is a dramatic change from the rural two-lane road that preceded it and represents a challenge for the neighborhoods on either side of it to maintain physical and community connections.

Residences are the predominant land use in and adjacent to the corridor plan area. Land development has occurred in a pattern of large lots, ranging from one and half acres to over ten acres with a branched road network. All traffic ends up on US 285 South.

Non-residential lands within the corridor plan area include existing non-conforming uses, public or community facilities, and commercial sites that have been zoned under the County's Non-Residential Districts ("node") concepts.

The challenge of preparing the plan for US 285 South was to respond to the new highway and plan for activity centers that would serve both the civic and commercial needs of area residents, regardless of what subdivision they live in.

The planning process began by identifying the Corridor Plan Area and determining the broad Service Area.

Corridor Planning Process

Development in the US 285 South Highway Corridor has been a local concern for a number of years. In 1992 the County, property owners and the US 285 Coalition completed a plan for development of the Vista Grande "node" that has been partly implemented through private covenants. In 1996 NMSHTD had begun plans for reconstruction of US 285 South from Old Las Vegas Highway to SR 41. The road improvements were designed to accommodate safe passage of WIPP shipments given the increase in traffic due to rapid residential development in this area. In 1999 corridor issues again became prominent.

In Oct. 1999 the Board of County Commissioners adopted the Santa Fe County Growth Management Plan (GMP), the County's guide for future planning, zoning and development. The GMP sets forth goals, describes existing conditions and issues and proposes specific actions for area plans, zoning concepts and implementation. The GMP notes problems of "increasing traffic congestion because jobs and shopping are separated from and not integrated into newer residential areas in the County" and that "commercial pressures were affecting roadways in and adjacent to communities" and cites the need to identify appropriate locations for economic development. The GMP calls for the designation of Highway Corridor Districts to "promote mixed uses and facilities to occur within different communities in a manner that creates or sustains the settlements' unique character and history and meets the needs addressed by community and district plans." The GMP further recommends detailed planning to consider the relationship between transportation and land use for the Highway Corridor along US 285 South from Interstate 25 to Lamy.

US 285 South Highway Corridor Planning Roadmap

Fall 1999 Discussions began between the ECIA long-range planning committee and US 285 Coalition members and County staff about community and corridor planning. In September a public Forum on Community Planning was held and residents agreed that corridor planning should be pursued.

Dec. 1999 The Board of County Commissioners adopted Resolution 1999-159 authorizing the US 285 South Highway Corridor District and a Planning Committee to work in conjunction with the Planning Division according to provisions of the GMP. The Resolution cites the purposes of the corridor plan and describes the makeup of the Planning Committee: to include representatives of existing community organizations, subdivisions and owners of undeveloped property and other individuals appropriate to meet the goals and objectives of the GMP.

Jan. 2000 Planning Committee Forms

Representatives were sought from subdivisions, developers, business owners, large vacant properties owners, and small neighborhoods within or having access in the Corridor Plan Area. Homeowner and resident associations appointed representatives and, in some cases, alternates. The committee agreed to a consensus process for decision-making and to a

regular meeting schedule. County staff acted as the lead agency for District planning. County staff, consultants and committee members conducted research and analysis into the issues.

The group worked under a consensus model that identified committee members as individuals who were committed to completing the directive of Resolution 1999-159 establishing a US 285 South Highway Corridor District and who could regularly participate in committee meetings.

The following groups were also essential to the planning process:

- Numerous participants, who contributed valuable time, information and insight into the planning effort but could not commit the time or did not feel it was necessary to participate on an ongoing basis. Some representatives of small subdivisions or neighborhoods received copies of documents and monitored the committee work but did not attend meetings.
- Individuals who objected to the directive of resolution 1999-159 and attended meetings to voice their concerns. Their written statements submitted to the 285 planning committee will be submitted along with the Plan to the CDRC and BCC as part of the approval process.

April 2000 Research Begins

April 2000	Constraints & Opportunities identified
July 2000	Developed Vision Statement
Aug 2000	Issues & conclusions for “nodes”
Aug 2000	Begin corridor mapping – continues at every meeting
Oct 2000	Field trip to look at terrain, setback, trail & boundary issues

2001 Continued analysis and development of recommendations

Jan 2001	Develop criteria for boundaries, land use and design standards
Feb 2001	Review of commercial locations and uses
Mar-June	Review of existing design standards; map preliminary corridor segments
Jun 2001	Visual analysis of Corridor;
Jun 2001	Preservation Workshop at Pecos National Monument
July 2001	Noise contour & boundary issues

Summer 2001 Highway reconstruction to 4 lanes completed.

Sept 2001	All day Design Charrette with Lorn Tryk of Lloyd & Tryk Architects
Nov 2001	Preliminary outline & draft of Plan; subcommittee meetings with property owners at Vista Grande & Colina “node”; presentation to the newly organized Simpson Ranch Contemporary Community Planning Committee

Jan 2002 Plan drafts written and reviewed

Jan 2002	Working Draft of US 285 Highway Corridor Plan distributed
Jan - April	Review and make changes to Draft

Feb 2002	Presentation of Vista Grande/Colina concept plan
Mar 2002	Trails issues and map
May 2002	Review of Design Standards; continues thru July; sign survey completed
June 2002	Workshop on Signs
July 2002	Field trip to Transfer Station area; ridgetop map & standards for Lamy Crest
Aug 2002	Executive Summary distributed; Public Review Draft prepared

Aug 14 & Sept 30 2002 Community Meetings held at Eldorado Elementary School

Oct- Dec 2002 Begin review of public comments & concerns; **joint meetings with Simpson Ranch Contemporary Community Planning Committee** for review & comments

2003 Respond to public comments & prepare a final plan draft

Jan –July Continue analysis, review and proposed changes to Plan in response to public comments

- Analysis of employment and non-residential needs for Service Area
- Review of traffic projections
- Analysis of water demand and conservation options
- Review of trail & trailhead mapping and recommendations
- Reconsideration of segments and centers

Aug-Dec Final draft prepared and formatted to incorporate committee changes.

Spring 2004. Committee approves final draft of the US 285 South Highway Corridor Plan and forwards Plan for review and approval by the Board of County Commissioners.

“When the corridor committee sat down to draft our vision statement any number of points of view were represented. From nothing, no way, nowhere, at least not in my community to just let property owners decide, the market will determine development.

It became apparent that the only way that this process would succeed was if we worked together as a team and were flexible enough and crafty enough to allow for all points of view. We were finally able to draft the first vision statement, a statement we could all agree upon and it was only three words long.

“NOT CERRILLOS ROAD”

*Jack and Judy told us that this was too ambiguous. We would have to get to work and make more specific statements that would define this vision. We would need to ask not only **What not** and **where not** and tackle the tougher question of **what kinds** of development are necessary and even desirable, **where can** they be located to best serve the entire community, **what qualities** do we most treasure and wish to protect. The trick was to balance the vision so that residents, developers, visitors and people who work in the area can enjoy the same enchantment that exists only east of the sun and west of the moon.” Kathy Pilnock, Committee Member*



b. Planning Area

The Corridor Plan Area is the initial planning area identified in Res. 1999 - 159 authorizing the highway corridor planning activities and where the zoning and design standard recommendations of the Plan are to be implemented. In general, it is the area 2000 ft on either side of the centerline US 285 South, from its intersection with the Old Las Vegas Highway to its intersection with SR 41. It includes proposed community crossroads, all non-residential development and proposed Commercial/Mixed-Use Zoning Districts, prominent natural features that need protection, and a 200 ft buffer area on residential lands adjacent to the highway where the Plan recommends specific noise protections.

US 285 South Highway Corridor Service Area

The Service Area is the estimated area served by US 285 South Highway Corridor and the non-residential uses along the highway. This area defines who the “local” users are for the plan vision and goals. It is also the area for which Census data; population and labor force projections were developed and used to estimate non-residential needs, employment and water demand. It generally includes those lands and parcels which access directly onto the Corridor Plan Area or onto roads accessing the planning area in the immediate vicinity. This includes all the subdivisions and land divisions accessing US 285 South Highway in the Corridor Plan Area, the village of Lamy, portions of the Thornton ranch and ranchlands south of Lamy, San Sebastian and the lots in Apache Canyon and on Apache Ridge Rd.



US 285 South Service Area

The 285 Service Area is located southeast of the City of Santa Fe about 6 miles from the city limits. From the north the area is accessed by I-25 or the Old Las Vegas Highway and US 285 South. From the south it is accessed via State Road 41 and US 285 South from Clines Corners. It includes approximately 28,000 acres of existing and former ranchlands and is larger in area than the City of Santa Fe but has been developed at much lower density.

The Service Area includes the following subdivisions, neighborhoods and communities that access the corridor:

San Sebastian, Apache Ridge Road, Ranchos Esconditos, Alteza, Belicia, Dos Griegos, Eldorado at Santa Fe, La Sierra, La Paz, Cimarron, Los Vaqueros, The Ridges, Cielo Colorado, Los Caballos, Ranchitos de Santa Fe, Old Road Ranch, East Ranch, Las Nubes, La Espuela Ranch, Rancho de Bosque, Las Miradores, Tierra de Casta, Tierra Colinas, and Spirit Wind. Additional parcels created by small lot splits, the Traditional Community of Lamy and its surrounding lot splits and much of the remaining vacant lands planned for large lot development – Rancho San Lucas, Sun Ranch, Bishop Ranch, and Rancho Verano and portions of the Thornton Ranch.

Although not included in the Service Area for statistical purposes, the Village of Galisteo also has a strong relationship to the Corridor; residents use the transfer station and shopping and are concerned about potential development at the intersection of SR 41, which is a “gateway” to their community. Cañoncito residents have a similar relationship to the Corridor focused more on the intersection of Old Las Vegas Highway.

c. Major Issues

Planning Issues and Opportunities

Participatory research into the existing zoning and land use, proposed development, traffic conditions, pedestrian safety and water demand raised a multitude of issues and opportunities for the future of the corridor. Generally the *issues* are related to concerns about **future** non-residential development along the corridor. On the other hand *opportunities* were suggested after the committee began looking at what the area **currently lacked** combined with the need to reinforce **existing** positive aspects of the area. Issues and opportunities that are specific to the highway, the commercial/mixed-use districts, community crossroads and trails are addressed in the Section III in order to closely inform recommendations, design standards and guidelines.

Opportunities

There is an opportunity to strengthen community identity along the corridor.

What is the community identity and how should it be expressed in the corridor?

The various residential subdivisions and existing commercial developments that make up the communities existing on both sides of the US 285 South Corridor include a variety of architectural styles, but with similar density and land use patterns. Existing styles include what is commonly referred to as "pueblo", "territorial", traditional and contemporary ranch, log, barns and some mobile homes. By emphasizing "place based" architecture at major intersections, continuity could be created that would complement all of the various existing styles and would further enhance a sense of community identity.

There is an opportunity to create community places where people can gather and interact.

What are elements of public places and where should they be located on the corridor?

Community places are compact, **public** centers of activities with diverse uses where festivities and public gatherings can occur. They include the following coordinated elements:

- Fronted by low speed streets with convenient, safe and easy street crossings.
- Are close to schools, parks and other open space areas.
- Have linkages to adjacent neighborhoods, including useful pathways and trails.
- Are available to all age and physical groups.
- Provide comfortable interaction and friendly gathering spots that include shaded areas and protection from the wind.
- Have inviting entrances and visually accessible spaces.

There is an opportunity to support alternatives to auto travel for residents and enhance pedestrian and equestrian connections between neighborhoods and the central places in the Corridor Plan Area and to the larger regional trail systems.

What is the status of pedestrian and equestrian trails in the Corridor Plan Area and how can they be enhanced?

Existing trails and their connections should be identified and policies, standards and guidelines should be developed to contribute to the formation of a well-connected trails network within the Corridor Plan Area.

There is an opportunity to create a safer pedestrian and equestrian environment.

How can new development and environmental design of the US 285 South Highway contribute to a safer pedestrian and equestrian environment?

Design features can influence safe driving habits in a community where pedestrian and equestrian traffic must be integrated and encouraged. Additionally, controlling speeds along US 285 South is essential to creating a safer pedestrian and equestrian environment. Both residents and visitors should be cued to slow down and be watchful of activity areas around major intersections. Providing designated crossings on US 285 South and on the arterials and collectors connecting the activity centers will limit random pedestrian/equestrian crossing of roads.

There is an opportunity to protect important natural features.

What are the important natural features in the Corridor Plan Area and how should they be protected?

The arroyos and ridgetops are important natural features and should be identified on a map. They should be protected through development restrictions, conservation easements and community monitoring.

How can the view of dark night skies be protected and preserved in the Corridor Plan Area?

The County adopted dark sky lighting standards in 1996; however, even stricter design and lighting standards for both streets and developments should be recommended in order to provide safety and security while minimizing the glare and spill of lights.

Issues and Concerns

There is concern that zoning all of the land that is eligible for commercial use under the Current County Code will attract regional commercial and industrial non-residential development and dramatically change the character of the corridor and the surrounding area.

How much land is eligible for commercial and industrial non-residential development under the Current County Code along the Corridor and is that amount in balance with the needs of the residents in the 285 Service Area?

Although the population of the service area is larger than most small cities in New Mexico, its location close to Santa Fe and its commuter residential character means that it is unlikely to be a “complete” community providing a range of services, employment and facilities for the residents. Much of its service, resource, employment and commercial needs will continue to be met in the Santa Fe metro area. If all the eligible land in the Corridor Plan Area is zoned and developed at allowed intensities, it is estimated that amount could result in over **4,015,000 sq ft** of non-residential floor area on **328 acres**. Due to the residential commuter character of the community, the current eligible amount of land for non-residential zoning is **excessive** for the next twenty years.



There is concern that the local population growth is creating demand and opportunity for commercial or office uses that did not exist in the past.

What percent of local need will be met by existing, approved and proposed mixed-use development along the Corridor?

The existing, approved and proposed mixed-use commercial development in the 285 Corridor Plan Area could result in a approximately 720,000 sq ft of development. If built out over the next twenty years, this amount could serve 17% of the area’s projected employment needs and 27% of the areas projected retail needs. Due to the residential commuter character of the community, the amount is appropriate to serve the needs of the local area for the next 20 years.

There is concern that mixed use/ commercial development will not be of the appropriate scale or type to fit the needs of surrounding communities.

What type of commercial/mixed-use development will provide convenience and diversity to the surrounding community without compromising the community’s character?

Anticipating what specific uses might be needed or what commercial and office uses may be part of local economic development in the future is a difficult task. It is clear, however, that heavy industry or even light industry which processes hazardous chemicals or produces such wastes should be located in an area designated for such uses where advanced waste treatment is available, not in communities or centers such as those along the US 285 South Corridor. Additionally, regional commercial development is inappropriate. The intent for all commercial/mixed-use nodes should be to serve the local neighborhoods and communities along the Corridor. This suggests village or neighborhood scale development that includes uses as defined in Local or Small Scale Districts-of the County Land Development Code. Additionally, design standards and guidelines should limit building and sign sizes for each node.

There is concern that new commercial/mixed-use development will be spread along the highway and detract from the desire to preserve an open landscape with long views and low-density development.

Where should commercial/mixed-use development be located in the Corridor and how can “strip” development be avoided?

The area adjacent to the highway is already well developed; existing land use and zonings have already determined the major locations of residential and commercial/ mixed-use development. Limiting commercial/ mixed use development to designated intersections will play a significant role in setting the tone for the corridor and prevent the negative impacts associated with strip development.

There is concern that non-residential development will not be of the same character or architectural scale to fit into surrounding community.

What architectural styles and scale will fit in with surrounding residential development?

The various residential subdivisions and existing commercial developments that make up the community existing on both sides of the US 285 South Corridor include a variety of architectural styles, but with similar density and land use patterns. Existing styles include what is commonly referred to as "pueblo", "territorial", traditional and contemporary ranch, log, barns and some mobile homes. Developing design standards that reinforce existing styles will ensure new development fits with the surrounding community.

There is concern that non-residential development will create unsafe traffic conditions.

What are the traffic projections generated by the approved and proposed developments?

Traffic analyses were done for the area at “maximum plausible build out” and show no need for additional lanes on US 285 South. Turning lanes and intersection controls may be needed on a case-by-case basis. Additionally, commercial/ mixed use development that is serving mainly local needs should not generate a huge increase in trips since the majority of traffic will be “captured” trips.

What road changes will non-residential development cause?

There are already speeding problems on several of the arterials and collectors accessing US 285 South. Turning problems exist on Avenida Vista Grande at Caliente Road and there is potential for turning conflicts on roads such as Ave. Amistad, as well as other internal roads where there is no non-residential development. Solving these problems is critical if the commercial/mixed-use developments are to relate to each other and to the neighborhoods and allow safe pedestrian and vehicle access. Stop signs, crosswalks/medians and turning lanes at some locations will be the most visible changes needed to correct traffic and road problems created by both residential and non-residential traffic.

How are road improvements scheduled and built?

The County Code requires that developers install improvements required by the impacts of their projects. A Traffic Impact Analysis is completed for each development and improvements are conditioned as residential or non-residential development is approved. Other improvements not attributable to a specific development and pre-existing conditions must be coordinated and phased through the County for County roads, private owners for other roads and the NMDOT for State highways. Requests for State funding through the County ICIP, Improvement Districts or other funding sources are coordinated through the County Public Works Dept. and the County budget. Warrant Analyses and detailed design studies are completed for each proposed improvement.

There is concern that new development will be required to meet current County Landscaping Regulations, which have not been adjusted for the drought.

How can developments meet county landscaping and buffering standards and still conserve water under current drought conditions?

The County is amending its development code to incorporate water conservation. This plan can recommend landscaping and buffering standards and practices that conserve water and native vegetation and local character

There is a concern that new commercial/mixed-use development will reduce future water supply for residents.

What is the water demand generated by the approved and proposed developments and how will it impact future water supply?

Currently commercial development uses less than one percent of the overall water in the US 285 South Service Area. If existing, approved and proposed commercial/mixed-use development use an average of 1 acre foot per 10,000 sq ft a year (OSE average for commercial development), commercial water use could increase to an estimated 7% of the overall water use for the 285 Service Area. Each development is required by County Code to have a water supply plan, water budget and prove availability of a one hundred year supply before development approval is granted.

There is a concern that residents may not understand how development is processed or approved in the County.

How is development processed or approved in the County?

All lands in the County are zoned for residential and agricultural uses unless the Board of County Commissioners has rezoned a parcel as a non-residential or other zoning district or approved a permit for a community services or other development use. The zoning in the County is a performance-based system. Rezoning is accomplished through submittal of a master plan for the proposed development. The proposal is reviewed against the Code requirements (water, traffic, infrastructure, etc), public notice is made and a public hearing held before the Board makes a decision to approve, approve with conditions or deny the application. Approval is not complete and construction cannot proceed until both preliminary and final development plans are approved for the project or a phase of a project. Projects that will be developed with the sale of individual lots must also submit and have approved preliminary and final subdivision plats that meet State and County standards. To complete approval for a rezoning and final development is a complex process and takes at least 6 to 9 months; many projects are phased over a number of years.

If a developer does not proceed with a development plan within 5 years of receiving master plan approval, the rezoning “sunset” and reverts to its previous zoning designation. In the service area of the EDU water system, the 5-year time limit for developments approved prior to 1996 has been suspended until the moratorium on division of lands to be served by EDU is lifted. Developments may, however, proceed if another water source is proposed and approved.

Other Key Issues

Trails

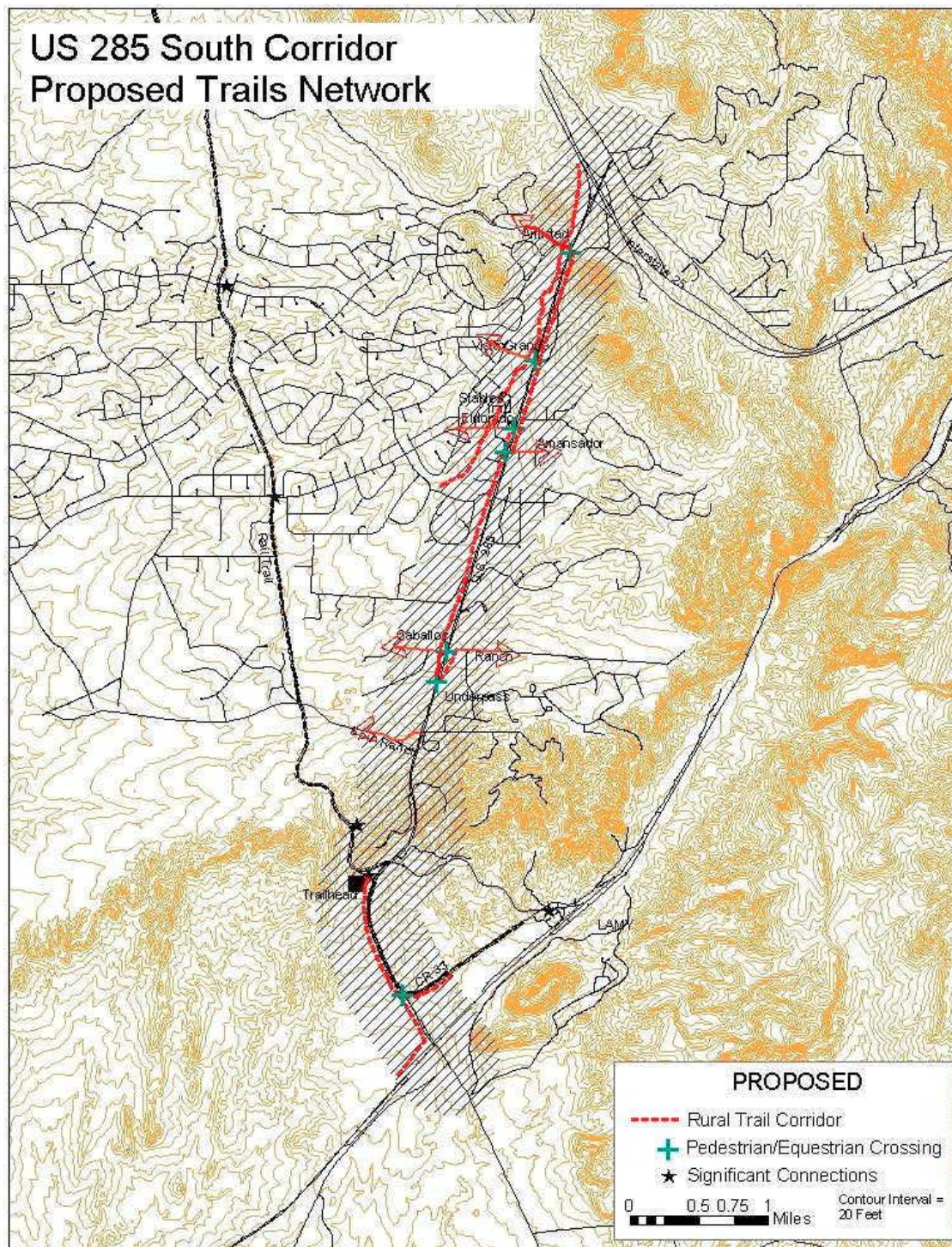
This section identifies existing and evolving rural trails, crossings and connections within the Corridor Plan Area and proposes policies, standards and guidelines that can contribute to the formation of a well-connected trails network. While most of the trails, crossings and connections identified in this section are currently in use, the plan recognizes that most trails do not have County designation and are not open for broader public use. Most of the trails are subdivision trails for the general use and enjoyment of the lot owners. **This section does not constitute a County Trails Plan.** Rather, it investigates issues and opportunities and proposes policies, standards and guidelines that should become a part of the ongoing trails planning effort in the area. Additionally, it proposes a trails network by identifying and mapping important crossings, connections and trail corridors. To facilitate trails planning, the plan recommends COLTPAC (County Open Lands and Trails Planning and Advisory Committee) convene a sub committee to identify and work with key stakeholders in the area to review the following recommendations and the Proposed US 285 South Corridor Trails Network Map (**Figure 3-26**) and develop an appropriate action plan.

Plan Intent

During the planning process, the committee identified trail corridors, particularly those in arroyos, as natural passageways that provide important linkages from place to place for walkers, bicyclists and equestrians. Trails were also identified as

important meeting places for community members. Overall the committee felt a well-connected network of trails and pathways in the Corridor Plan Area would foster community cohesiveness and provide choices for travel up and down the

Figure 3- 26



corridor. They also felt the plan should identify important crossings and connections could help mend the spatial division created when US 285 South was widened from two to four lanes and could provide access to the larger regional rural trails system.

Planning Opportunities and Issues.

The following planning issues and opportunities were researched and discussed.

Community Security

When trails are associated with arroyos or open space and used by community members, they become places where friendly faces and eyes are watching our homes and neighborhoods, rather than isolated access ways for vandals and thieves.

Safety

As traffic increases on rural roads in the area, trails in natural passageways can offer protection from automobile traffic for pedestrians, recreational bikers and equestrians.

Connection to Local Past

Beyond connecting residents to the present community, many trails in the Corridor and Community follow paths used for thousands of years by past residents and travelers. Pictographs and archaeological sites are found along arroyo trails in the Service Area.

Health

Easy access to trails for biking, walking and horseback riding provides the opportunity for physical exercise.

Economy

Trails become an amenity to the community and to all the properties within it, possibly increasing marketability and value.

Community Character

Many residents have chosen this area to be in close contact with its natural beauty. This is evident by the number of day hikers and subdivisions that have set aside greenbelts as part of their vision.

The area has a strong equestrian heritage. In 1992 The Happy Trails Group found over 800 horses resident in the area between I-25 and Lamy. In 2002 they estimated the number to be closer to 1000. The survey also showed that 97% of those horses are kept by residents for trail and recreational riding.

Access

Access to long used trails has diminished in recent years.

New landowners who wish to protect their privacy or who simply do not know that a trail exists are fencing arroyos.

Many long used trails have only informal easements for use. Proscriptive easements accrue to individuals by New Mexico law and are difficult to enforce. In many cases, a trail "corridor" can be identified within which people walk or ride, but a specific trail location is not commonly used.

The widening of US 285 South has impeded access to trails and some residents feel safer trailering their horses across, but there are no safe designated parking or trail head sites.

The informal trailhead that existed at the Rail Trail in the US 285 South ROW was built over with the highway improvements.

A trail underpass has been constructed as part of the highway improvements in the arroyo between Spur Ranch/Old Road South and Camino Caballos/Ranch Road. It was intended to provide safe crossing of the highway for both pedestrian and equestrian users. Unfortunately, on the east side there is not enough room for horses to pass by and the connection to other trails has yet to be made.

ATV and Motorized Vehicles

ATV and motorized vehicles are not allowed and continue to be a major problem on many of the areas rural trails, open space and arroyos, including the Rail Trail. They tear up the fragile vegetation, create incredible noise, are a fire hazard and raise dust. Public access to trails may increase illegal motorized traffic. Design of gates and fencing can limit access to motorized users, but will not solve the whole problem. The problem is county wide and requires a countywide solution. The hope is that the county can develop areas for ATV's and off road motorcycles while increasing enforcement and stiffer penalties for violations on rural trails, open space and arroyos. Neighborhoods are currently "policing" trails by photographing violators and putting up signs.

Trash and Fire Hazards

Public access may increase the amount of trash and chances of fires breaking out. On the other hand, open space without trail use provides more opportunity for vandals to act in isolation. All trails should be evaluated for security including fire hazards and have a management plan that deals with trash.

Liability

Liability on existing but not designated trails that run through subdivision open space is a major concern for homeowners, neighborhood associations and developers. There is general agreement that a trail easement by prescription (Public trail use over 20 years) carries little or no liability by owner, but acknowledging a trail on ones' property will increase liability. Some subdivisions are considering fencing off trails and placing no trespassing signs as way to limit the liability. Santa Fe County currently assumes liability on trails that are dedicated to the County Open Space and Trails program.

A Conservation Easement is a property interest or right granted by the owner of land to another party to maintain or limit the use of that land in a natural undeveloped state. Conservation Easements can be initiated by property owners, subdivisions and developers and facilitated by groups such as the Santa Fe Conservation Trust. These groups monitor the areas annually and have a vested interest in preserving the desired conditions. Conservation easements may include existing and future trails but are not the same as dedicated county trails easements.

A Trails Easement is land dedicated to and accepted by the County's Trails Program or another agency for public trail use. It is public in nature and the County or accepting agency assumes liability and is responsible for maintenance and law enforcement. It is easier to secure and more acceptable to the County's Trails Program if a trail easement is located within a conservation easement.

There are County, State and Federal tax incentives for placing properties in conservation or trails easements. For example, State Bill 581, The Land Conservation Incentives Act, passed in 2003 offers a tax credit (against state income tax) for half the value of the land up to \$100,000 dollars over a twenty-year period.

Rural Trails

To help guide design standards and determine locations, the committee developed the following description for Rural Trails:

- Purpose: non-motorized recreation and/or transportation
- Connects: neighborhoods to open space, neighborhoods to each other and to centers

- Location: off road, arroyos or other open lands
- Surface: unimproved natural soil or base course
- Users: may be pedestrians, hikers, equestrians and cyclists; no motorized vehicles

Signs, Monuments and Landmarks

Plan Intent

Signs and monuments in the 285 South Corridor Plan Area should be kept to a minimum and reinforce community identity. They should be carefully located and sized to serve their purpose and function without creating clutter, distraction or safety hazards. Signs within the ROW of US 285 South should function to provide regulations, warnings and guidance information for road users. All other signs and monuments should compliment the character of the area and fit with the style of the existing monuments. Important man-made landmarks should be identified and preserved.

Existing Conditions

Currently, there are a variety of signs and monuments in the corridor. They include the typical regulatory highway signs, community entryway monuments, stand-alone and building mounted commercial signs and billboards, temporary real estate and construction signs and a few civic signs. Additionally there is a freestanding windmill, which is considered a community landmark.

The New Mexico Department of Transportation (NMDOT) regulates most signs in the US 285 South ROW. Street name signs identifying county roads are regulated and installed by Santa Fe County Public Works Department. All other signs are regulated by the county and should comply with Article VIII – Sign Regulations of the Santa Fe County Land Development Code.

Function and Purpose of Signs In the US 285 South Right-of-Way

Signs in the ROW function to provide regulations, warnings and guidance information for road users. They include the following:

- Regulatory signs (speed limits etc.),
- Warning signs (used conservatively or they lose effectiveness),
- Guide signs (distance, location - used frequently to keep drivers informed for efficient travel),
- Tourist-orientated directional signs,
- Recreational and cultural interest area signs,
- Emergency management signs,
- Distance signs,
- Street-name signs.

The NMDOT regulates all of the above except street-name signs on the side roads, which are regulated and erected by Santa Fe County's Public Works Department. Requirements and standards for signs depend on type of road (local, collector, arterial, highway, freeway etc.). In the case of US 285 South, all regulatory, warning and guidance signs follow standards and requirements for a principle arterial as prescribed in the "Standard Highway Signs" book.

County Regulated Signs and Monuments

An inventory of signs regulated by the Santa Fe County Land Development Code identified the following conditions:

- There are legal non-conforming signs and monuments that have either been permitted with a variance or were established before the effective date of the 1981 Code.
- There are legal conforming signs that have the required permit, including temporary signs and small signs that do not require permits, (home occupations, professional plates, political signs, onsite yard sale signs).
- There are illegal signs that do not comply with standards set forth in the code, temporary signs that have exceeded allotted time period, signs that no longer advertise a bona fide business conducted or product sold on a premise.

Issues and Opportunities

There is an opportunity to erect coordinated welcome monuments that identify to drivers they have arrived in a special place and are entering and passing through a primarily residential area. However, there are over 24 subdivisions, neighborhoods and communities that access the corridor. A few have entry monuments identifying their subdivision or community name on the corridor. There is a potential for visual clutter if all subdivisions in the 285-service area erected entry monuments on the corridor. To reduce clutter and minimize signs in the corridor, key locations for comprehensive community entry monuments should be identified.

Commercial signs for new development could be distracting, create clutter and not complement the character of the area. Design standards and development guidelines are needed to supplement existing code to help ensure signs will serve their purpose and complement the character of the area.

There is a need to centralize civic signs and provide a changeable message sign for area communities.

The street signs at the collector and local roads accessing US 285 South are currently the standard street signs erected by the County. Because the highway has since changed from two lanes to four lanes and speed limits have increased, the street-name signs are no longer appropriately sized and are often difficult to read for travelers.

There are several signs that are not in compliance with county code and should be brought into compliance or removed. This would reduce visual clutter.

Outdoor Lighting

Plan Intent

Outdoor lighting in the US 285 South Corridor should be kept to the minimum necessary for safety and security. Residents in the area wish to protect the view of the dark night skies as much as possible. Streetlights should be located only where needed for safety of vehicles and pedestrians at intersections. Outdoor lighting at development sites should be designed to promote safety and security of occupants and customers. All lights should be designed, sized and installed to serve carefully their purpose and function without creating glare, spill of light or safety hazards.

Existing Conditions

Currently, street lighting exists only on the major intersections of US 285 South: at the I-25 off ramps and the intersections of Avenida Amistad and Avenida Vista Grande. When NMDOT proposed and installed these during the highway reconstruction, the US 285 Coalition objected and managed a compromise both on the number and height of light standards (from 52 to 32) and the wattage (or size) of the luminaries. Other lighting consists of parking lot and security lighting at commercial locations and outdoor lamps at residences. There is an internally lit sign at the Chevron station and a non-conforming billboard with lights, but other signs are lit with down lights. Recent commercial development has been built with lights meeting County standards. Some residences have outdoor floodlights or security lights that are non-conforming under current regulations.

Function and Purpose of Lights In the Highway Right Of Way

Lights in the ROW of US 285 South function provide visibility at night for safety and for guidance information for road users. In addition, lights are integral to some traffic control devices in operation at all times. They include the following:

- Streetlights at and approaching heavily used intersections
- Lighting of street name signs at intersections
- Traffic control signal lights
- Other warning lights, such as the flashing signals at the railroad crossing

The NMDOT installs all of the above pursuant to engineering guidelines. Specific guidelines for streetlights depend on road classification, crash history, potential for conflict such as level of pedestrian use, adjacent land uses and activities, traffic levels and speed.

In addition, some of the street name or development monuments or signs are lit to give guidance for turning off the highway at night.

Federal Roadway Lighting Guidelines

There are no federal government standards for fixed roadway lighting. The primary documents used for determining the need for roadway lighting and for design of the system are:

- FHWA Implementation Package 78-15 “Roadway Lighting Handbook”
- AASHTO “An Informational Guide for Roadway Lighting”
- NCHRP Report 153, “warrants for Highway Lighting”
- ANSI/IESNA RP-8-00, “Recommended Practice for Roadway Lighting

The Federal Highway Administration has committed to institutionalize the principles of Context Sensitive Design (CSD) into planning and designing transportation facilities at the State and Federal levels. CSD is an approach that places preservation of historic, scenic, natural environment, and other community values on an equal basis with mobility, safety and economics. At this time there are no publications that discuss roadway lighting and CSD solutions, although CSD is implicit in the guidelines. The Illuminating Engineering Society of North America (IESNA) is in the process of adding discussions on “when not to light” and “environmental lighting zones” to the next revision of RP-8. While not complete standards, these may be helpful for lighting design situations such as US 285 South.

County and State Outdoor Lighting Regulations

The County Land Development Code includes night sky protections adopted in 1996 that regulate both streetlights and outdoor lights in residential and non-residential development. The regulations require cut-off luminaires that direct light downward, limit the height of lights, require even lighting to avoid dangerous glare and blind spots and prohibit mercury vapor lights. In 1999 the State of New Mexico also adopted a Dark Sky statute that supports many of the same standards.

The New Mexico Department of Transportation (NMDOT) installs traffic signals and street lights in the US 285 South ROW. Santa Fe County is responsible for paying the power bills. The Santa Fe County Public Works Department installs streetlights on County roads and property owners install development lights. All outdoor lights are regulated by the County and should comply with Outdoor Lighting Regulations of the Santa Fe County Land Development Code, which references the IES Lighting Handbook, latest edition.

Issues and Opportunities

There is an opportunity to create and enforce light standards that are directed to the specific local circumstances in the Corridor. Since businesses will be primarily serving local need, lights and signs designed to attract attention of motorists are not needed. The focus can be on safety and security, not advertising. Design standards and development guidelines are

needed to supplement existing code to help ensure outdoor lights will serve their purpose and compliment the character of the area.

There is a need to develop a relationship between the County and NMDOT concerning the design, installation and maintenance of streetlights in the highway ROW. The County and State Dark Sky protection standards need to be recognized and implemented. Because the County pays for operation of all lights in the ROW, efficiency and cost effectiveness of the lights installed are a County budget concern.

There are several mercury vapor security lights that are not in compliance with county code and should be brought into compliance or removed. This would reduce glare and bring lights into conformance with both State and County Dark Sky protection standards.

III. Community Vision & Future

a. Community Vision

"This highway is a corridor for travelers from afar and a path through our communities.

"The highway links our diverse communities where values of privacy, safety and convenience are in balance with the natural beauty of the region. We have a sense of "home" when we enter the corridor and visitors can sense the pride we have in our communities".

"Throughout the corridor we enjoy mountain vistas, low noise levels, dark night skies, natural arroyos and wildlife habitats. Safe, well-defined crossings provide access to neighborhoods, places where we interact and where daily needs can be met. Trails connect neighborhoods, open space, regional trails and mixed-use places."

This vision statement expresses the committee's hope for the future of the Corridor. Implementation of this plan will support their vision.

Guiding Principles

The following principles were used to guide the plan recommendations and are intended to continue to guide development in the US 285 South Corridor Plan Area.

"We will know our goals are met when residents have a sense of "home" when they enter the Corridor, which manifests as pride of ownership, an accountability for participating in the community and the enjoyment of living in a beautiful place"

Commercial / Mixed Use Development

- Base the amount and type of commercial/mixed-use floor area on local not regional demand.
- Limit commercial/ mixed use development to neighborhood scale shops and services.
- Prevent strip development by locating compact commercial/ mixed-use development in nodes at existing intersections.

Community

- Reinforce community: Enhance belonging and "ownership" for residents.
- Announce positive entry into the community and corridor.
- Provide a community focus at commercial/mixed-use nodes with elements of the public realm.
- Create a community committee to advocate for the plan and review all new developments in the corridor plan area.

- Support a well-connected trails system that provides an alternative to auto travel.

Water

- Conserve water through reuse, recycling and capture on individual developments.

Quality of the Environment

- Preserve the natural beauty of the environment including dark night skies.
- Protect arroyos, flood plains and wildlife habitats.

Pedestrian Safety, Comfort and Convenience

- Integrate pedestrian traffic.
- Use design features to influence safe driving habits

Character

- Establish a spirit of place.
- Preserve the historical references of the Service Area.

b. Plan Recommendations

Water

The 285 Service Area is currently in a drought, which may have lasting effects on the area (*see Section II: Existing Conditions- Water and Section II: Issues and Opportunities*) Statewide many people agree that we must change our policies in regard to water resource development and use. The plan supports the Santa Fe County 40 Year Water Plan, which lays out a potential method for providing needed supply to the Service Area, and the County's initiative toward regional water planning and management. The following recommendations are responsible development standards that should be part of a larger regional water policy.



In addition to supporting current water regulations in the County Code, the following conditions should be placed on approved and proposed Commercial/mixed-use development and community facilities:

- All commercial and mixed-use development within 300 ft of an Eldorado Utilities, Inc. (EDU) or its successor water distribution line shall be served by EDU or its successor.
- New development should process wastewater (gray and black water) into gray water for internal gray water use and outdoor irrigation.
- Outdoor irrigation should come from storm water harvested from impermeable surfaces or reuse of gray water.
 - The indoor and outdoor use of **gray water** or **black water** is regulated by the New Mexico Environmental Department (NMED) to ensure protection of public health and water quality. Different regulations will apply depending on the volume measured in gallons per day, discharged on to a single lot.
 - Any type of water that has undergone tertiary treatment is considered **reclaimed water** and is regulated by the New Mexico Construction Industries Division (NMCID)

- Harvested storm water should follow ***Santa Fe County Water Harvesting Guidelines*** in conjunction with the County Land Development Code.

Natural Environment

Preserving the natural features and protecting the natural environment has always been a priority for the communities along the corridor. The incredible views experienced while driving through the corridor, the dark night skies that provide opportunities for clear stargazing and the arroyos, which provide drainage and natural passageways for wildlife, pedestrians and equestrians were identified as important elements of the natural environment that the plan should address. In addition to recommendations listed below the plan encourages property owners and communities to place important natural features and arroyos into conservation easements. There are several conservation or land trust programs available to private property owners. These programs are designed to provide landowners with tax relief for agreeing to never develop all or part of their land.



Recommendations

Prominent natural features in the Corridor Plan Area should be identified and protected.

Arroyos

- In addition to supporting the County Terrain Management Regulations, structures should not be permitted in any arroyo or within fifty feet of an arroyo natural boundary. In particular the Arroyo Cañada de Los Alamos and the Galisteo Creek identified on the Recommended Land Use and Zoning Map (**Figure 3-27**) should be protected within their natural boundaries.
- Uses that could potentially contaminate or otherwise harm drainages should not be allowed. Gas stations, including those not in operation, should be monitored for leaks from underground storage tanks. Appropriate steps should be taken to mitigate any contamination. See Section III Community Crossroads for concerns in the individual crossroads areas.

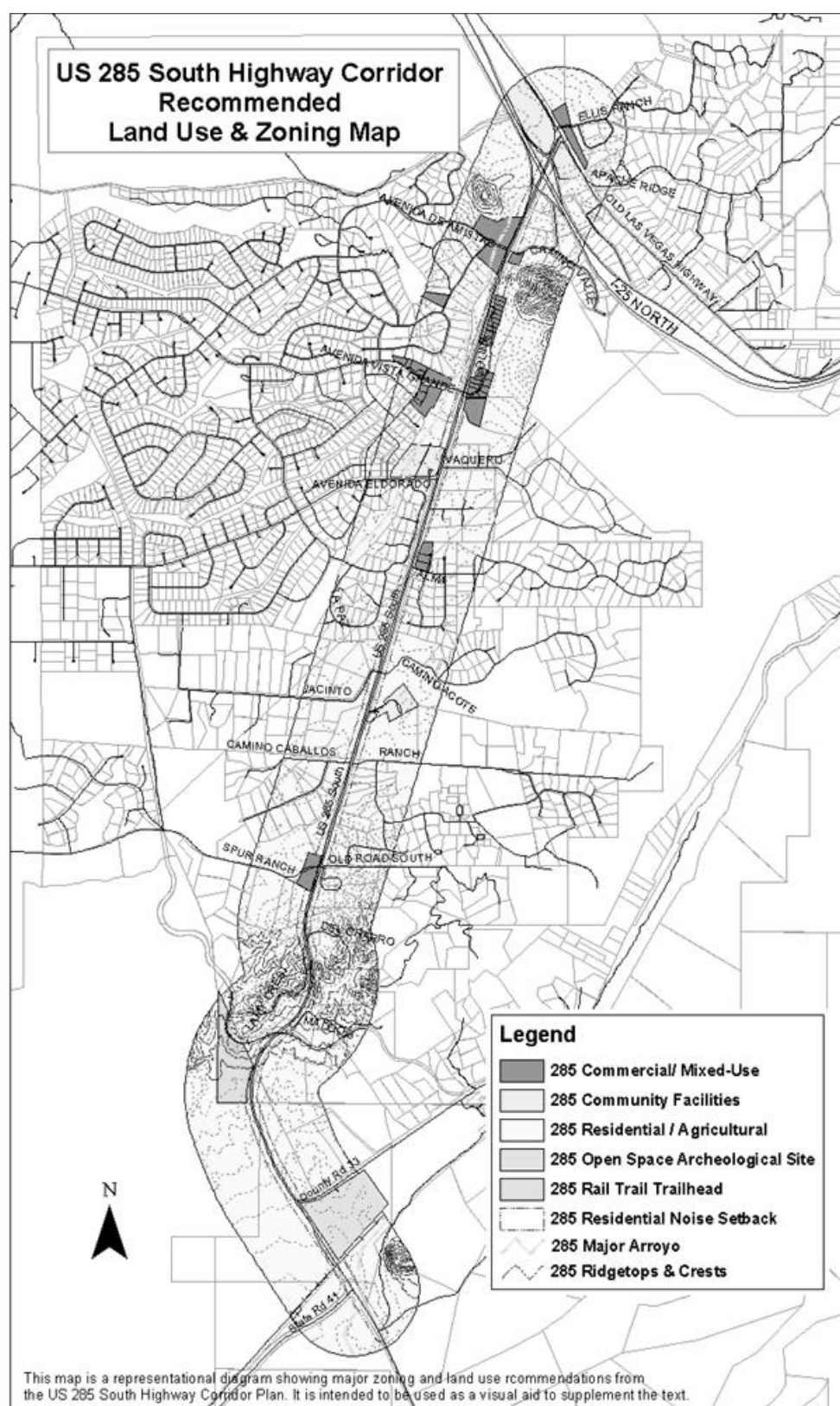
Ridge Tops

- In addition to supporting the County Terrain Management Regulations, no structures should be permitted on ridge tops or crests identified on the US 285 South Corridor Recommended Land Use and Zoning Map or on slopes greater than 30%.
- Ridge tops should be defined as all land at elevations above the 20 percent slope break.
- In the Lamy Crest area, on land below the 20% slope break, buildings should be placed on the land sloping away from or not visible from the highway; be restricted to one-story and the color and reflectivity of walls, roofs and windows should blend with the tree cover and earth tones of the soils and exposed rock.

Protect Dark Night Skies

- Lighting for commercial/mixed-use development should be limited to providing safety and security for users, not for advertisement. See the Commercial/ Mixed-use Development Design Standards and Guidelines Table below for lighting and signs.
- Timing can also be an element. Only timed or motion-sensor lighting should be allowed after business hours.
- Highway lighting should be context sensitive. See Section III The Highway.

Figure 3- 27



The Highway

The new four-lane highway is designed to safely handle projected traffic volumes while functioning as a regional thoroughfare. While the plan does not propose any major changes to the highway design or access points, it does make recommendations under the following categories:

- Pedestrian Safety and Driver Behavior
- Noise setbacks
- Landscaping
- Signs, Monuments and Landmarks
- Lighting

Together the recommendations should enhance the natural beauty of the area, discourage visual clutter, reduce the impact of traffic noise on residential areas, efficiently inform drivers, create safer pedestrian and equestrian crossings and increase community identity along the corridor.

The highway right-of-way is owned and managed by the New Mexico Department of Transportation (NMDOT). Recommendation and improvements for this facility should be implemented in a cooperative effort between the community, the County and NMDOT.

Pedestrian Safety and Driver Behavior

Although the new four-lane highway is designed to safely handle projected traffic volumes, there is concern that current speed limits are not followed or enforced. Additionally, there is a concern that pedestrians and equestrians using the highway right of way and crossing at intersections are not safe.

Recommendations

- Support the pedestrian and equestrian crossings with signage recommended in Trails.
- Support Proposed Trails Network which includes a north-south corridor for pedestrians and equestrian use.
- Support installation of the planned traffic signals at Ave. Eldorado and Old Las Vegas Highway when traffic warrants are met.
- Enforce current speed limits. At this time an increase in state and county patrols may be the most effective means of enforcing current speed limits. If traffic accidents involving pedestrians increase, a more lasting solution may be required. Lowering speed limits on selected segments and the use of traffic calming devices may become necessary.
- Safer pedestrian crossings may require rumble zones, reflector or lighted disks in the pavement or other improvements proven to enhance safety.

Trails

Plan Recommendations

Support the evolving local trails network and important connections in the Corridor Plan Area identified on the Proposed US 285 South Corridor Trails Network map. It includes existing and evolving unimproved rural trail corridors, crossings and connections.

Corridors

The following locations in the Corridor Plan Area have been identified as important corridors that provide access to existing and evolving regional trail systems.

- **Road Right of Way (ROW)**
 - West side of US 285 South from Avenida Eldorado south to Camino Caballos
 - East side of the US 285 South between Amansador and Colina Drive
 - East side of the US 285 South from the trail underpass to Ranch Rd.
 - West side of the US 285 South from the trail underpass to Camino Caballos
 - The southwest right of way of US 285 South from proposed Rail Trail Head To Galisteo Entrance (County Rd 42) and the right of way of County Rd. 33 to Lamy
 - North and South side of Avenida Vista Grande
 - North and South side of Avenida Eldorado
- **Rural Roads**
 - Camino Caballos
 - Spur Ranch Rd.
 - Ranch
 - Amansador
- **Arroyo Cañada de Los Alamos from I-25 south to where it leaves the Corridor Plan Area.**

Crossings

The following important crossings should be monitored and improved as recommended.

- **Amistad and Camino Valle**
 - Increase driver awareness with pedestrian and equestrian signage and striped crosswalk. Should be incorporated with the plan intent for the Entryway Crossroads.
- **Vista Grande**
 - This is an important link to the open space corridor along the Arroyo Cañada de Los Alamos as well as the easement on the east side of the highway to the ECIA Conservation Area (for Eldorado residents). Increase driver awareness with pedestrian and equestrian signage and striped crosswalk. Should be incorporated with the plan intent for Village Crossroads.
- **Camino Amansador**
 - This crossing is an important link to the trail in the right of way on the west side of the highway to the Eldorado stables, the proposed trail corridor along the west side of the highway going north and to the power line trail with connections to Lamy on the east side of US 285 South. It is currently a safer crossing than Avenida Eldorado.
- **Future crossing at Avenida Eldorado**

- Traffic flows at this intersection are increasing. When a light is installed it should become the preferred crossing and emphasized over the crossing at Amansador and should be equipped with a horse and pedestrian controlled signal and crosswalk.
- **Camino Caballos and Ranch Rd.**
 - Increase driver awareness with Pedestrian and Equestrian crossing signs and striped crosswalk.
- **Trails Underpass**
 - The existing underpass intended for equestrian use located north of Spur Ranch Road is not functional. It is recommended that the necessary changes to fix it, including obtaining easements, be researched so that the structure can be used some time in the future.
 - **Lamy Entrance (County Rd. 33)**
 - Increase driver awareness with Pedestrian and Equestrian crossing signs and striped crosswalk

Significant Connections

The following connections identified on the Proposed US 285 South Corridor Trails Network Map are or will become important.

- Rail Trail connections at intersection with power lines and connection just below Spur Ranch Rd.
- Eldorado Stables
- Mixed-use developments at Vista Grande/Colina Crossroads and future mixed-use development at the Community Entryway
- Rail Trailhead
- Galisteo Creek Corridor at the intersection of State Rd. 41 and US 285 South
- The Town of Lamy

Major Trail Head

A trailhead should be designed and constructed at the intersection of the Rail Trail and U.S. 285 South, on the west side of the highway, at the base of Lamy Crest, on property owned by the State Land Office. This location will provide good access to the southern terminus for the Rail Trail as well as a parking area for people who want to access trails in the Lamy area.

Public Access

Support public access to Proposed US 285 South Corridor Trails Network with the following considerations:

- Allowing public access across private land is voluntary. The plan does not recommend any action to condemn land for public trails. Each landowner, subdivision or developer must determine level of access and voluntarily enter into an agreement to designate a public trail or conservation easement.
- Ask COLTPAC to convene a sub committee to identify and work with key stakeholders in the area to review the proposed US 285 South Corridor Trails Network and develop an appropriate action plan.
- Enlist County Open Space, Parks and Trails Program and the Planning Division to map where property owner agreements for trail easements are needed and where they have been obtained. Map trail easements currently accepted by the County Open Space, Parks and Trails Program.

- Enlist County Open Space, Parks and Trails Program and Planning Division to help interested subdivisions, individual landowners and developers determine best available methods for protecting each property and develop a land stewardship management plan for each property. The management plan should:
 - Evaluate designated trails for user safety and community security including fire hazards. Findings and recommendations from evaluations should be incorporated into land stewardship management plan.
 - Resolve liability issues including identifying who will assume liability and a statement to hold harmless property owners and interested parties.
 - Identify individuals and organizations that will be responsible for managing and monitoring trail easements.
 - Identify funding sources.
 - Seek neighborhood participation.
 - Designate appropriate conservation and trail easements.
 - Submit priority trail projects for COLTPAC and CIP Funding.

Signage

A sign plan, meeting Corridor sign standards, for the US 285 South Corridor Public Trails Network should be developed and include the following:

- Equestrian and pedestrian crossings along the highway to raise driver awareness,
- Informational signs at major community crossroads and trail heads showing US 285 South Corridor Public Trails Network and connections to regional rural trails,
- Signs describing acceptable public behavior and laws regulating trails use including fines for abuse.

Noise Setbacks

As part of the environmental analysis for the US 285 South road improvements, John Taschek and Assoc. completed a noise study for NMSHTD using both field measurements and computer modeling. Mr. Taschek provided the County with the field notes and maps for this study so that the 65 dBA contours could be estimated within the corridor. Federal standards consider noise levels greater than 65 dBA (or a weighted, equivalent noise level measured in decibels) to be unacceptable for residential land uses. Federal Noise Abatement Criteria set a limit of 57 dBA(Leq) for “lands on which serene and quiet are of extraordinary significance and serve an important public need”.

In general, the study shows that the 65 dBA(Leq) level falls within the highway Right of Way (ROW) and residences that locate between 160 and 190 feet back from the edge of ROW would approach the 57 dBA (Leq) levels. Most of the residential lands along the corridor are already platted with a 100-foot setback, often designated as an open space easement. The study also assumes 55 mph speeds; traffic in excess of this speed will produce more noise. Obviously, homes and other uses that value quiet for outdoor activities should be set back 200 feet or more where possible.

Recommendations

- Minimum 100-foot setback should be continued for future residential developments and residences should be built at least 160 feet from the edge of the highway in order to protect from existing and future traffic noise. See US 285 South Corridor Recommended Land Use and Zoning Map.
- Parks and recreation areas, schools, libraries, hospitals, churches and other institutional uses should also follow the residential recommendation.

- No minimum set back for Noise Abatement Criteria should be required in the neighborhood or village commercial / mixed-use districts.
- Amend the Memorandum of Understanding with NMDOT to reflect the recommended setbacks.

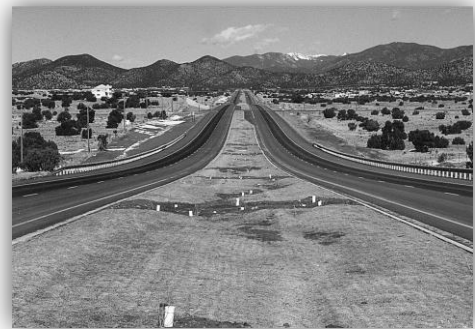
Landscaping

The expansion of US 285 South Highway from a two lane road to a four lane highway with a median divider created a number of challenges for the community that is bisected by this road. There was a possibility that the wider expanse of asphalt through the middle of the community would create a harsh, barren barrier for the community members on each side of the roadway.

In order to address these challenges individuals from the area worked with the NM State Highway and Transportation Department (now known as NM Dept of Transportation or “NMDOT”) to create a highway corridor that will be lush with native vegetation.

A cooperative agreement was written between the NMSHTD and the USDA, Natural Resources Conservation Service, Plant Materials Center (a federal agency), the Eldorado Fire Department and the community. This cooperative agreement created the US 285 South Highway Landscape Project and a three-year contract for the Plant Materials Center to conduct a research project for re-vegetation in our arid climate without any long-term permanent irrigation. They are assisting similar projects along NM 599 and NM 124 near Milan.

This cooperation involved the NMSHTD building the roadway and median, the Plant Materials Center growing and managing the installation of the plants, and members of the community volunteering their time to help plant the nearly 4,000 trees and bushes with the Eldorado Fire Department supplying the water for irrigating.



The goal of the US 285 South Highway Landscape Project was to develop a successful transplanting/ re-vegetation system that requires minimal follow up maintenance, in particular irrigation, for landscaping highway medians and right-of-ways for locations in the arid southwest that receive an average annual precipitation of 10 to 14 inches. The project includes the use of tall-pot containers coupled with the application of a super absorbent hydrogel for irrigation. Native shrub species of ecotypes with origins within a 200 mile radius of the planting sites were grown in 30 inch tall 4 inch diameter PVC pipe with split seams to encourage spiraling roots to grow downward and ease root ball removal. Plants were removed from these containers, placed in 3-foot deep planting holes and backfilled with a 40 inch capped irrigation tube in each hole. The irrigation tubes are 3-inch diameter PVC pipe that allows the plant to be irrigated with a hydrogel or water near the bottom of the root-ball to encourage growth of a deeper root system. After the end of the irrigation period (two years) the top 10-inch section of the tube will be removed and backfilled with soil.

Grass mats containing grass and flower seeds have been installed in medians and on road cuts. Plants were then installed in random clusters of 5 to 15 plants on the median. Dormant pole cuttings of willow and cottonwood trees were planted on the roadside in areas that receive extra runoff. The NMSHTD and Joellen Schilmoeller, coordinator for the community, selected planting locations. All plants will receive applications of water and/or a superabsorbent during the two-year establishment period and will be monitored by the Plant Material Center for survival rates. Analysis of the survival rates and planting methods will help to determine revegetation techniques for similar road projects in New Mexico.

It is the hope of the community that, when the landscaping has matured, it will overcome some of the challenges created by the expanded roadway. The vegetation will create a visual softness to offset the harshness of the road. The extensive vegetation will help to create a visual signal to the drivers on the road that they have entered a distinct community and they will be encouraged to reduce their speed through this seven-mile corridor. The landscaping also creates a visual connection between all of the various subdivisions, neighborhoods, commercial districts, and communities in the 285 Service Area.

The success of this experimental planting program suggests that the methods and planting principles might be adapted to other locations within the Corridor. While sidewalks and parking lot islands are often a more harsh and dangerous environment for successful planting, features of the highway landscaping or complementary methods that minimize irrigation and maintenance could be developed and used for landscaping of development projects and street improvements.

Recommendations

- Support the US 285 South Highway Landscaping Project.
- Develop an annual maintenance program to maintain or replace plants, remove dead trees and shrubs and pick up litter.
 - Build and extend the initial cooperative agreement between the NMDOT the USDA, Natural Resources Conservation Service, Plant Materials Center, a federal agency, the Eldorado Fire Department and the community.
- New landscaping in highway ROW should follow the plant list and the planting methods, of the US 285 South Highway Landscape project.

Signs, Monuments and Landmarks

Plan Recommendations

In addition to supporting the Sign Regulations prescribed in the Santa Fe County Land Development Code, the plan recommends the following projects, policies, development guidelines and design standards.

Comprehensive Monument and Signs Plan

A comprehensive monument and sign plan should be developed. It should include corridor entry monuments, street-name monuments for major crossroads, a civic monument or sign with a changeable community message board.



- **Corridor Entry Monuments** should be generally located adjacent to the southbound lane of US 285 South at the end of the merge lane from I-25 and adjacent to the northbound lane of US 285 South just north of the top of the Lamy Crest before Old Ranch South intersection.
- **Crossroad Monuments** should simply state arterial street name(s) or crossroad name. Crossroad Monuments should be allowed at following major crossroads:
 - San Sebastian/ Old Las Vegas Highway
 - Entryway Crossroads
 - Village Crossroads
 - Spur Ranch Road
 - Railroad Trail Head
 - Lamy Entrance
- **Civic Monument Or Sign With A Changeable Community Message Board** identifying community organizations should be accommodated in a single comprehensive sign or monument at the Village Crossroads. It should be

visible to both pedestrians and road users and include a changeable message board available to all community groups and homeowner associations.

The comprehensive monument and sign plan should determine best location and develop a management and maintenance plan.

The comprehensive monument and sign plan should involve community members from the 285-Service Area. The 285 Review Committee, or other community organizations, should work with the County to conduct a community design workshop to develop a coordinated monument plan and determine the best location for the corridor entry monuments. This would include an analysis of the existing subdivision monuments at the Amistad / US 285 South and Vista Grande/ US 285 South intersections. Additionally, the County should work with a community entity to identify funds for implementation. NMDOT, County Public Works and private property owners should be involved to help insure smooth implementation and to develop a maintenance agreement for installation and replacement or maintenance issues.

Corridor entry monuments, crossroads street -name monuments, civic signs and community message signs should follow recommendations from Commercial/ Mixed-Use Development and comply with the US 285 South Corridor Design Standards and Guideline Table below.



Man-made Landmarks

- Preserve important man-made landmarks. The following landmarks have been identified as important and should be preserved:
 - The Windmill
 - The Galisteo Basin Historic Marker

Street-name signs at local roads accessing US 285 South and highway signs that provide regulations, warnings and guidance information for road users should be easy to read.

- New signs should replace street name signs and highway signs that don't meet standard sign dimensions prescribed in the "Standard Highway Sign" book. If possible, new street name signs should include rustic design elements that complement the character of the area.
- Work with NMDOT and County Public Works to review all highway signs in the US 285 South Corridor and identify signs that do not meet standard sign dimensions prescribed in the "*Standard Highway Signs*" book for use on US 285 South.
- Work with NMDOT and County Public Works to develop a comprehensive sign plan and implementation process to improve placement, size and character of street name and highway signs for the US 285 Corridor.

Drivers should be informed of current equestrian and pedestrian crossings.

- Work with NMDOT and County Public Works to include **additional crossing signs** in a comprehensive highway sign plan for the corridor. Amansador and Ave. Vista Grande have been identified as frequent crossing points for equestrians and pedestrians.

Reduce Visual Clutter

- Identify non-conforming signs and work with owners to either **remove or replace** with conforming signs where appropriate. Enforce Article VIII Section 7.17 Sign Removal and Non-conforming Signs particularly as it pertains to temporary signs, billboards, off-site signs and signs advertising establishments that have gone out of business.
- New signs and monuments announcing entry to developments should only be allowed on side roads or internal to the subdivision or development.

Outdoor Lighting

Plan Recommendations

In addition to supporting the Outdoor Lighting Regulations prescribed in the Santa Fe County Land Development Code, the plan recommends the following projects, policies, development guidelines and design standards.

Minimize the intrusion of new lights by limiting the location and type of lights allowed.

Adopt and enforce light standards for the Corridor that fit the principles of Context Sensitive Design and the guidelines of the latest edition of the “Recommended Practice for Roadway Lighting”, ANSI/IESNA RP-8.

Streetlights should be limited in height, should be sodium vapor of 250 watts or less to minimize impact on the night sky and for cost effective operation. Since 75% of the life cycle cost of fixed lighting is the operation, maintenance and replacement of luminaires, high-pressure sodium vapor that is stable and cost effective may be the solution until the technology for low-pressure sodium is better developed.

Streetlights should be located only at major intersections. Approach lighting of 90-150 watts may be used to minimize glare and blind spots that may be created by abrupt changes from light to dark. Since the commercial areas will be well set back from the highway in most locations, street lighting should be designed at residential lighting levels.

All fixtures should be full cut-off type to direct light down onto roads, signs, parking lots and walkways. The only exceptions may be flashing signals or other warning lights critical for traffic control.

Lighting levels: Should be in line with residential lighting guidelines.

Buildings: No architectural or landscaping spotlights will be allowed.

Signs: no internally lit signs; no neon, flashing, traveling or intermittent lighting.

Reduce Glare and Spill of Outdoor Lights

- Work with NMDOT and County Public Works to review all highway lights in the 285 South corridor and identify lights that do not meet dark sky standards, guidelines of the ANSI/IESNA RP-8 “Recommended Practice for Roadway Lighting” or the Context Sensitive Design principles and guidelines of the FWH.
- Identify non-conforming lights and work with owners to either **remove or replace** with conforming lights where appropriate. Enforce Article III section 4.4.4 h 6 Non-conforming Outdoor Lights particularly as it pertains to mercury vapor lights. Many of these lights are owned by PNM and leased to property owners.

New commercial outdoor lights should complement the character of the area.



- In addition to complying with light regulations prescribed in the current code, new commercial outdoor lights, parking lot lights and street lights should comply with the US 285 South Corridor Designs Standards and Guidelines Table.

Commercial/ Mixed-Use Development and Zoning

Plan Intent

Most non-residential development, existing and approved but not yet built, has been zoned under Article III, Section 4, Commercial and Industrial Non-residential District Zoning (“node” zoning) of the County Code. It has encouraged us to think of the intersection locations as isolated commercial areas. They will work better as community “places” when:

- The function or theme of each place in the larger community is identified;
- There is a lively mix of uses in each development such as residential; community services, public space, retail, office, services;
- There are public places to gather and interact;
- There are clear connections between the non-residential developments and to the residential areas;
- There is cooperation in design and site planning for each development so that it relates to surrounding development and residential areas.

Plan Recommendations

Planned Commercial /Mixed-Use Districts

Selected commercial/mixed-use development should be permitted only in **planned commercial/ mixed-use districts** that are located and scaled to serve the civic and commercial needs of the 285 Service Area. Furthermore, due to circumstances such as flood hazards, land ownership patterns, existing land uses, right of-way configurations or other manmade or natural barriers unique to each district, only existing approved parcels and parcels designated in this plan as proposed should remain eligible for commercial/mixed-use zoning.

All commercial/ mixed-use development that does not have final plan approval should comply with the recommendations of this plan. Commercial/ mixed-use development that has final plan approval, including existing development, should be allowed to make changes that comply with recommendations of this plan through an administrative process. Recommendations responding to each district are in ***Community Crossroads***.

With the exception of permitted community facilities, new non-residential development should not be allowed outside of designated planned commercial/ mixed-use districts in the US 285 South Corridor Plan Area. See the US 285 South Corridor Recommended Land Use and Zoning Map.

Location and Types of Planned Commercial/ Mixed-Use Districts

The plan locates the following neighborhood commercial/mixed-use districts and village commercial/mixed-use district at the following crossroads: See ***US 285 South Corridor Recommended Land Use and Zoning Map***.

- **Neighborhood Commercial/ Mixed-use Districts:**
- San Sebastian/ Old Las Vegas Highway Crossroads - Intersection of Old Las Vegas Highway and US 285 South/Ellis Ranch Rd
- The Entryway Crossroads - Intersection of Amistad/ Camino Valle and US 285 South
- Alma Dr. Crossroads- Intersection of Alma Dr. and US 285 South

- Community Facilities Crossroads- Transfer Station Area
- Spur Ranch Crossroads- Intersection of Spur Ranch and US 285 South
- **Village Commercial/Mixed-use District**
- Village Crossroads – Intersection of Vista Grande/ Colina and US 285 South

The following established and potential non-residential zoning district designations should be removed from the County Land Development Code and maps:

Established Non-Residential Zoning Districts

- Major Regional Center District designation at the intersection of I-25 and US 285 South
- Village Center District designation at Alma Dr. Crossroads

Potential Non-residential Zoning Districts

- Potential Local Center District at the intersections of US285 South and:
 - Camino Caballos/Ranch Rd.
 - Spur Ranch Rd/Old Road South
 - County Rd 33
- Potential Community Center at the intersection of US 285 and State Rd. 41.

Uses in Commercial/Mixed-use Districts

Commercial/ mixed use districts should allow a mix of the following uses:

Commercial

- As listed in **Guidelines for Types of permitted Uses and Structures and Structures in Local or Small Scale Districts – Article III Section 4.3.2 Santa Fe County Land Use Code**. These uses are limited to services, both retail and office, that are intended to meet neighborhood commercial needs.
- See preferred uses and recommendations for each district in the **Community Crossroads**.

Residential

- In the case of residential development the **density** should be based on a yearly water budget for allowable commercial floor area divided by residential water requirements per year.

[Intensity X Area in sq feet / 10,000 sq ft] X Commercial Standard

Residential Standard

- If the commercial standard is .6-acre foot water a year per 10,000 sq feet and the residential standard is .25-acre foot water a year per dwelling unit the example below yields 2.1 dwelling units per acre.

Example: [(10 acres at 20% = 87,120 sq ft)/ 10,000] X.6 = 5.23 acre ft a year. 5.23 acre ft year / .25 acre ft year = 21 dwelling units on 10 acres or 2.1 dwelling units per acre.

- Residential units should be mixed within a development so that residences are not the only use within a Commercial/ Mixed Use District.

Community Services

- As listed in **Guidelines for Types of permitted Uses and Structures and Structures in Local or Small Scale Districts – Article III Section 4.3.2 Santa Fe County Land Use Code**. See preferred uses and recommendations for each district in the Community Crossroads, Section III.

Parcels zoned under major regional non-residential district zoning should comply with new neighborhood commercial/mixed-use district zoning recommendations and if necessary change the current use list.

Use and Building Size in Commercial/Mixed-use Districts

- **Building size** should not exceed **35,000 sq ft** for village commercial/mixed-use districts and **15,000 sq ft** for neighborhood commercial/mixed-use districts.
- **Uses** within buildings should be sized to accommodate local market needs.

Amount and Intensity in Commercial/Mixed-use Districts

Neighborhood and village commercial/ mixed-use zoning and development should be limited to parcels and areas identified as Commercial/ Mixed-use on the **US 285 South Corridor Recommended Land Use and Zoning Map** and identified in each of the **Community Crossroads** as approved or proposed.

- Parcels zoned under major regional zoning should comply with new neighborhood commercial/mixed-use district zoning recommendations and if necessary limit commercial development to areas identified on the **US 285 South Corridor Recommended Land Use and Zoning Map** and identified at the crossroads level.
- Remove commercial eligibility from all other land that currently qualifies under the Non-residential Districts Zoning. (Article III, Section 4 County Development Code)
- Limit commercial/mixed-use development to current approved intensities and to recommended intensities on parcels designated in this plan as proposed.
- Limit intensity (total sq footage) to a maximum of 20% in both the village commercial / mixed use district and neighborhood commercial/ mixed-use districts.

Area of Commercial/Mixed-use Districts

Boundaries for neighborhood commercial /mixed-use districts should be parcel based and limited to:

- Approved parcel boundaries and for proposed areas, limited to 500 feet along roads emanating from qualifying intersections. Exceptions due to terrain and or access are noted for each district.

Character of Commercial/ Mixed-use Districts

New development should reflect the surrounding residential architecture in use of materials, massing and style and enhance the surrounding natural environment through the use of appropriate landscaping and terrain management.

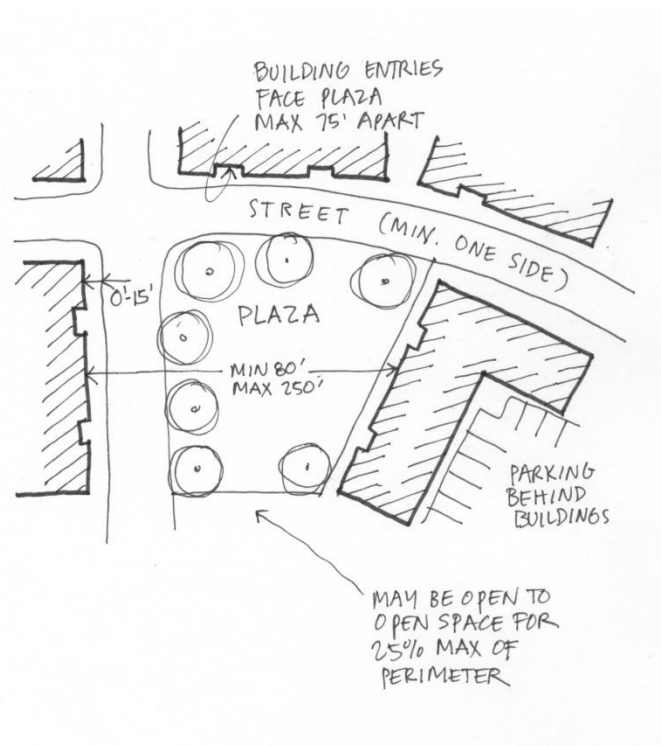
Buildings should comply with design standards and guidelines for commercial/mixed –use districts as set forth-in the US 285 South Corridor Design Standards and Guidelines Table.

Residential uses should be integrated within the overall design and function of the commercial uses and community services in a District with pedestrian and vehicle connections.

Public Places in Commercial/Mixed-use Districts

Commercial/ mixed-use development should support usable public spaces available to all age and physical groups. Public spaces should include friendly gathering spots that support both daily interaction and seasonal festivities.

The layout of new commercial developments should incorporate **pedestrian orientated streets, courtyards** and /or **plazas** with the following performance and prescriptive guidelines and representational diagrams:



Plazas

Function primarily as public gathering spaces for both daily interaction and seasonal celebrations

Are fronted by either buildings or narrow streets that are fronted by buildings for at least 75% of the perimeter

Frequency of building entries max 75'

Min 25% openings in building façade

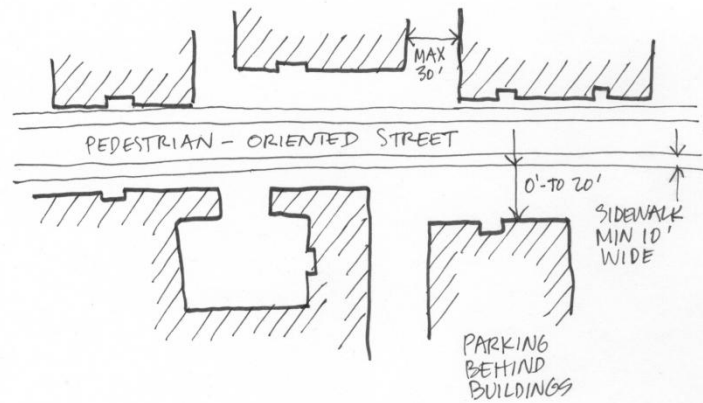
Have a strong visual connection to either US 285 South or a major street that provides access to the development

Facilitate pedestrian circulation from surrounding buildings

Provide shaded and protected seating

Include trees and low vegetation to the extent possible under current drought conditions

Dimensions 80'-250'



Pedestrian Orientated Streets

Function as public gathering, spaces and pedestrian friendly pathways.

Guidelines:

Width of sidewalk – min 10'

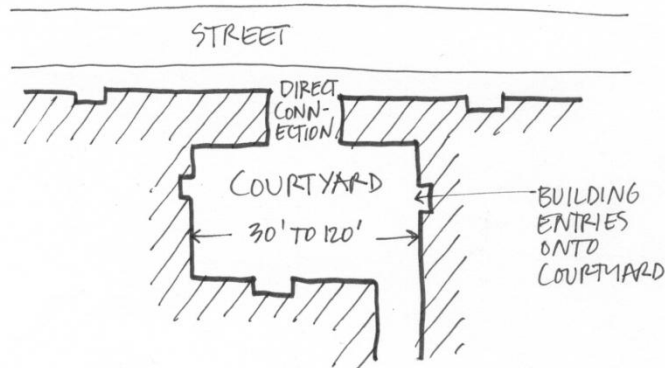
Frequency of building entries max 75'

Building setback 0-20'

Parking location – on street parking, parallel or angled allowed. Parking lots behind the buildings

Min 25% openings in building façade

Max space between buildings – 30'



Courtyards

Function primarily as public or semi public gathering spaces for daily interaction.

Guidelines:

Are fronted by buildings for at least 50% of the perimeter

Buildings have entries on the courtyard max of 50 ft apart

Min 25% openings in building façade

Should have direct connection to a public street.

Dimensions 30'-120'

Community Ownership in Commercial/ Mixed-use Districts

- Developers, the community and the County should seek public/ private co-operation and funding for public spaces projects on both private and public property.
- Support the existing community service zoning.
- Encourage public art in all commercial mixed-use districts.

Pedestrian Comfort and Convenience in Commercial/Mixed-use Districts

- Master plans for new development should show clear, convenient and safe pedestrian connections between commercial developments in the crossroads area and between commercial developments and surrounding neighborhoods. Specific recommendations for each district are in section III Community Crossroads.

Signs in Commercial/Mixed-use Districts

- New commercial signs and monuments should complement the character of the area and fit with the style of existing monuments.
- Multi -use projects may have a directory monument located at project entrance.

- All other signs should be building mounted and comply with sign regulations prescribed in the current code and signs standards listed in the ***US 285 South Corridor Design Standards and Guidelines Table***.

Landscaping in Commercial/Mixed-use Districts

- All new commercial/ mixed-use development should comply with the recommendations found herein.
- All new commercial/ mixed-use development should follow plant list and planting methods used for the US 285 South Highway Landscaping project for the majority of their landscaping needs.
- The majority of shade trees should directly enhance pedestrian comfort.
- All new commercial development should comply with the landscaping standards and guidelines listed in the US 285 South Corridor Design Standards and Guidelines Table.

Screening and Buffering in Commercial/Mixed-use Districts

- Visibility of parking lots, loading and utility areas from adjacent residences and roadways should be minimized. Screening materials and techniques should mitigate their appearance.
- Surrounding residential areas should be buffered from activities in the commercial /mixed use districts. Setbacks, berms and dense native vegetation should be used to mitigate noise and appearance from the commercial/ mixed-use districts.

Community Facilities

In the Corridor Plan Area there are several community facilities on approximately 41 acres. Community facilities are either permitted uses such as the EICA horse stables and EDU maintenance yard or developed on County or State owned property, which does not require zoning or permits.

Recommendations

Support the following existing and proposed community facilities also identified on US 285 South Corridor Recommended Land Use and Zoning Map. Any expansions or replacement of a community facility should follow the US 285 South Corridor Design Standards and Guidelines Table and fit into the context of the crossroads where they are located. Specific recommendations are listed at the crossroad level.

Old Las Vegas/ San Sebastian Crossroads

- Hondo Volunteer Fire Dept and proposed replacement
- Combined NMDOT and Santa Fe County Materials and Maintenance Yard

Rural Crossroads

- El Dorado Utilities Maintenance Yard
- EICA Horse Stables

Community Facilities Crossroads

- Santa Fe County Transfer station
- The Eldorado Fire & Rescue Service Fire Substation

Category	Concept	Detailed Guidelines
Uses	Mixed uses, uses sized to village or neighborhood scale	Village & Neighborhood Comm./Mixed Use Districts: <ul style="list-style-type: none"> Commercial with residential uses allowed; Small scale light industry or arts & crafts allowed if environmental impacts are controlled on site; no hazardous or heavy industry Outside of the Comm./Mixed Use Districts: <ul style="list-style-type: none"> Residential & agricultural uses
	Setback from Highway ROW	Create a streetscape that signals presence of a crossroads <ul style="list-style-type: none"> U.S. 285 South: 100 feet for residential uses (160 ft preferred); 50 feet for non-residential uses Old Las Vegas Highway (OLV): 50 feet from edge of ROW Non-residential uses may reduce setback to 25 feet with landscaped buffer when access and parking are at side or rear of building No buildings or parking lots within the landscape setback; <ul style="list-style-type: none"> Pedestrian paths & trails may be located in landscape setback
Setback from other roads	Buildings address local road	No minimum setback <ul style="list-style-type: none"> Village Commercial/Mixed-use District: Maximum setback of 30 ft Neighborhood Commercial/Mixed-use District: Maximum setback 50 ft
Intensity Public Space	20% maximum	Total Floor Area should not exceed 20% of total lot area
	Include public open space in commercial developments	Useable public space required
Arroyo Setback Parking	Protect arroyo banks	Set all development back from arroyo banks a minimum of 50 feet
	On-street, behind buildings, screening	Parking behind or beside buildings: lots are limited to 60 cars each <ul style="list-style-type: none"> On-street parking preferred on internal streets Distribute parking throughout projects; break up large lots with streets, landscaping, islands (lots are limited to 60 spaces each) A shared parking plan may be used to justify less parking than required by code Crossroads Concept Plans indicate where front parking is allowed: lots are limited to 20 cars Screen parking from existing neighbors with landscaping or berms (min. 3' high, 3:1 max. side slopes) or natural terrain <ul style="list-style-type: none"> Site walls or berms or combination for screening parking max. height 4 ft
Building Height	Two story, buildings adapt to natural terrain	On slopes between 15% and 30%: Max. height 18 ft On slopes less than 15%: Max. height is 24 ft <ul style="list-style-type: none"> Parapets, chimneys, flues, etc. may extend 3 ft above max. height Building height is measured from visible finished cut or natural grade, whichever is lower. Below grade basements are allowed.
Building Size	Scaled to location	Village Commercial / Mixed-Use Districts: Max. size of any building is 35,000 sq. ft. Neighborhood Commercial / Mixed-Use Districts: Max. size is 15,000 sq. ft.
Building Type	Fit the neighborhood	Architectural styles should be related to or be derived from the immediate neighborhood for each center. See the Plan Recommendations for the

Category	Concept	Detailed Guidelines
Building Mass		<p>specific crossroads recommendations</p> <p>Non-residential buildings should complement the neighborhood, not dominate or be a singular architectural statement</p> <p>Manufactured structures to meet same architectural and building standards as site built structures</p>
	Large masses broken up	<p>Buildings over 5,000 sq ft in Neighborhood Commercial/Mixed-use Districts and 10,000 sq ft in Village Commercial/Mixed-use Districts should appear as multiple masses</p> <p>Walls longer than 40 feet should be broken up with min. 6-foot horizontal offsets or portals.</p>
Building Walls	Masonry or stucco	<p>Predominant exterior surface material:</p> <ul style="list-style-type: none"> • Adobe, masonry, stucco or stone, not wood or metal <p>Walls shall be predominantly (70%) earth toned or blend with site vegetation</p> <ul style="list-style-type: none"> • Max. light reflective value of 40% (color of walls) • Accent colors on 30% of walls or façade only <p>No false fronts with metal siding; any metal siding should be non-reflective or matte finish</p>
Building Roofs	Flat or pitched, non-reflective	<p>Roofs may be flat or pitched</p> <p>Tile allowed only as an accent on portals and tops of parapets Gray, dark blue, dark green, dark brown or earth-tone allowed; black, white, goldenrod not allowed</p> <p>Max. reflectivity of roof materials exposed to view is 30%</p>
Wall Openings	Required in publicly visible facades	25% of any publicly visible façade shall have openings (windows, doors)
Site Walls and Screening	Open fencing preferred on perimeters, screened parking and service areas, storage materials screened	<p>No noise walls on I-25 or US 285 South;</p> <ul style="list-style-type: none"> • Use setbacks and/or landscaped berms to mitigate noise impacts <p>Use open fencing such as post & wire, split rail on project or lot perimeters</p> <p>No chain link or wire mesh fencing</p> <p>Site walls, berms or combination for screening parking max. height 4 ft</p> <p>Screen trash receptacles, service areas and stored materials with:</p> <ul style="list-style-type: none"> • Buildings, walls, berms and/or plantings or existing terrain and vegetation <ul style="list-style-type: none"> ○ Outdoor storage/loading - screen walls may be 6 ft to 8 ft high <p>Secure trash & loading areas from animals and high winds</p>
Landscaping	Preserve native species, provide shade for pedestrians	<p>Use drought tolerant plants & trees</p> <ul style="list-style-type: none"> • Re-vegetate all disturbed areas with native grass seed or US 285 South plant list species • Introduced plants can be used only in planters, protected patios, portals & courtyards <p>Provide shade trees along center walkways & internal streets at max. 40 feet on center; these can substitute for parking lot planting islands where located adjacent to parking</p> <ul style="list-style-type: none"> • Landscape parking lots with 1 shade tree per 10 cars • Provide shade trees in plazas and parks, min 50 feet on center
Lighting	Minimum lighting needed for safety and security, protect the night sky	<ul style="list-style-type: none"> • All light plans must consider lights on adjacent roads and parcels to assure that over lighting does not occur & that cumulative lighting meets standards • All fixtures must be full cutoff type • Max. 24 ft high for streetlights

Category	Concept	Detailed Guidelines
Pedestrian Paths and Walkways		<ul style="list-style-type: none"> • Other lights 18 ft high or no higher than the lowest adjacent building • No architectural or landscape spot lights; downlights only for walkways • No light spill off property is allowed • No neon, flashing, traveling or intermittent lighting • Max. lighting level should not exceed residential lighting guidelines • Streetlights and parking: sodium vapor, not to exceed 250 watts • Numbers of lights, uniformity as regulated in County Code
	Connect through parking lots, connect along and across main streets, provide connections to neighborhoods and adjacent centers	<p>Provide crosswalks at all intersections as they are developed</p> <p>Provide public use Village or Center Walkways for pedestrians, bikes, and equestrians.</p> <p>Provide continuous system through parking areas to connect building entries and external streets.</p> <p>Pedestrian paths & trails may be located within landscape buffers & setbacks</p> <p>Provide appropriate walkway & surface for the level of access needed:</p> <p>Village or Center Walkway:</p> <ul style="list-style-type: none"> • Purpose - internal circulation; access for least mobile users (ADA, strollers, etc) • Connects - uses or projects within a center, parking lots to structures and public spaces • Location - adjacent to or connecting to streets and parking; within parking lots • Surface - paved or hard surface (with ADA access) • Users - pedestrians; no motorized vehicles except wheelchairs or other handicapped access (bikes & horses may be walked to destination) • Features - wider walkways in main street & plaza areas; can be painted features on asphalt for crosswalks and in parking lots; parking for bikes & horses needed, ADA ramps as required by code <p>Collector/Connector Path:</p> <ul style="list-style-type: none"> • Purpose - transportation, short distance recreation • Connects - neighborhoods to centers or central facilities; neighborhood internal circulation • Location - adjacent to or connecting to roads; may be within centers • Surface - base course or paved • Users - pedestrian, bikes; adjacent trail may be provided for equestrians; no motorized vehicles except wheelchairs or other handicapped access <p>Work with County & trails groups to designate collector links to trails</p>
Signs	Avoid overly obtrusive types, scale to building and site, announce entry into the community, identify location of arterial roads	<p>All Signs/ Monuments</p> <p>No offsite business or civic advertising</p> <p>Comm./Mixed Use Zoning Districts:</p> <p>No billboards, no pole mounted or roof signs or internally lit signs</p> <p>No sign higher than the building on a site</p> <ul style="list-style-type: none"> • Tenant/business signs: 1 sq. ft. per linear foot of storefront,

Category	Concept	Detailed Guidelines
		<p>not to exceed 30 sq. ft. total for each use; may be wall, canopy or small monument</p> <p>Multi-use projects (4 or more uses) - 1 identification monument/directory sign at each external street entrance, max. of 2 monuments</p> <p>Village Commercial/Mixed-use Districts directory signs:</p> <ul style="list-style-type: none"> • Monument size: 60 sq. ft., max height of 10 ft. • Sign face or letters: 40 sq. ft. <p>Neighborhood Commercial/Mixed-use Districts directory signs:</p> <ul style="list-style-type: none"> • Monument size: 45 sq. ft., max height of 5 ft. • Sign face or letters: 30 sq. ft. <p>Civic or community message sign:</p> <ul style="list-style-type: none"> • Locate in Village Crossroads; • Same standards as Village directory sign • Local organizational logos may be included, 1 sq ft max. each <p>Corridor Entry Monuments:</p> <ul style="list-style-type: none"> • Monument size: 90 sq ft, max height of 10 ft • Sign face or letters: 30 sq. ft. • Letter height: 10 in recommended for readability <p>Crossroads Monuments:</p> <ul style="list-style-type: none"> • Monument size: 90 sq ft, max height of 6 ft • Sign face or letters: same as Corridor Monuments <p>Materials</p> <ul style="list-style-type: none"> • Monuments: stucco, stone, wood or a combination of these materials • Sign face or letters: incised in stone or stucco, wood, painted, metal if attached flush to monument <p>Style</p> <ul style="list-style-type: none"> • Monuments: stucco, stone, wood or a combination of these materials • Monument to incorporate step downs or pilasters • Soft edges for stucco, rough or natural edges for stone • Messages and logos: simple, brief • Letter height: min. of 6 in. recommended for readability <p>Color</p> <ul style="list-style-type: none"> • Monuments: natural wood or stone or earth-tone stucco • Letters: light letters on dark background or dark on light background <p>Max height equal to building; no roof signs</p> <p>Letters: light letters on dark background or dark on light background</p>

c. Crossroads Recommendations

Community Crossroads Plan Recommendations

Old Las Vegas / San Sebastian Crossroads area has changed remarkably little since the I-25 interchange was built and extensive residential development has occurred around it. It has served local residents in the past and is situated to serve them in the future. There is an opportunity to recreate a small-scale neighborhood center in the Rancho San Sebastian Style with a community focus.

In addition to overall planning goals and recommendations for the corridor, future development should comply with the following ***Old Las Vegas/ San Sebastian Crossroads Concept Plan*** recommendations and development guidelines.

Commercial / Mixed-Use and Community Facilities Development

All new development should comply with recommendations, standards and guidelines for ***Neighborhood Commercial/Mixed-Use Zoning Districts*** found in Sections III, Commercial /Mixed-Use Development and Zoning (page282).

Scale

Support change from **Major Regional Center District** designation to a ***Neighborhood Commercial/ Mixed-Use Zoning District***.

Uses

Commercial/Mixed-Use Development

- Neighborhood shops and services
 - ***Preferred uses:***
 - A restaurant or café
 - A plant nursery
 - A bed and breakfast
 - Retail operations, such as an art gallery, bookstore, or offices
 - ***Inappropriate uses:***
 - Truck Stops
 - Self or outside storage
 - Large hotels or motels

Community facilities

- Limited to planned expansion for the Hondo Fire Station and shared maintenance yard for Santa Fe County and NMDOT

Amount

The plan supports neighborhood commercial/ mixed-use zoning for the following:



- Approved commercial zoning at established intensities for the Los Padillas restaurant and gas station, 4.5 acres with approx 3,800 sq ft. floor area.
- Proposed 5.5 acres of the Ellis Property with maximum of intensity of 20%.

Potential build-out in the Old Las Vegas/San Sebastian Crossroads Neighborhood Commercial / Mixed-Use Zoning District:

- 10 acres with approx 51,000 sq. ft. floor area

The plan also supports the following permitted uses:

- Existing non-conforming legal small businesses and home occupations
- Existing and Planned Community Facilities limited to the planned expansion and replacement for the Hondo Fire Station and the shared maintenance yard for Santa Fe County and NMDOT

Orientation

- Buildings, Commercial Lighting and Signage should be oriented to Old Las Vegas Highway.
- Commercial/mixed-use development and expansion or replacement of Community Facilities should comply with ***Old Las Vegas/ San Sebastian Crossroads Concept Plan.***

Avoid Strip Development

- Commercial/ mixed-use development should be compact and limited to fronting Old Las Vegas Highway and emanating a maximum of 500 ft. from the intersection of Old Las Vegas Highway & US 285 South. This may be adjusted to accommodate terrain.
- Primary access to commercial/ mixed use development should be restricted to Old Las Vegas Highway.

Safety and Convenience

- Any commercial operation that increases traffic should include analysis of the US 285 South and Ellis Ranch Road intersections with Old Las Vegas Highway.
- Any commercial development fronting on Old Las Vegas Highway should provide clear separation between pedestrian and auto traffic.
- Roadside vending should not be allowed.

Community Focus

- Reinforce surrounding Hacienda/ Pueblo Revival or Territorial Style architecture.
- New commercial /mixed-use development should comply with the Old Las Vegas/ San Sebastian Crossroads Concept Plan.
- New commercial /mixed-use development should contribute to the development of a “main street” along Old Las Vegas Highway to meet usable public space requirements. This includes all elements described in Section III Commercial/Mixed-Use Development And Zoning under Public Spaces.

Natural Environment

Identify and clean up any contamination in the area.

- Al's Body Shop and the junkyard associated with it sit in the arroyo drainage. Environmental regulations should be enforced for wreckage removal and potentially hazardous conditions such as contaminants and flooding. Uses and development that might replace the existing uses should be located outside of the floodplain and the arroyo.
 - The County Junk Vehicle Ordinance should be enforced.
- The Fina Station's underground fuel tanks may have caused contamination. Environmental regulations should be enforced.

Protect the Arroyo Cañada de Los Alamos.

- As development and change occurs, the Cañada de Los Alamos (the arroyo) should be protected as both an important drainage and as a natural passageway for wildlife.
- Uses and development that might replace the existing uses should be located outside of the floodplain and the arroyo.
- To insure wildlife can easily travel through the arroyo, existing fencing should be surveyed and problems resolved.

Entryway Crossroads

Plan Recommendations

In addition to overall planning goals and recommendations for the corridor, future development should comply with the following Entryway Crossroads Concept Plan, recommendations, development guidelines and design standards.

Commercial/ Mixed-use Development

All new development should comply with recommendations, standards and guidelines for ***Neighborhood Commercial/Mixed-Use Zoning Districts*** presented in Sections III, Commercial /Mixed-Use Development and Zoning (page282) and comply with the ***Entryway Crossroads Concept Plan***.

Scale

Support change from Major Regional Center District designation to a Neighborhood Commercial / Mixed-Use Zoning District as defined in Section III of this plan.

Amount

The plan supports ***Neighborhood Commercial/ Mixed-use Zoning*** for the following:

- Approved Plaza de Amistad development at established intensity (114,800 sq ft) clustered on the southwestern portion of the master planned portion of the tract (Phase I lot approx 12.5 acres). The northeastern portion of the tract should remain undeveloped open space.
- Approved Cimarron Village I on proposed 2.5 acre Cimarron Lot at established intensity (approx 11,979 sq ft).
- Proposed Carris development at 20% intensity, clustered on 5 acres west of the natural boundaries of the Arroyo Cañada de Los Alamos (approx 43,560 sq ft).
- The Ramsey property at the NE corner of Camino Valle and US 285 also meets the location criteria and could support small commercial uses accessing off of Camino Valle provided that the total area and intensity of the District is not exceeded.

Potential build-out in the plan recommended Entryway Crossroads Neighborhood Commercial / Mixed-Use Zoning District:

- 20 acres with approx 170,360 sq ft floor area

Uses

Neighborhood shops and services

For properties **West** of US 285 South **preferred** uses are:

- Small Offices
- Live/work units
- Bed and Breakfast or casitas up to 10 units

Inappropriate uses:

- Gas Stations
- Self or outside storage
- Large hotels or motels

For properties **East** of US 285 South **preferred** uses are:

- Small retail
- Office
- Home business

Inappropriate uses include:

- Gas Stations
- Self or outside storage
- Large hotels or motels

Size:

Commercial / mixed-use development should follow development guidelines and design standards for **Neighborhood Commercial /Mixed-use Zoning Districts** with the following adjustments:

- Buildings should be limited to one story or split-level and limited to slopes less than 30%.

Orientation:

Neighborhood Commercial/ Mixed-use development, signage and lighting at the Entryway Crossroads should not be scaled or sited to attract business from 1-25.

- The northeastern portion of the Plaza de Amistad tract should remain undeveloped open space.

Community Focus:

- Support a **“community entryway monument”** generally located adjacent to the southbound lane of US 285 South at the end of the merge lane from 1-25. For details see Section III The Highway, Corridor Entry Monuments.
- New Development should reflect the surrounding residential architecture.

- Reinforce surrounding Hacienda/ Pueblo Revival or Territorial Style architecture with appropriate design standards and guidelines for styles described in Section III, Neighborhood commercial/mixed-use design standards and guidelines table.
- Development west of US 285 South, should contribute to the development of internal “main streets” or “plazas” to meet usable public space requirements. This includes all elements described in **Section III Commercial/Mixed-Use Development And Zoning** under **Public Spaces**.
- Development east of US 285 South, should contribute to the development of a “main street” fronting US 285 South to meet usable public space requirements. This includes all elements described in **Section III Commercial/Mixed-Use Development And Zoning** under **Public Spaces**.
- Buffer residential uses from commercial/ mixed-use development, roadways and parking.
 - New development should comply with buffering and screening locations shown in the **Entryway Crossroads Concept Plan**.
 - Development that requires access from residential streets should not be high traffic generators.
 - Limit building height to single story.
 - West of US 285 South, buildings should be oriented to internal streets or plaza.
 - East of US 285 South, buildings should be oriented to US 285 South.

Natural Environment

- Structures should not be allowed in the natural boundaries of the Arroyo Cañada de Los Alamos.
 - Ridge tops and crests should be preserved in their natural undeveloped state.
 - A Conservation Easement¹⁰ should be considered as an appropriate mechanism to maintain the Arroyo Cañada de Los Alamos in its natural undeveloped state and exclude future development.
- See US 285 South Corridor Recommended Land Use and Zoning Map for the location of prominent natural features that should be protected.
- See Section III, Natural Environment for recommended guidelines to protect prominent natural features.

Village Crossroads

Plan Recommendations

In addition to overall planning goals and recommendations for the corridor, future development should comply with the **Village Crossroads Concept Plan**, and the following recommendations, development guidelines and design standards.

Commercial/ Mixed-use Development

Commercial / mixed-use development should comply with recommendations, design standards and guidelines for **Village Commercial/Mixed-Use Zoning Districts** presented in Sections III, Commercial /Mixed-Use Development and Zoning.

Uses:

¹⁰ Conservation Easements can be initiated by property owners, subdivisions and developers and facilitated by groups such as the Santa Fe Conservation Trust. These groups monitor the areas annually and have a vested interest in preserving the desired conditions. Conservation easements may include existing and future trails but are not the same as dedicated county trails easements.

Current approved use lists for developments with non-residential zoning should be amended to comply with ***Village Commercial Mixed/Use Zoning Districts*** use list and be allowed to expand in order to support diversity and meet local needs. (See Commercial/Mixed-Use Development, Section III of this plan)

Preferred Uses:

- Offices
- Retail
- Live/work units
- Community services including schools

Inappropriate Uses:

- Additional gas stations
- Self or outside storage
- Large hotels or motels

Amount

- Support the amount and established intensities of existing built and approved but not yet built commercial zoning, approximately 52 acres with up to 369,500 sq. ft. of floor area.

Size

- Building Size should not exceed 35,000 sq ft
- **Uses** within buildings should be sized to accommodate local market needs.

Orientation

Commercial/mixed-use developments in the Village Crossroads should relate to each other and provide opportunities for “park-once” access, clear convenient and safe pedestrian and vehicle access and visibility for the commercial uses to the driving public.

- West of US 285 South, buildings may have primary entrances on internal streets and plazas but should not turn their backs on Avenida Vista Grande.
- East of US 285 South, buildings may have primary entrances on internal streets and plazas but should not turn their backs on US 285 South or Colina Drive.
- New development should comply with the ***Village Crossroads Concept Plan***.

Avoid Strip Development

- Allow the transfer of development rights from the Cimarron II commercially zoned parcels to land closer to the intersection.

Community Focus

- Avenida Vista Grande Ave. and Colina Drive should be viewed as a single boulevard linking separate developments and should support safe, convenient and comfortable vehicle and pedestrian access to all four quadrants.

- Pedestrian and vehicular safety should be ensured through appropriately placed traffic controls.
- Improvement in the Public Right of Way of Avenida Vista Grande should comply with Village Crossroads Concept Plan and include proposed pedestrian trails, stop signs and crosswalks.
- Commercial/ mixed-use development should support usable public spaces available to all age and physical groups where festivities and public gatherings can occur.
 - Commercial/ mixed-use development should provide appropriate architecture and landscaping that is an expression of community character and supports comfortable interaction and friendly gathering spots.
 - Plazas or Pedestrian Oriented Streets are examples of appropriate public spaces for the Village Crossroads. The placement should comply with the **Village Crossroads Concept Plan** and existing developments in the crossroads area. See recommended **Public Spaces Design Guidelines And Standards Section III, Commercial/Mixed-Use Development And Zoning**.
 - Development west of US 285 South should contribute to the development of internal **“pedestrian orientated streets”** or **“plazas”** and should be easily viewed from Avenida Vista Grande.
 - In addition to internal “pedestrian orientated streets” or “plazas”, development southeast of the intersection, should contribute to the development of a **“pedestrian orientated street”** fronting US 285 South.
 - Development northeast of the intersection, should contribute to the development of Colina Dr. as a **“pedestrian orientated street”**.

Due to the public/ private nature of implementing the community focus recommendations, the County Public Works and Land Use Departments should work closely with the US 285 South Corridor Review Committee, property owners, homeowners associations and civic groups.

Commercial/ mixed-use development should reflect the surrounding residential architecture.

- Surrounding Hacienda/ Pueblo Revival or Territorial Style architecture should be reinforced. **See Section III, US 285 South Corridor Design Standards and Guidelines Table.**

Maintain the privacy of surrounding residential areas.

- Screen commercial parking lots, service entries and loading docks from surrounding residential areas and roadways.

Natural Environment

- Structures should not be allowed in the natural boundaries of the Arroyo Cañada de Los Alamos. A Conservation Easement¹¹ should be considered as an appropriate mechanism to maintain the arroyo in its natural undeveloped state and exclude future development.

Alma Drive Crossroads Plan Recommendation

¹¹ Conservation Easements can be initiated by property owners, subdivisions and developers and facilitated by groups such as the Santa Fe Conservation Trust. These groups monitor the areas annually and have a vested interest in preserving the desired conditions. Conservation easements may include existing and future trails but are not the same as dedicated county trails easements.

Established uses and approved zoning should remain.

- Established intensity (approximately 5%) should not change.
- Existing buildings should not expand except as provided in the covenants (5,000sq ft).

The Village Center District designation should be removed and eligible land removed from all zoning maps.

- The three commercial lots should be designated as a ***Neighborhood Commercial/Mixed-use Zoning District***.

Proposed changes in uses and architectural styles for approved commercial lots should comply with ***Neighborhood Commercial-Mixed-use Zoning Districts*** Section III, Commercial/ Mixed-Use Development And Zoning.

Rural Crossroads

Plan Recommendations

Support agricultural and residential zoning.

Remove potential non-residential district zoning from qualifying intersections.

- Plan recommendations for the Rural Crossroads are not intended to replace or supplant the standards or covenants of existing residential subdivisions.

Support Highway sign recommendations, standards and guidelines.

- Direction signs for streets and intersections should be sized and placed to be effective for motorists traveling on US 285 South.
- Work with the New Mexico Department of Transportation to improve placement and size of directional signs and reduce visual clutter.

The Arroyo Cañada de Los Alamos that runs parallel to the stable area should be monitored for contaminants.

- Other locations should be considered for future stable expansion.

The natural passageway of the Arroyo Cañada de Los Alamos should remain open to pedestrian and equestrian travel.

- Fencing of the arroyo at the El Dorado Utilities maintenance yard should be removed and if needed a public easement should be negotiated.

Any future expanded use at the EDU maintenance yard should be screened from US 285 South and the surrounding residential development.

Community Facilities Crossroads

Plan Recommendations

In addition to overall planning goals and recommendations for the corridor, future development should comply with the following Community Facilities Crossroads recommendations and development guidelines.

Support community facilities or services at the Community Facilities Crossroads.

The proposed approximately 2.5 acres adjacent to the fire station and fronting the service road and US 285 South should be eligible for **community service zoning** or permitted for a **home business** that provides needed services to communities in the US 285-Service Area.

- **Preferred uses include:**

- Sheriff's substation
- Emergency or medical facilities
- Community building
- Feed store or plant nursery
- Small retail or office

Size

- No structure or building should be more than 5000 sq ft.

Orientation

- Uses and buildings should face north and be orientated to the service road.
- Access to development on proposed acreage should be on the existing service road, not on a frontage road connecting to the intersections at Ranch Road or Camino Acote.

The service road should be named to identify the crossroads and its uses.

- Meet with Rural Addressing and decide name. Meet with County Public Works and install street-name sign that is easy to read from US 285 South.
- Sign should comply with design guidelines described in Design Standards and Guidelines Table.

Preserve the small knoll south of the service road and arroyo north of the service road in their natural state.

- No buildings, structures or parking should be permitted on the knoll or in the natural boundaries of the arroyo.

Spur Ranch Crossroads

Plan Recommendations

In addition to overall planning goals and recommendations for the corridor, future development should comply with the following Spur Ranch Crossroads recommendations and development guidelines.

Commercial/ Mixed-use Development

Commercial / mixed-use development should be allowed but limited to neighborhood scale shops and services and be in balance with growth as it occurs west of US 285 South in the 285 Service Area.

- Spur Ranch Crossroads should no longer be eligible as Village or Local Non-Residential Center.
- Spur Ranch Crossroads should be allowed to evolve into a ***Neighborhood Commercial / Mixed-Use Zoning District*** as described in Section III of this plan.

The Spur Ranch Neighborhood Commercial/Mixed-Use Zoning District should be limited to proposed parcels which front Spur Ranch Road and are within 500 feet of the intersection with US285 South. (Maximum of 10 acres with 20% intensity for a total floor area of 87,120 sq ft.)

Uses:

There is a preference for mixed–use that is more residential in nature for land **southwest** of the intersection, which has terrain issues and no visibility from US 285 South Highway.

- Patio homes or live/work units are recommended. Please refer to residential density for **Neighborhood Commercial / Mixed-use Development** as described in Section III.

For land **northwest** of the intersection the preferred uses include:

- Small retail
- Offices
- Restaurant

Inappropriate uses:

- Gas Stations
- Self or outside storage
- Large hotel or motel

Rail Trail Crossroads **Plan Recommendations**

In addition to overall planning goals and recommendations for the corridor, a public trailhead with parking and information should be developed at the Rail Trail Crossroads.

- Support a public trailhead on State Land Office property just south of the intersection.
- The County should work closely with the State Land Office to secure an area for parking, signs and information monument.
- The County Open Space Division should work closely with COLTPAC to plan, implement and manage a trailhead site.
- Parking should comply with corridor standards and be screened from the corridor.

Signs

Directional signs should alert drivers to the location of the trailhead site.

An Information Monument should be on the site to guide users.

- All signs and monuments should comply with corridor monument and sign standards recommended herein.

Cultural Crossroads **Plan Recommendations**

The Cultural Crossroads should function as a non-commercial gateway with facilities to protect the archeological sites and educate the public on the history and culture of the area.

The Crossroads should not be developed as a commercial mixed-use district.

- Remove eligibility for commercial zoning from County Development codes and maps.

COLTPAC and County Open Space should work with the Village of Lamy and concerned citizens to develop a management plan for the archeological site recently acquired by the County.

- Facilities that will serve to protect the archeological site and provide space for parking and educational or interpretive activities should be developed on land in the Santa Fe County Lamy Park which is adjacent to the archeological site.

Reinforce community identity on the corridor.

An entry monument for the village of Lamy should be located at the intersection of County Rd 33 and US 285 South.

- Entry monument should comply with corridor guidelines and standards found herein.

Contact members of the Galisteo Planning Committee and discuss the possibility of an entry monument for their community in the Crossroads area.