Village of Agua Fria Community Plan

Santa Fe County, New Mexico

Adopted by the Board of County Commissioners
Resolution 2006 - 116
July 11, 2006

Prepared by: Village of Agua Fria Planning Committee
and Santa Fe County Planning Division

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Palace of the Governors/Museum of New Mexico
(Special thanks to Hazel Romero)

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Summary of Plan Recommendations

Below is a summary of the major plan recommendations:

Section 2: Water

- Amend County 40 Year Water Plan to include Agua Fria THC in Santa Fe County Water Utility Service Area for provision of wholesale water to Agua Fria Community Water Association (AFCWA).
- Support the Agua Fria Community Water Association towards establishing historical senior priority irrigation and surface water rights for Agua Fria.
- Collaborate with AFCWA on issues pertaining to supply and demand for water resources.
- Promote water conservation using established water conservation techniques.

Section 3: Wastewater and Water Quality

- Pursue funding for development of a comprehensive sanitary sewer plan for future sewer line construction and prioritize sewer line funding requests based on the following criteria: infrastructure needs/water availability; density of area; and accessible easements.
- Coordinate City and County efforts to resolve sewer access issues.
- Develop an economic assistance program for residents who need financial assistance to hook-up to the sewer line.
- Property with access to a sanitary sewer line will connect to that line when infrastructure is within 200 feet of the property line.
- Protect groundwater by preventing development that poses contamination risks.

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- Ensure compliance with all applicable New Mexico Environment Department regulations prior to approval of any land division or development permit.

Section 4: Roads and Traffic

- Reduce heavy truck traffic by establishing a ban on heavy truck traffic on Agua Fria Road; Lopez Lane and County Road 68A, San Ysidro Crossing.
- Establish quarterly meetings with public officials and city and county staff to review road and traffic issues-i.e. maintenance, law enforcement, traffic studies, etc.
- Support completion of South Meadows to County Road 62 and NM 599.
- Support San Ysidro Crossing Improvements.
- Preservation of La Junta del Alamo as part of the El Camino Real Historic Trail, prescriptive R-O-W and historical road alignment.
- Support proposed roundabout at Agua Fria and Henry Lynch Intersection.
- Allow reduction of road width easement requirements for family transfers.

Section 5: Land Use and Growth Management

Traditional Historic Community

- Recommend amending Traditional Historic Community Boundary to include requests from property owners adjacent to THC at the time of the adoption of the plan and recommend that property owners north of the THC boundary to NM 599 be allowed to request to the Board of County Commissioners for inclusion into the THC at any time in the future.

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Open Space

- Protect and preserve the Santa Fe River as the primary open space corridor for the THC.
- Encourage Santa Fe County to purchase land in Agua Fria to provide for connectivity and open space for community use.
- Ensure County maintenance and improvements of open space and community facilities in coordination with community.

Code Enforcement

- Need for enforcement of County Code violations.
- Bring businesses without a business license into compliance of County Code.

Traditional Community Zoning District

- Amend Agua Fria Traditional Community Zoning District (AFTCZD) boundary and extend to coincide with southern THC Boundary along Rufina and/or City limits.

Neighborhood or Village Commercial/Mixed-Use Zoning Districts

- Neighborhood mixed uses as identified in the land use table are allowed to be located throughout the AFTCZD in accordance with the conditional or special use procedures identified in the land use plan.
- Neighborhood mixed uses are required to meet development standards as identified in the land use plan including the following:
    a. Businesses should not exceed 5,000 square feet with the exception of a small grocery store at 10,000 SF
    b. Maximum lot coverage for nonresidential development is 40%.
    c. Maximum height for nonresidential development is 24 feet.

Home Businesses

- Home businesses as defined in the land use plan not to exceed 2,500 square feet are recommended to be allowed throughout the THC.

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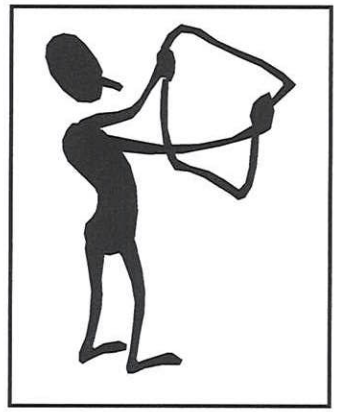
Community Plan Process

Approval and Implementation of the Plan
Proposed steps for Adoption of the Village of Agua Fria Community Plan:



- Final Draft Available for Public Review
- Agua Fria Development Review Committee (AFDRC)
  - Review and Recommendation
- Board of County Commissioners
  - 1st Public hearing
- Board of County Commissioners
  - 2nd Public hearing
- Final Production and Recording in County Clerk's Office (Copies available to the public through the Land Use Department or via the County website at www.santafecounty.org.

After adoption by the Board of County Commissioners, the Village of Agua Fria Community Plan will serve as an amendment to the County's Growth Management Plan. 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). The Plan should be updated as conditions change in the Village.

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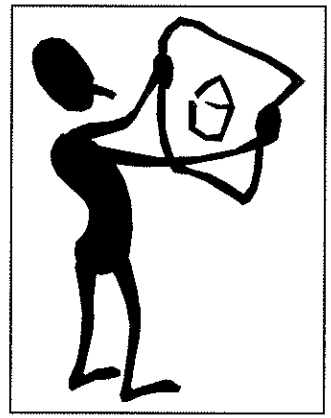
Agua Fria Community Planning Process

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 has operated in a consensus manner, defined by the committee as everyone working to reach agreement. The Committee met monthly for approximately three years to complete the plan. The Committee created several subcommittees to work on specific issues and sections of the plan throughout the planning process. The planning meetings have been open to the public and notification of the community meetings have been advertised in the local newspaper and meeting agendas have been sent to community members who have participated in the process.

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The Community Plan Purpose:

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. In order to deal with the inevitable changes and plan for the future, the residents of the Agua Fria Planning Area have spent countless hours of volunteer time in meetings, discussions, disagreements and friendly conversations regarding how to direct future development. This Plan is anticipated to be a blueprint or guide for the future of the Agua Fria Planning Area.

Community planning is a process where residents, business owners, and property owners have examined their area and decided 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 will be the result of the community identifying a common set of concerns, goals that address these concerns, and then create clear policies to achieve the goals for future development in the community. For example, planning for the Village of Agua Fria 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. Planning requires an open and inclusive dialogue so that all voices are heard and included.

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, the Agua Fria Development Review Committee and Board of County Commissioners will consider development proposals in the planning area in relation to the community's specific vision, goals, and actions laid out in the plan. Programs and projects proposed in an adopted plan will be considered for funding through County programs such as the 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.

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Action Policies and Implementation:
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.

Program Actions:
The Agua Fria Planning Committee seeks support from the BCC for Program Actions identified in the Community Plan. Program Actions outline proposed future programming or projects that the Community Plan identifies as important work to be addressed in the community. These actions are not proposed ordinances and do not outline any legal changes for land use or future development in the community. Program actions describe various actions that are important for future planning and development in the area. The community is responsible for working with the County and various agencies identified to initiate the program actions.

Ordinance Actions:
Ordinance actions are policies identified through the planning process which may change the County Land Development Code or other County Ordinances. The ordinance actions may be adopted by the Board of County Commissioners as a set of legally binding regulations specifically for the Village of Agua Fria THC. The County is responsible for enforcement of all ordinances.

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 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. Upon final adoption of a set of ordinances for the Agua Fria THC, the County is responsible for enforcement of the ordinances contained in the Plan. The Community Plan is intended as an active document that can and should be reviewed and updated as conditions change throughout the Planning Area.

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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.

Part of the San Ysidro River Park Mural by Leopoldo Romero

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Section 1: Village of Agua Fria History

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

The Village of Agua Fria population in 1776 was 29 families and 257 people, according to a study conducted by Fray Francisco Dominquez. The study referred to the Village of Agua Fria as Quemado and also identified active springs in the area.

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A Brief History of the Planning Area:

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 in the seventeenth century and later abandoned 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 that 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 that may have fed humans and animals since the very earliest occupations of this region.* [1]

[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.

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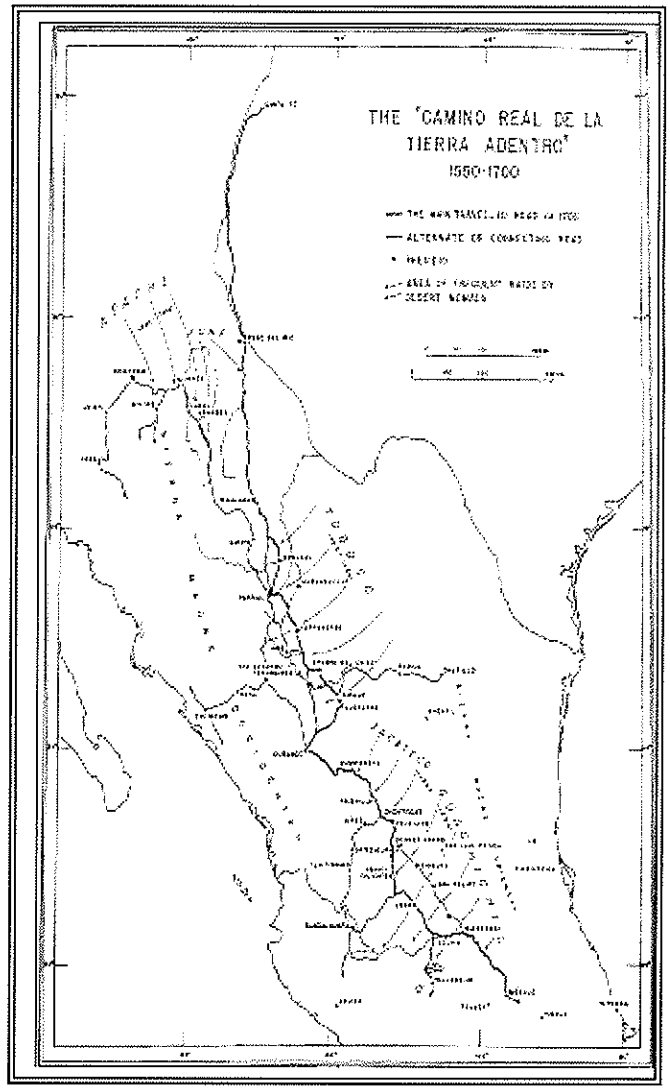
Spanish and Mexican Era

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 population in 1776 was 29 families and 257 people, according to a study conducted by Fray Francisco Dominquez. The study referred to the Village of Agua Fria as *Quemado* and also identified active springs in the area. 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*", meaning the "Royal Road", was a historic trade route. El Camino Real began thousands of years ago as a series of Indian footpaths. El Camino Real 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 El Camino Real trail between Mexico City and Santa Fe.

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 was from 1821-1848. The Treaty of Guadalupe Hidalgo established that land grants made during periods of earlier occupation would be recognized. However, the issue of land grants was poorly administered and the land grant principles were not understood by the federal government adjudicating the land.

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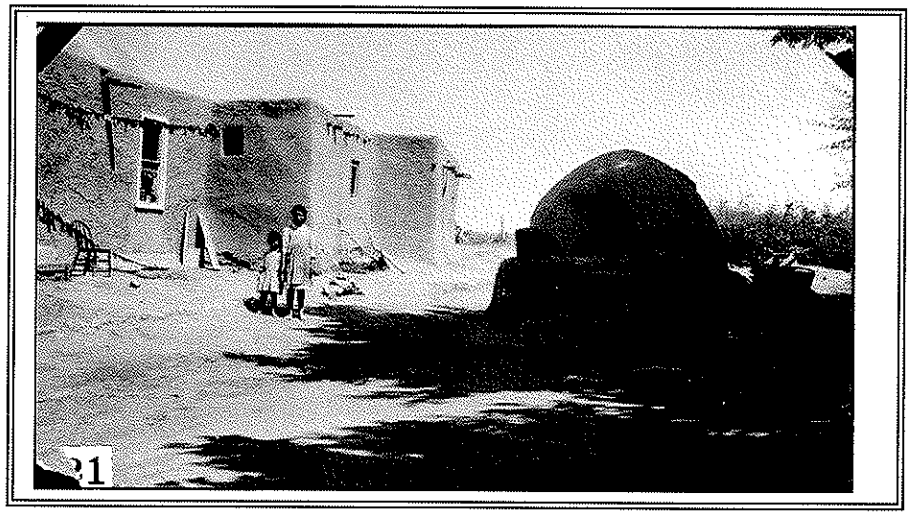
A report by Jane Whitmore which documented the historical background of the Village of Agua Fria was submitted to the State Historic Preservation Division in 1983[2]. Jane Whitmore's report, described issues regarding the land status for Agua Fria as follows:

> *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 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]



Agua Fria House and Horno
Photo Courtesy of Palace of the Governor's MNM/DCA Negative # 56647

[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.

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Statehood to Current (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 vegetables, wheat, alfalfa, etc. Of the 170 fields within the surveyed 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:

1. The existence of the Village;
2. The distribution of houses in relation to irrigation fields;
2. The subdivision of family owned lands;
3. The historical importance of the Acequia system;
4. 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. The plan was adopted as an amendment to the 1974 Santa Fe Urban Area General Plan. The population of Agua Fria identified in the report was 680 people and included 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 identified the Southwest Sector as the area of Santa Fe that was likely to accommodate future growth.

In 1982, the Santa Fe City Council approved annexation of approximately 1,000 acres of the Southwest Sector in 1982. 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

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was significantly increased. The City Council reversed their decision to annex this area in March of 1987, citing the costs of providing services to the area[4].

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
2. It removes the THC from the extraterritorial zoning authority and places the zoning jurisdiction to 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
- 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 into 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 been 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 Board 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 Appendix Map 1).

[4] Santa Fe New Mexican article "Finances Victimize Annexation by City" March 29, 1987

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Section 2 - Water

Agua Fria Community Water Association Water Tower and Well House

The Agua Fria Community Water Association was incorporated in 1956. The site of the water tower and well house is also the site on which the Pindi once lived. The Agua Fria School House was also located at this site.

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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 since 1693. Together with the acequias and the Santa Fe River, which traversed the lands, the residents of this area grew 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 damned upstream. The shallow wells and *ojitos* dried up primarily due to the lack of continuous flow of water along the Santa Fe River and due to mining of the river for primarily 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 begin 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.

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 indicates 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 land 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 Water Association applied 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 family's 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

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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 & 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.

Santa Fe River at point of diversion of Ditch 35, photo taken as part of the Report on the History of Water Right Lands in Agua Fria, prepared for Santa Fe County and the Office of the State Engineer, June 2005

Current condition of Ditch 35, photo taken as part of the Report on the History of Water Right Lands in Agua Fria, prepared for Santa Fe County and the Office of the State Engineer, June 2005

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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.
- Acequia records need to be researched and substantiated.
- Need to complete the study on History and Status of Water Rights as per House Joint Memorial Bill 55 to identify what happened to Agua Fria's Water Rights.
- State Engineer's Office needs to acknowledge Agua Fria's surface Water Rights.

Wells:

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

Community Water:

- Agua Fria Community Water Association (AFCWA) does not currently service entire community.
- County is not utilizing the community water system for County facilities including the community center, fire station, and La Familia Medical Center. AFCWA could provide water to County facilities.
- Current water agreement between AFCWA and City restricts the maximum amount of water that can be provided by the City to 50% of total water usage.
- There is a need for a "wheeling agreement" to provide wholesale water to AFCWA from either the City or County.
- County does not currently provide supplemental water service to Agua Fria.
- County 40-Year Water Plan currently does not include Village of Agua Fria as a priority for future service.

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Goals

- Obtain and ensure a sustainable water source for the Village of Agua Fria.
- Protect our water supply.
- Acquire additional water rights and develop infrastructure to service new growth and provide for orderly growth in the community.
- Continue working with legislative representatives and county representatives to obtain necessary funding for future water needs.
- Seek to amend County 40 Year Water Plan to include Agua Fria in its water allocation policy (AFCWA and Santa Fe County signed a water service agreement in May, 2006).
- Resolve outstanding water rights issues (acequias and adjudication).
- Recognition and promotion of water conservation (historical).

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"Agua Fria Ranch" Pear Farm photographed September 1894
Photo Courtesy of Palace of the Governor's

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Program Actions

The Agua Fria Planning Committee seeks support from the BCC for the following:

- Amend County 40 Year Water Plan to include Agua Fria THC in Santa Fe County Water Utility Service Area for provision of wholesale water to Agua Fria Community Water Association (AFCWA).
- Request Santa Fe County Allocation of Water to Agua Fria THC to provide sufficient supplemental water to AFCWA to ensure the community has a long-term sustainable water supply. (AFCWA and Santa Fe County signed a water service agreement in May, 2006).
- Work with AFCWA to establish priority water rights for Agua Fria.
- Collaborate with AFCWA on issues pertaining to supply and demand for water resources.
- Collaborate with AFCWA to establish water service delivery area for AFCWA-i.e. identify water resources and service delivery.
- Develop historical maps of community acequias and historical diversion points of Santa Fe River.
- Promote water conservation using established water conservation techniques.
- Provide water conservation informational sheets to Agua Fria Elementary School.
- Work with Santa Fe County Utility and Projects and Facilities Departments to encourage County projects to hook-up to either the County Water Utility or the AFCWA.
- Provide information to community identifying areas where the AFCWA water lines are located and estimated costs for extension of water service in accordance with AFCWA 40 year plan.
- Assist AFCWA in disseminating information pertaining to availability of community water.

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Section 3 - Wastewater and Water Quality

Agua Fria Chicken Pull (CA 1920)
Photo Courtesy of Palace of the Governor's
MNM/DCA Negative # 57659

Wastewater and Water Quality Goals:

- Protection of Groundwater
- Develop Comprehensive Sewer Plan
- Provide for sufficient sewer capacity for community
- Ensure ability for residents to access sewer lines

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Wastewater and Water Quality Background and Issues:

In recent years both commercial and residential growth inside and outside 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.

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.

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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.

Photo of Santa Fe River in Village of Agua Fria taken in 2006

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Problems:

- 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. This allows for the potential of septic systems being installed in the planning area on small lots so that the intent of protecting groundwater through existing regulations may not always be met.

- 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 service 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.

- Unresolved issues regarding easements provided by some landowners to the City, which allowed the landowners free tie-ins to City sewer system.

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Goals:

- Protection of groundwater through affordable connection to sanitary sewer lines running through the planning area.
- Develop a comprehensive sanitary sewer plan.
- Ensure that there is the ability for all residents to have the capability to access the sewer infrastructure.
- Develop cooperative educational and management programs between all parties regarding wastewater disposal in the planning area.
- Ensure legal, safe recycling of wastewater.
- Ensure the highest level of protection against water resource pollution and degradation from all potential commercial, industrial, institutional and residential sources of pollution.
- Ensure that sewer capacity is sufficient for the future growth needs of the planning area.

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Actions:

The Agua Fria Planning Committee seeks support from the BCC for the following:

Program Actions:

- The community will work with the County Land Use Department, Planning Division, County Water Resources Department, New Mexico Environment Department and other relevant county, state, federal and non-governmental agencies to:

- Pursue funding for development of a comprehensive sanitary sewer plan for future sewer line construction to include topography, accessibility, and cost analysis.

- Prioritize sewer line funding requests based on the following criteria:
  - Infrastructure Needs / Water Availability
  - Density
  - Easements

- Ensure dedicated public utility easements do not become public roads without the consent of property owners.

- Inform Village residents on wastewater issues through educational information and community outreach.

- Coordinate with City and County Utilities to assess capacity of Agua Fria sewer line capacity and ability to hook up to Santa Fe River trunk line.

- Develop economic assistance program for residents who need financial assistance to hook-up to the sewer line.

- Coordinate City and County efforts to resolve sewer access issues for property owners who have provided easement agreements to the City.

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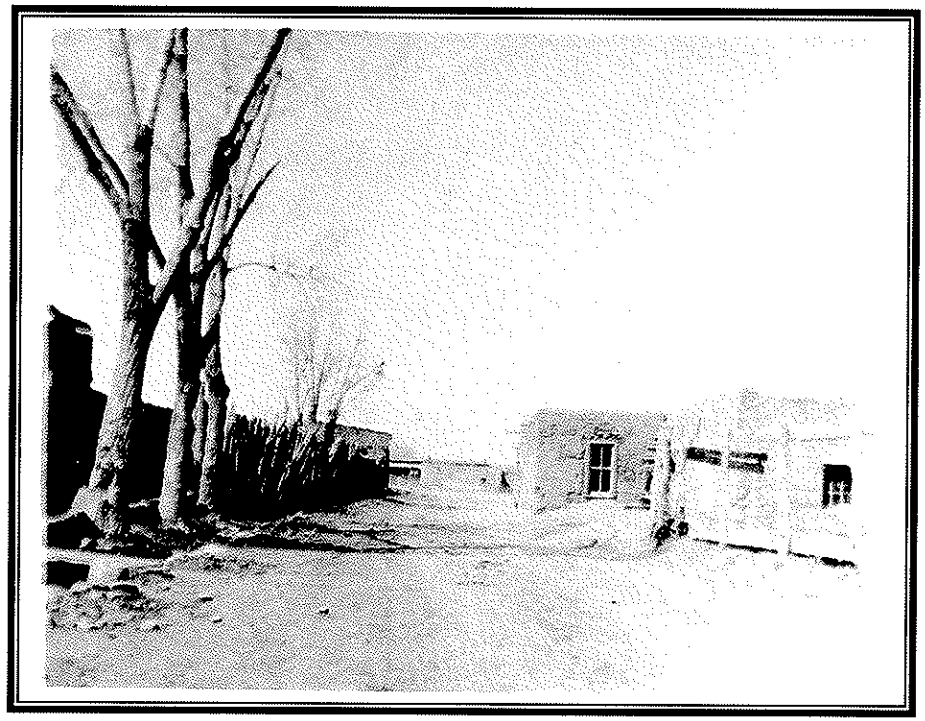
Ordinance Actions:

- Property with access to a sanitary sewer line will connect to that line when infrastructure is within 200 feet of the property line.
- When property in the planning area is divided, subject to a family transfer, variance, or rezoning the landowner must furnish complete and accurate documentation to the County which demonstrates that all facilities on-site are in compliance with all New Mexico Environment Department regulations and that all necessary permits have been obtained for any and all septic and waste disposal facilities on the property.
- New development that poses a risk of spills and potential to contaminate surface and groundwater systems shall not be permitted within the planning area.



Agua Fria House CA 1897
Photo Courtesy of Palace of the Governor's MNM/DCA Negative # 31897

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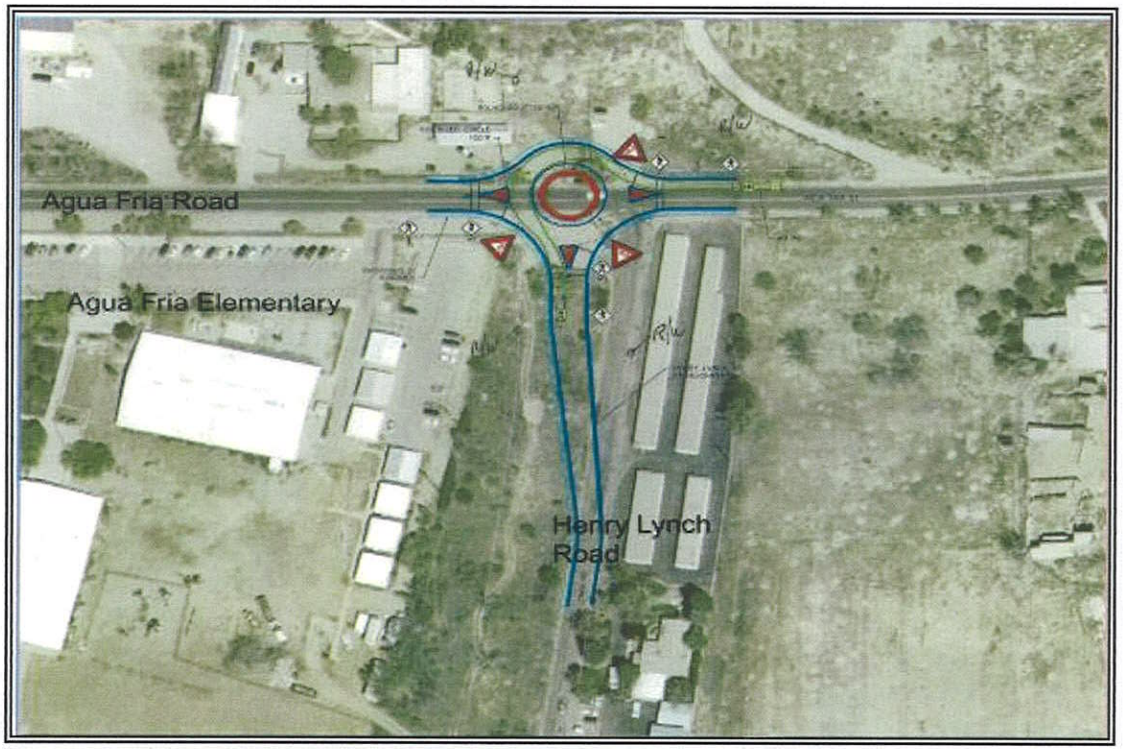
Section 4 – Roads and Traffic



Proposed Roundabout at Agua Fria and Henry Lynch Road Intersection

Goals:

- Safe and efficient circulation
- Preservation of historical integrity of Agua Fria (Camino Real)
- Limited thru truck traffic

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Roads and Traffic Background and Issues:

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 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 R-O-W 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.

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. Other potential problems related to a signalized intersection at that location include speeding to avoid a red light at a location where children cross the street. The community discussed alternative options for the intersection including a "Roundabout". A roundabout is defined as a raised island that is usually landscaped and located at the intersection of two

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streets used to reduce traffic speeds and accidents without diverting traffic onto adjacent residential streets[5]. 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 traffic circle 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 only since the traffic studies showed that the intersection met additional traffic warrants. 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 of Agua Fria and Henry Lynch Road. 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 recommends 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 is also recommended.

Aerosol Mural along wall in Village of Agua Fria

[5] American Planning Association Planners Dictionary, Planning Report Number 521/522 Edited by Michael Davidson and Fay Dolnick.

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Problems:

- Traffic impacting Agua Fria THC needs arterial road alternatives.
- Agua Fria Road and Henry Lynch Intersection dangerous.
- Speeding and excessive traffic on Agua Fria Road, Rufina and Lopez Lane.
- Rufina dangerous due to no turning lanes, lack of signs indicating intersections, lack of traffic enforcement.
- Development outside THC impacts traffic on existing roads.
- Traffic needs to be alleviated on existing roads.
- Lack of public north south connector roads.
- Powerline road easements still on property owner deeds-need to be relinquished.
- Lack of long term road planning in THC.
- Lack of connectivity between Rufina Meadows and Agua Fria 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 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.

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Goals:

- Safe and efficient circulation in and around the THC.
- Multi-modal transportation-(bikes, pedestrians, buses, horses).
- Preservation of historical integrity of Agua Fria and historic roadways (El Camino Real).
- Limited truck traffic-limit, reduce, restrict heavy truck traffic on Agua Fria and Lopez Lane.
- Future land uses need to consider traffic goals.
- Better utilization of NM 599 and Frontage Road to reduce traffic in Agua Fria THC.
- Improved lighting on roadways.
- Recognition of impact of development and traffic on Agua Fria THC.
- City and County recognition of Arterial Roads Task Force (ARTF) plan.
- Develop long range plan for utilization of Calle Atajo/encourage connection to Agua Fria from Calle Atajo.
- Spread the traffic load and increase connectivity.
- Provide safe pedestrian access.
- Improve circulation plan outside of THC - i.e.support South Meadows extension; Caja del Rio/NM 599 Interchange; Siler Road Bridge; Rufina Improvements.

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Actions:

The Agua Fria Planning Committee seeks support from the BCC for the following:

Program Actions:

- Establish quarterly meetings with public officials and city and county staff to review road and traffic issues-i.e. maintenance, law enforcement, traffic studies, etc.
- Support completion of South Meadows to County Road 62 and NM 599.
- Develop neighborhood friendly public roads between Agua Fria Road and Rufina in the THC to provide better traffic circulation.
- Support San Ysidro Crossing Improvements.
- Preservation of La Junta del Alamo as a Historic Trail, prescriptive R-O-W and Historical Alignment.
- Support completion of Siler Bridge.
- Support connection of Calle Atajo and Agua Fria Road.
- Support connection of Rufina Meadows and Agua Fria.
- Support completion of work on Rufina including turn lanes and repaving of road.
- Fix problems created in conjunction with Agua Fria Phase 2 including the following:
  - Pavement failure-sinking asphalt; La Junta del Alamo needs rollover curb approximately 40'.
- Support Caja del Rio/NM 599 Interchange.
- Request study for traffic calming measures such as speed humps for specific sections of Lopez Lane, Agua Fria and San Ysidro Crossing.

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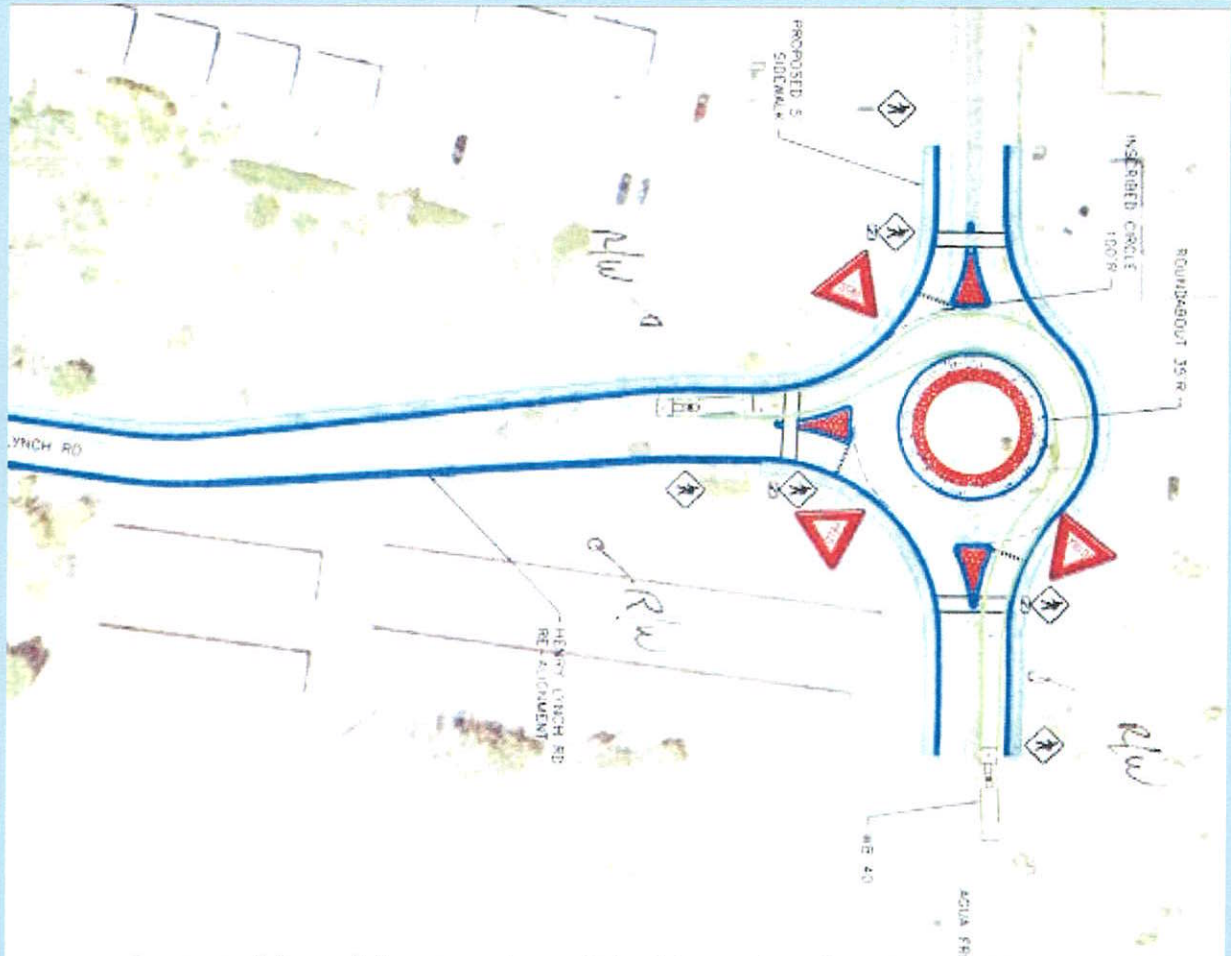
- Heavy truck ban for thru traffic on Agua Fria Road; Lopez Lane and County Road 68A, San Ysidro Crossing.
- Reduction of road easement width requirements for family transfers and small residential subdivisions.



Proposed Roundabout at Agua Fria/Henry Lynch Intersection

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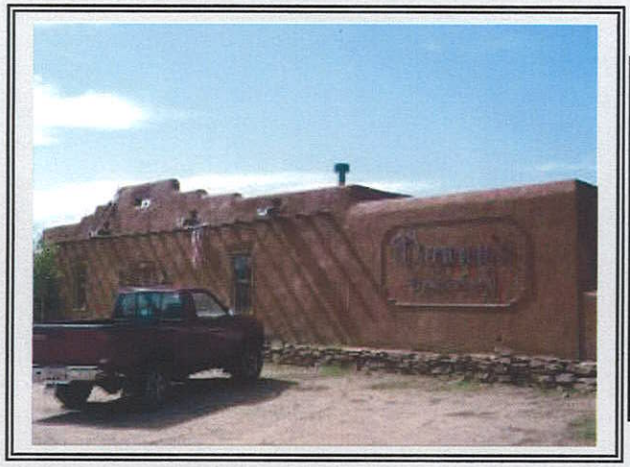
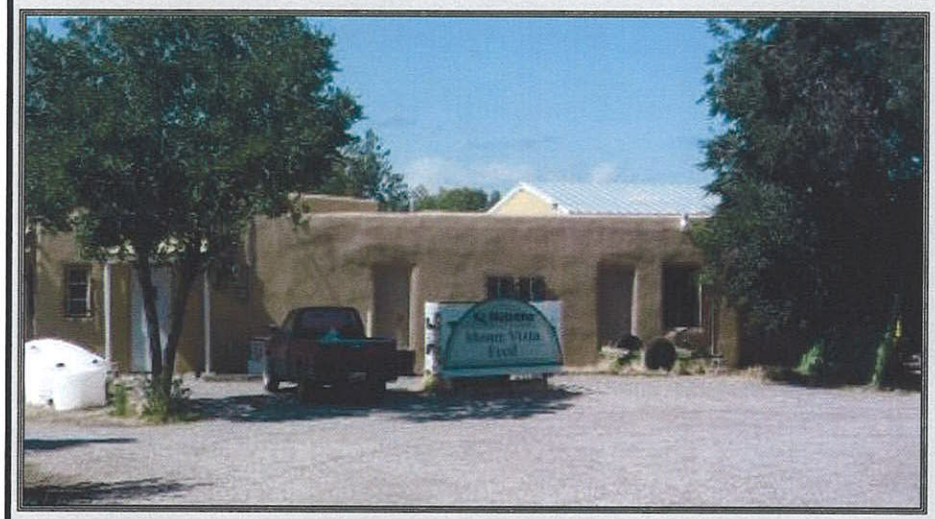
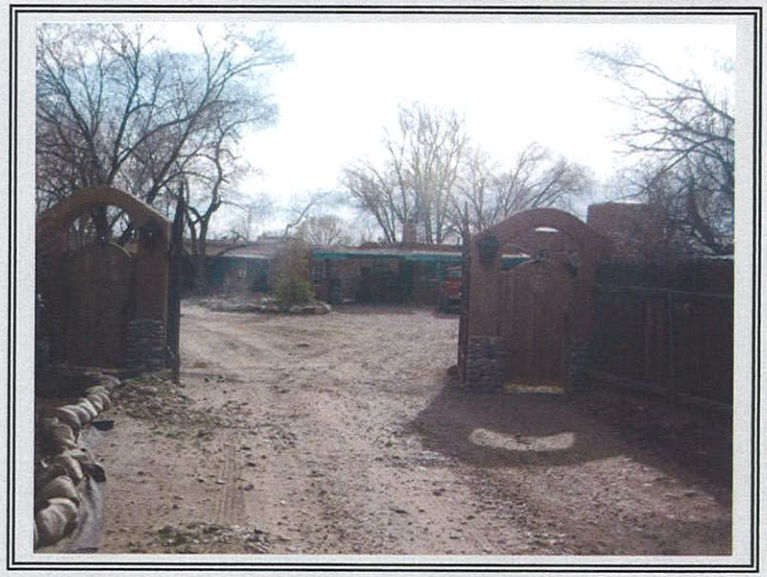
Section 5: The Land Use Plan







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Community Plan Vision for Land Use and Growth Management

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

- that is a well-planned community; where new development considers land use, water and wastewater;
- where there 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 had 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 addresses the needs of the community;
- where the 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.

Part of an aerosol mural along a wall in the Village of Agua Fria

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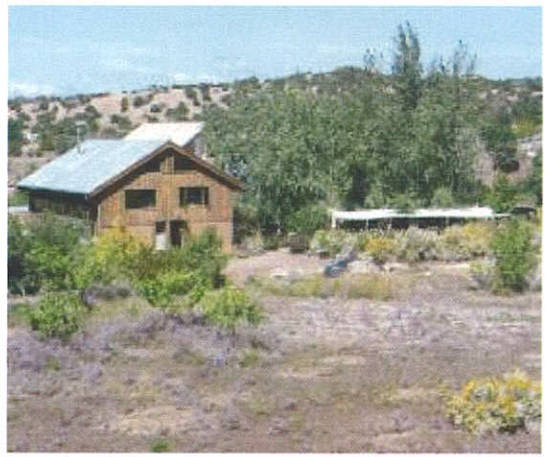
Land Use Background Issues and Opportunities

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.



Need for Land Use Plan

The Planning Committee has developed the land use plan to support the community's vision for a sustainable and thriving future for current and future residents of the Village of Agua Fria. 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 is 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 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.

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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.

Horses, goats, and sheep in the Village, above. Santa Fe Community Farm agricultural field, left..

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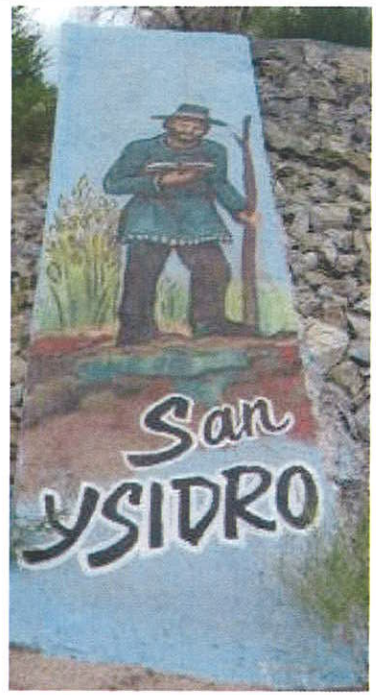
Open Space

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 and manage and restore the river and develop a river park. The County recently acquired several properties along the Santa Fe River and adjacent to the river including a portion of the Community Farm property. Some of this open space property was previously used for mining purposes.



Santa Fe River mural by local artist Leopoldo Romero

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.

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.

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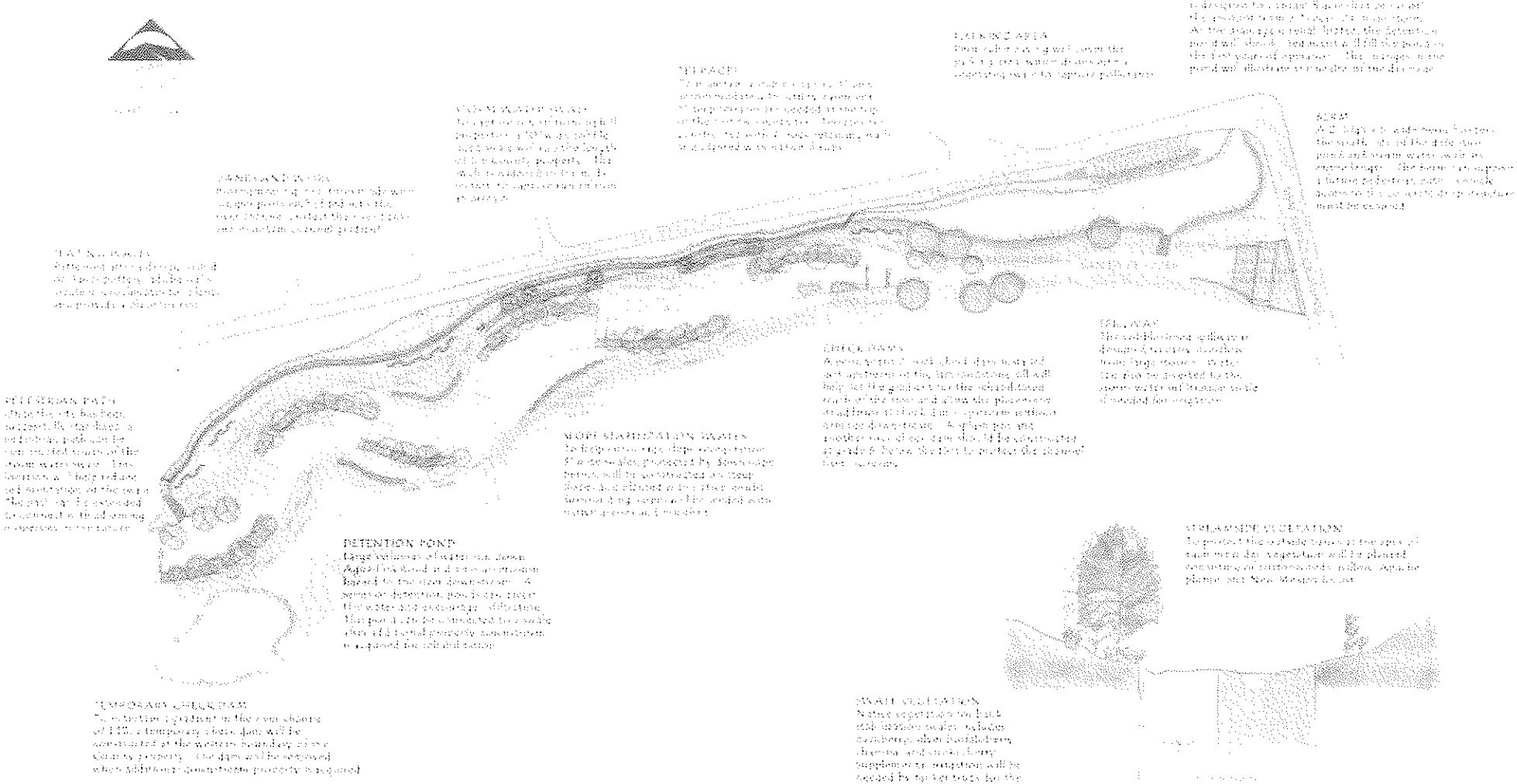
PROPOSAL FOR SAN YSIDRO RIVER PARK
RIVER RESTORATION AND OPEN SPACE



This conceptual plan is for illustration purposes only. The final plan for the San Ysidro River Park has been modified through a public involvement process. Santa Fe County Open Space Division is in the process of finishing the San Ysidro River Park.

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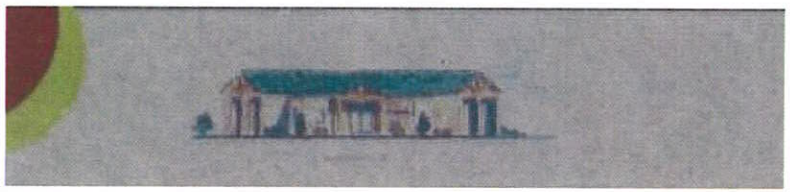
Institutional Uses and Community Services

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.

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. The BCC voted to request 2004 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.

La Familia Medical Center, top. Agua Fria Community Park playground, above. Conceptual rendering of Agua Fria Community Center, bottom



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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.

agua fria
children's zone

A United Way of Santa Fe County Initiative

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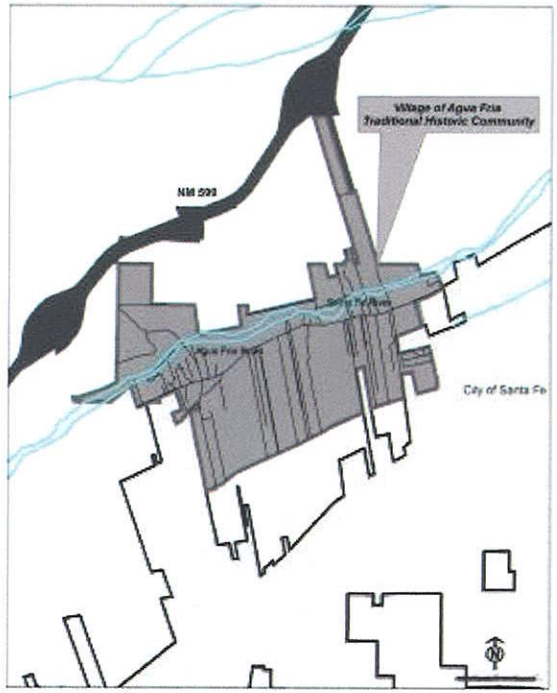
Village of Agua Fria Traditional Historic Community Boundary

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.



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 2 in the appendix of this document.

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.

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Code Enforcement

Growth within the community has also increased and residents are concerned that illegal development is taking place within the Village, including illegal businesses operating within the community. In addition, there are concerns with junked vehicles and trash in the Village which is not in compliance with the County Code. The land use analysis completed by the subcommittee has identified many of the businesses located in the Village as either legal nonconforming businesses or businesses operating in violation of regulations currently in effect. Businesses operating without a business license are in violation of the County Code and are defined as Code violations. The land use subcommittee recommendation is for the County to 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 recommends that the businesses operating without appropriate zoning or licenses go through the land use process in order to come into compliance with the Code.

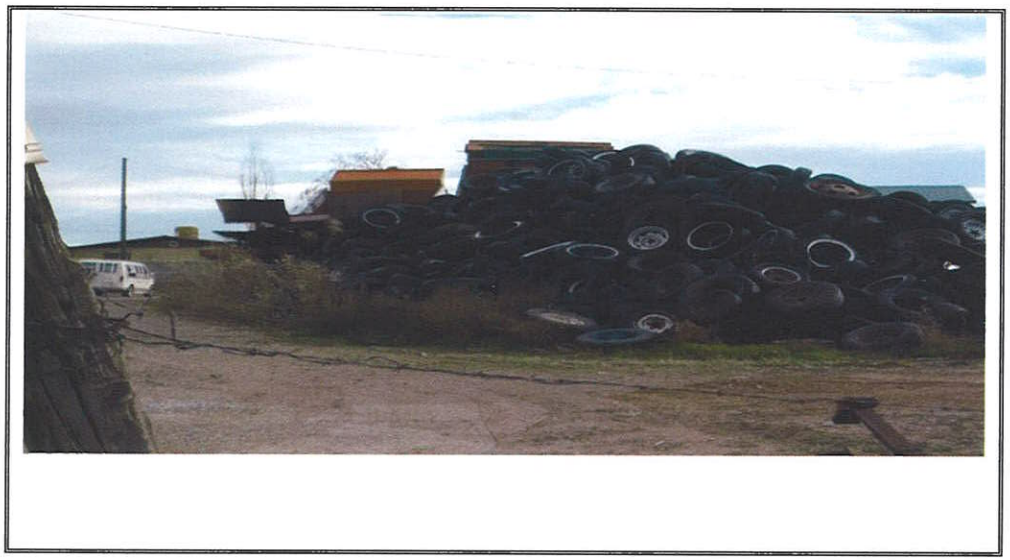

Photo of possible County Code violation in the Village of Agua Fria
Photo taken in 2006

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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).

TCZD Minimum Lot Size and Maximum Density:
Minimum lot size in the TZCD 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. Maximum density with community water and sewer is three dwelling units per acre.

Urban Area:
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.

Urban Area Minimum Lot Size and Maximum Density:
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.

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Existing Conditions

The Agua Fria THC consists of approximately 771 acres. 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 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 and 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 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.

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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%
	543	771	100%

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.

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Future Land Use and Growth Management

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:

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. Future land uses in this area should be consistent with the Performance District Density and Dimension Schedule and the Performance Districts Use Table in this plan.

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 applicant should submit a site development plan and meet the design standards and criteria outlined in the Ordinance Actions section of the plan.

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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 will not segregate the affordable units from the market-rate units.
- The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural or recreational concern.
- Clustering of homes is encouraged to maintain open space within subdivisions.
- Family compounds are supported in the community and encouraged to maintain traditional lifestyles.

Open Space
Open space requirements for new development within the planning area should protect sensitive natural areas and provide for interconnected open spaces where possible. 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, as amended (Ordinance 2006-02).

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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%

* 1980 dwelling units based on Agua Fria Traditional Community Zoning Map

*2005 dwelling units based on County Assessors Data

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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 for the potential build out of vacant land based on .25 acre feet with community water is between 54 acre feet and 120 acre feet of water.

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%

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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 DU	88 AF

**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

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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.

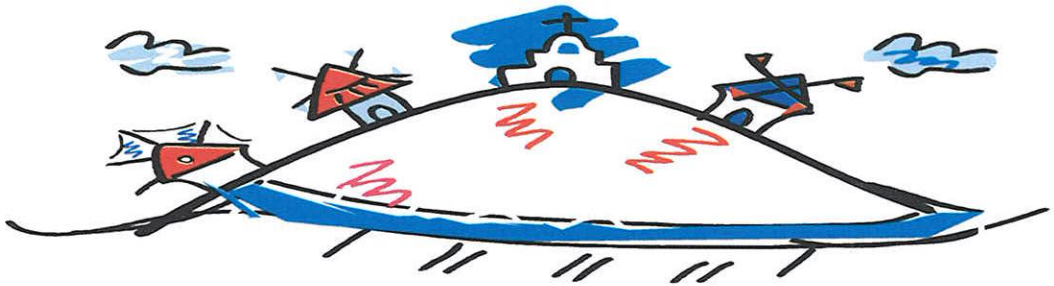
Agua Fria THC Projected Nonresidential Water Demand 2006 - 2020*

	Estimated Average Annual Nonresidential Development Square Feet	Estimated Annual Water Demand (based on 1.5 Acre Feet per 10,000 SF Building)	Total Projected Increased Nonresidential Development 2006-2020	Total Estimated Nonresidential Water Demand 2006-2020
Nonresidential Development	1,787	0.27	26,800	4

**Estimated Water Demand for Nonresidential Development Based on RPA Plan's Most Likely Projections for the Urban Area.*

Future Land Use Summary

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 a build out analysis, growth projections 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.



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Actions

The Agua Fria Planning Committee seeks support from the BCC for the following:

Program Actions:

Open Space

1. Protect and preserve the Santa Fe River as the primary open space corridor for the THC.
2. Encourage Santa Fe County to purchase open space land in Agua Fria to provide for connectivity and for community use.
3. Ensure County maintenance and improvements of open space and community facilities in coordination with community.
4. La Junta del Alamo is a historic part of El Camino Real in Agua Fria and should be preserved and maintained and accessible to residents, pedestrians and equestrians as a trail corridor.
5. The acequias identified through the State Engineer's Hydrographic Survey's should be preserved when possible.
6. Open space requirements should provide for interconnected trails to the primary open space corridor along the Santa Fe River when possible.

Affordable Housing

1. The Santa Fe County Affordable Housing Ordinance is in effect in the Village of Agua Fria and affordable housing shall be undertaken in accordance with Santa Fe County's Affordable Housing Ordinance.
2. Developments with both affordable housing and market rate housing will not segregate the affordable housing from the market-rate housing.
3. The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural or recreational concern.
4. Clustering of homes is encouraged to maintain open space within subdivisions.
5. Family compounds are supported in the community and encouraged to maintain traditional lifestyles.

Code Enforcement

1. County Land Use Department needs to enforce code violations to include the junked vehicle ordinance and anti-litter ordinance.
2. Bring businesses without a business license into compliance of County Code.

Home Business and Home Occupations

1. Home businesses and home occupations as proposed by the Santa Fe County Code Rewrite are recommended by the planning committee.

Ordinance Actions:

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Agua Fria Traditional Historic Community

1. Amend Traditional Historic Community Boundary to include requests from property owners adjacent to THC at the time of the adoption of the plan and ordinance.
2. Property owners north of the THC boundary to NM 599 should be allowed to request to the Board of County Commissioners for inclusion into the THC at any time in the future.

Development on Wells:

1. The committee proposes to make recommendations which will limit or restrict new domestic well water consumption based on input gained at public meetings and incorporated into the proposed code language to follow.
2. All new residential land division and subdivision using ground water from a domestic well shall limit water consumption to .25 acre feet of water (approximately 81,450 gallons) per year per dwelling unit for domestic consumption.

Agua Fria Traditional Community Zoning District (TCZD)

1. The Agua Fria TCZD boundary should be extended south to coincide with the southern THC boundary adjacent to Rufina Street and/or the City of Santa Fe Boundary. (See Appendix Map 2: Village of Agua Fria Traditional Historic Community Existing and Proposed Zoning District Map)
2. Neighborhood Mixed Uses as identified in the Performance District Use Table are allowed throughout the AFTCZD in accordance with Conditional or Special Use standards and must meet all Santa Fe County Land Use Development Code requirements.
3. Conditional Uses as identified in the land use table are allowed if they meet all Santa Fe County Land Use Development Code requirements and receive approval from the Agua Fria Development Review Committee.
4. Special Uses as identified in the land use table are allowed if they go through a special review process and meet all Santa Fe County Land Use Development Code requirements and receive a recommendation from the AFDRC and approval from the Board of County Commissioners.
5. Nonresidential development shall not exceed 5,000 square feet. Small grocery stores may request up to 10,000 square feet.
6. Maximum lot coverage for Nonresidential uses is 40%.
7. Maximum Height for Nonresidential is 24 feet.

Home Business

1. Home business applications are a conditional use and are subject to review by Agua Fria Development Review Committee.
2. Home Business Requirements:
   Small scale home businesses, including but not limited to retail shops and galleries, offices or restaurants may be allowed as accessory uses to single-family dwellings provided that such businesses comply with the following standards:

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A. Site Development Plan Required
B. General
   1. Such uses shall be subject to the approval of a conditional use permit as identified in the County Code;
   2. Not more than 2,500 sq. ft. shall be dedicated to the use;
   3. The owner shall reside on-site; and not more than 6 persons, other than members of a family residing on the premises, shall be regularly engaged in work at the site of the home business;
   4. All outdoor storage shall be screened and there shall be no more than 1,000 square feet of such storage related to the home business;
   5. The use shall not be disruptive of the residential character of the neighborhood;
   6. Such uses may have a max of one sign advertising the accessory use in accordance with the requirements of Sec. 7.12, signs;
   7. no equipment or process shall be used that significantly interferes with the existing use of property in the adjacent area;
   8. Such uses shall comply with any otherwise applicable use-specific standards of this Code;
   9. The use shall not create any disturbing or offensive activity, noise, vibration, smoke, dust, odor, heat, glare, or unhealthy or unsightly condition.

C. Restaurants, Home
   Home restaurants shall comply with the requirements of the County Code in addition to the following:
   1. Drive up or drive through shall not be allowed; and
   2. Liquor sales are prohibited;
   3. Beer and wine sales are allowed.

PERFORMANCE DISTRICTS DENSITY AND DIMENSIONAL SCHEDULE																
	Minimum gross Lot Area							Maximum Lot Coverage (%)		Max. Height (ft)			Minimum Setbacks (ft)		
	Residential Uses (Acres Per Dwelling Unit)						Nonresidential Uses (Acres Per Principal Use)								
				Community Services											
Zoning Sub-Districts	Base Density	Water Cons.	Long Term Water	Water	Sewer	Both W&S		Residential Uses	Non-residential Uses	Residential Uses SF	Residential Uses MF	Non-residential Uses	Front & Street Side	Interior Side	Rear
RU	2.5			1	1	0.50			20	24	24	24	0	5	5
TCZD	.75			.75	.75	0.33			40	24	24	24	0	5	5

Agua Fria Traditional Historic Community Performance District Density and Dimension Schedule

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Performance Districts Use Table

All principal uses allowable in performance districts are specified in the table below.

There are two zoning districts with the Village of Agua Fria THC, Santa Fe Urban Zone and Traditional Community Zoning District (see Appendix Map 2). The principal uses proposed for the districts on the following pages in accordance with the Principal Uses as described below:

Principal Uses

P Permitted Uses

A "P" indicates that a use is allowed by right in the respective zoning district, in accordance with the Development Permit review procedures and shall be approved by the Administrator. Permitted uses are subject the submittal requirements of a site development plan and to all other applicable regulations of this Code.

C Conditional Uses

A "C" indicates that a use is allowed only if reviewed and approved by the County Development Review Committee or Local Development Review Committee. The Agua Fria Development Review Committee is the LDRC for the Village of Agua Fria THC. Conditional Uses are allowed in accordance with the Conditional Use review procedure that is outlined in the Santa Fe County Land Development Code. Conditional Uses are also subject to the submittal requirements of a site development plan and all other applicable regulations of this Code.

S Special Uses

An "S" indicates that a use is allowed only if reviewed and approved by the Board of County Commissioners as a Special Use, in accordance with the Special Use review procedures. Special Uses are subject to the submittal requirements of a site development plan and all other applicable regulations of this Code.

Uses Not Allowed

A blank cell (one without a "P", "C" and "S") indicates that a use type is not allowed in the respective zoning district.

The Performance Districts Use Table is organized into 5 major use groups: Residential Use Categories, Public, Civic and Institutional Use Categories, Retail, Service and Commercial Use Categories, Industrial Use Categories, and Open Use Categories. Each major use group is further divided into specific uses. The use category system is based on common functional, product or compatibility characteristics, thereby regulating uses in accordance with criteria directly relevant to the public interest.

All development in the either the TCZD or Santa Fe Urban Zone shall be subject to the requirements of the Performance Districts Density and Dimensional Standards. Development must also adhere to all requirements outlined in the Santa Fe County Land Development Code.

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PERFORMANCE Districts Use Table				
		Santa Fe Urban Zone	Agua Fria TCZD	
Use Categories	Specific Uses	RU	AFTCZD	Use Standards
Key: P= Permitted Use C = Conditional Use Blank = Not Permitted				
Residential Use Categories				
Household Living	All household living not listed below	p	P	
	Single-family dwellings and manufactured homes	P	P	
	Two-family dwellings (duplexes)	P	P	
	Multi-family dwellings	C	S	
	Manufactured home communities and subdivisions	C	S	
	Mobile homes	P	P	
	Upper floor residential	P	P	
Group Living	All group living not listed below	C	S	
	Community residential homes	P	P	
	Family compounds	P	P	
Public, Civic, and Institutional Use Categories				
Place of Worship	All places of worship	C	C	
Day Care	All day care not listed below (See also Sec. 2.5.5 Accessory Home-based)	C	C	
	Day care center (13 or more adults or children)	C	C	
Community Service	All community service not listed below	C	C	
	Community facilities	C	C	
	Libraries	C	C	
	Museums	C	C	
	Philanthropic institutions	C	C	
	Senior centers	C	C	
Educational Facilities	All educational facilities not listed below	C	C	
	Elementary schools	C	C	
	Middle or high schools	C	C	

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Use Categories	Specific Uses	RU	TCZD	Use Standards
	Colleges or universities	S	S	
	Business and vocational schools	S	S	
Government Facilities	All government facilities not listed below	C	C	
	Emergency services	P	P	
	Jail or prison	S		
Parks and Open Spaces	All parks and open space not listed below	C	C	
	Cemeteries, columbaria, mausoleums & memorial parks	C	C	
	Public parks	P	P	
Passenger Terminal	All passenger terminals not listed below	S	S	
	Airports (See ANO)			
	Airports or heliports, private			
Social Service Institutions	All social service institutions	S	S	
Utilities	Utilities not listed below	C	C	
	Major utilities	S	S	
	Minor utilities	C	C	
	Telecommunications facilities	C	C	
Retail, Service and Commercial Use Categories				
Entertainment Events, Major	All major entertainment events, not listed below			
	Fairgrounds	S	S	
Medical Services	All medical services not listed below	C	C	
	Hospitals	S	S	
	Medical and dental offices/clinics	C	C	
	Emergency medical offices	C	C	
Office	All offices not listed below			
	Banks and other financial institutions	C	S	
	Offices (<5,000 square feet)	C	S	

Use Categories	Specific Uses	RU	AFTCZD	Use Standards
Office	Offices (>5,000 to 50,000 square feet)			
	Office uses (>50,000 square feet)			
	Research/development		C	
Parking Commercial	All commercial parking lots and garages		S	
Transient Accommodations	All transient accommodations not listed below			
	Inns and bed and breakfasts (<7 units)	C	C	
	Inns and bed and breakfasts (7-12 units)	C	C	
	Hotels and motels (>12 units)			
	Resorts (with or without conference centers)	S	S	
Indoor Recreation	All indoor recreation not listed below	S	S	
	Adult entertainment			
	Convention or conference center	S	S	
	Private clubs and lodges (not-for-profit)	S	S	
	Entertainment and recreation, indoor		S	
Outdoor Recreation	All outdoor recreation not listed below			
	Community pools	S	S	
	Country clubs	S	S	
	Golf courses	S	S	
	Recreational uses, outdoor	C	C	
	Outfitter and guide services	S	C	
	Racetracks, animal			
	Racetracks, motorized			
	Recreational vehicle park/campground	C	C	
	Riding academies and public stables	S	C	
	Stadiums			

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Use Categories	Specific Uses	RU	AFTCZD	Use Standards
Restaurants and Bars	All restaurants and bars not listed below			
	Restaurants		C	
	Restaurant, serving beer, wine, or liquor		S	
	Taverns and bars			
Retail Sales and Service	All indoor retail sales and services not listed below			
	Agricultural supplies and equipment sales	S	S	
	Art galleries or dealers	C	C	
	Appliance, bicycle, jewelry, shoe or watch repair		S	
	Convenience stores		S	
	Exercise or dance studios		S	
	Farm supplies or equipment sales Is this the same as agricultural supplies		C	
	Farmers' markets	C	C	
	Gasoline and fuel sales			
	Greenhouse or nursery, retail	C	C	
	Grocery or food stores		C	
	Liquor stores			
	Outdoor markets			
	Personal service establishments	C	C	
	Retail establishments, indoor <5,000sf		S	
	Retail establishments, indoor >5,000sf to 50,000sf			
	Retail establishments, indoor >50,000			
	Vehicle parts and accessories			
	Video and DVD rental establishments	C	C	

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Use Categories	Specific Uses	RU	AFTCZD	Use Standards
Vehicle Sales and Service	Vehicle sales and service not listed below			
	Vehicle service, general		C	
	Vehicle service, intensive			
	Vehicle sales and leasing			
Storage	Storage not listed below			
	Mini-storage units		C	
Industrial Use Categories				
Industrial Sales and Service	Industrial sales and service not listed below		S	
	Manufactured home sales and service			
	Plumbing and electrical contractors	S	C	
	Woodworking, including cabinet makers and furniture manufacturing	S	C	
Warehouse and Freight Movement	Warehouse and freight movement not listed below		S	
	Transport and shipping			
	Truck stops			
	Outdoor storage yards			
Waste-related Services	Waste-related services not listed below			
	Landfill			
	Recycling facilities			
Wholesale Trade	Wholesale trade not listed below		C	
	Equipment rental			
	Mail-order houses	C	C	
Heavy Industrial	All heavy industrial not listed below			
Resource Extraction	All resource extraction not listed below			
	Mining and extractive uses			
	Sand and gravel operations	S		

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Use Categories	Specific Uses	RU	AFTCZD	Use s
Open Use Categories				
Agriculture	All agriculture not listed below	P	P	
	Agriculture, grazing and ranching	P	P	
	Veterinary clinics (small animal)	C	S	
Agricultural Business	All AGRICULTURAL BUSINESS not listed below			
	Animal boarding (large animals) or training		C	
	Animal boarding, kennels, shelters (small animals)		S	
	Animal breeding (commercial) and development			
	Animal raising (commercial)		S	
	Animal processing, packing, treating, and storage			
	Dairy farm or milk processing plant, commercial			
	Greenhouse or nursery,	C	S	
	Feed lot, commercial			
	Livestock auctions or stock yards			
	Livestock or poultry slaughtering or dressing			
	Processing of food and related products		C	
	Veterinary clinics (large animal)		S	
	Packing house for fruits or vegetables		C	
	Tree or sod farm, retail or wholesale	C	S	

Section 6: Appendix

Map 1: Santa Fe County Ordinance 2004-1- Village of Agua Fria Traditional Historic Community

Map 2: Village of Agua Fria Traditional Historic Community Existing and Proposed Zoning District Map

Map 3: Village of Agua Fria Water and Wastewater Map

Map 4: Proposed Traditional Historic Community Boundary and Proposed THC Inclusion Requests

Map 5: Map Showing the Village of Agua Fria THC with the location of the ditches identified in the Office of the State Engineer Hydrographic Survey of 1914.

Map 6: 1978 Office of the State Engineer Hydrographic Survey Map 9 showing the locations of 1914 irrigated lands.

Map 7: 1978 Office of the State Engineer Hydrographic Survey Map 10 showing the locations of 1914 irrigated lands.

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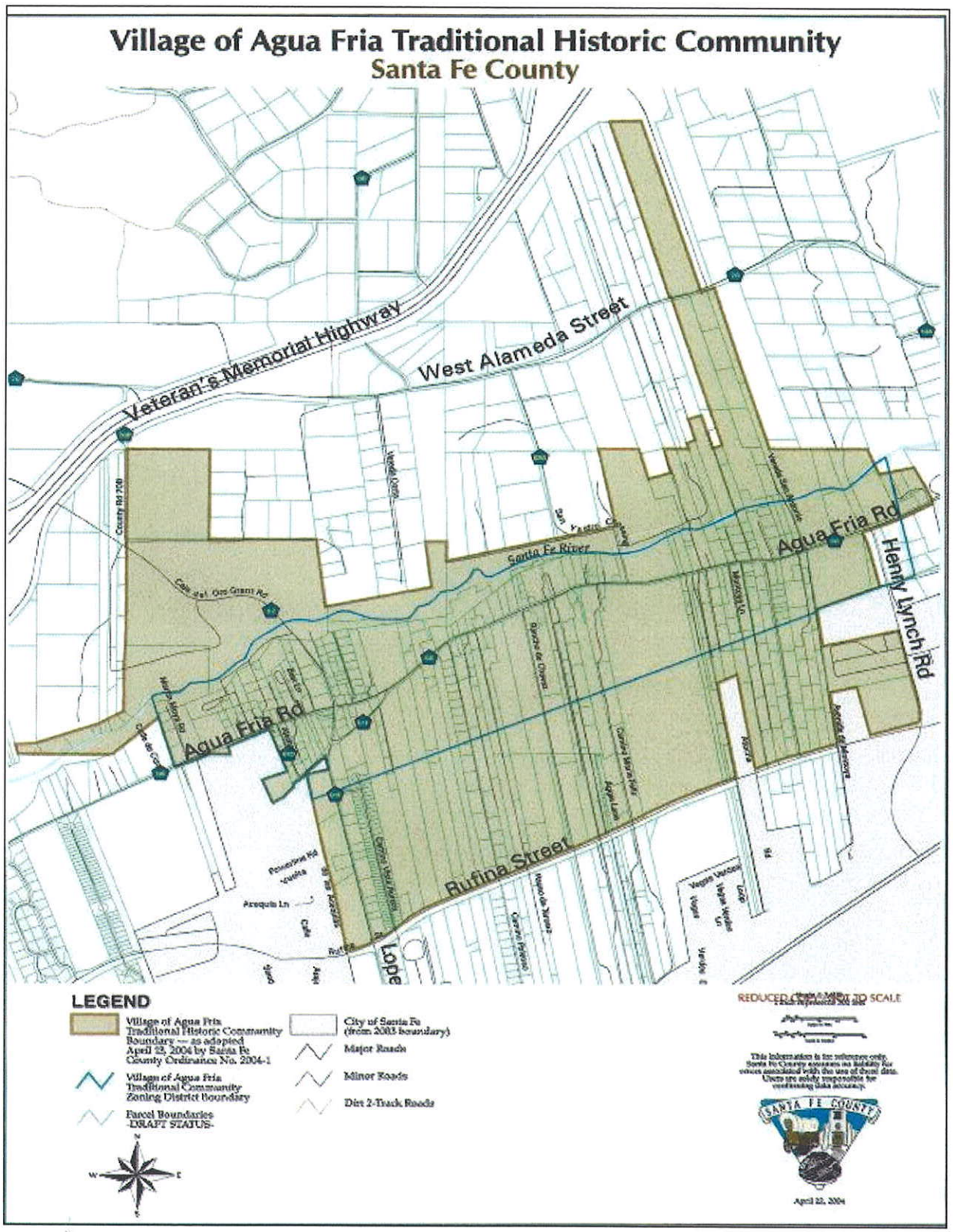
Map 1: Village of Agua Fria Traditional Historic Community Boundary as adopted by the Board of County Commissioners via Ordinance 2004-1.



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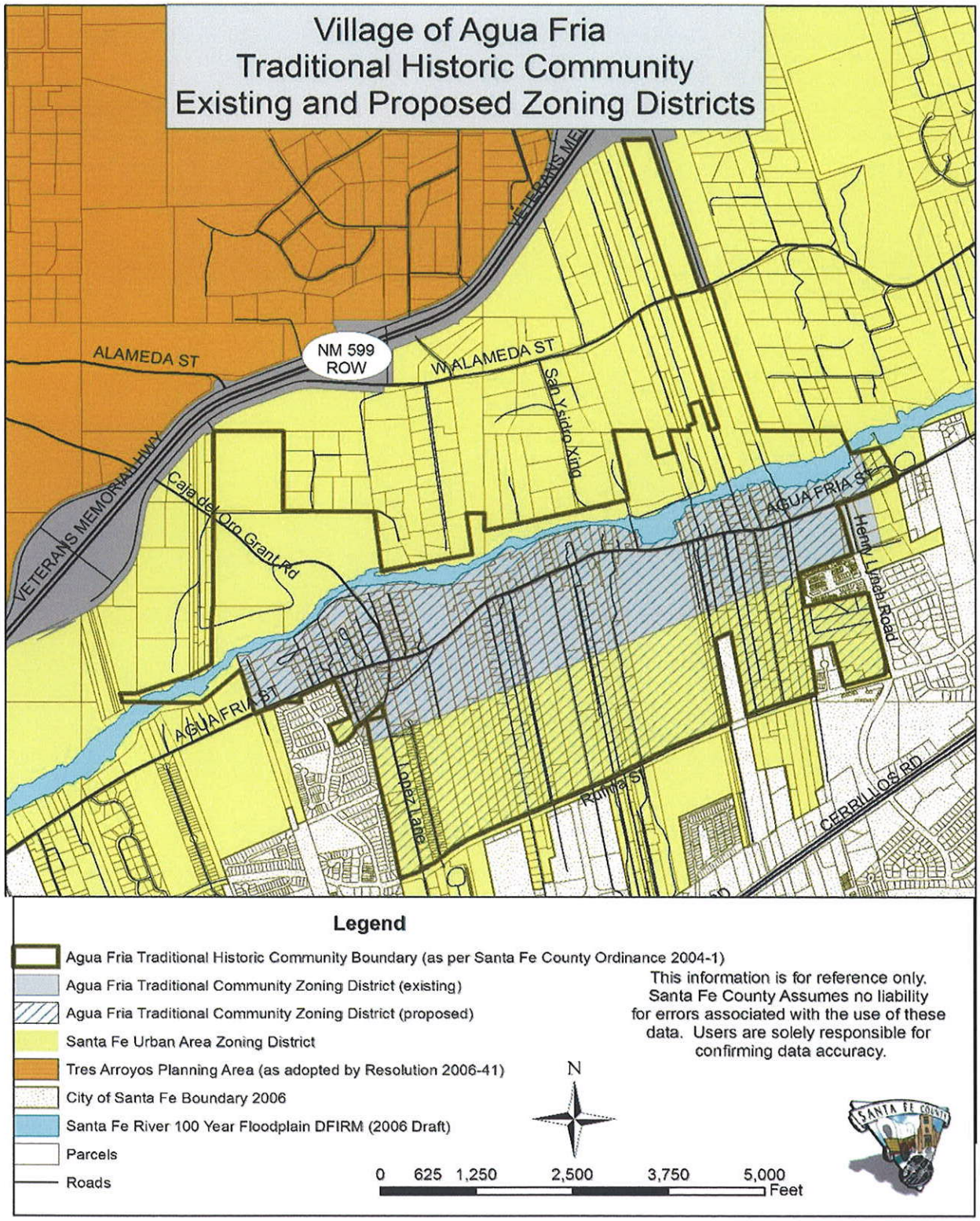
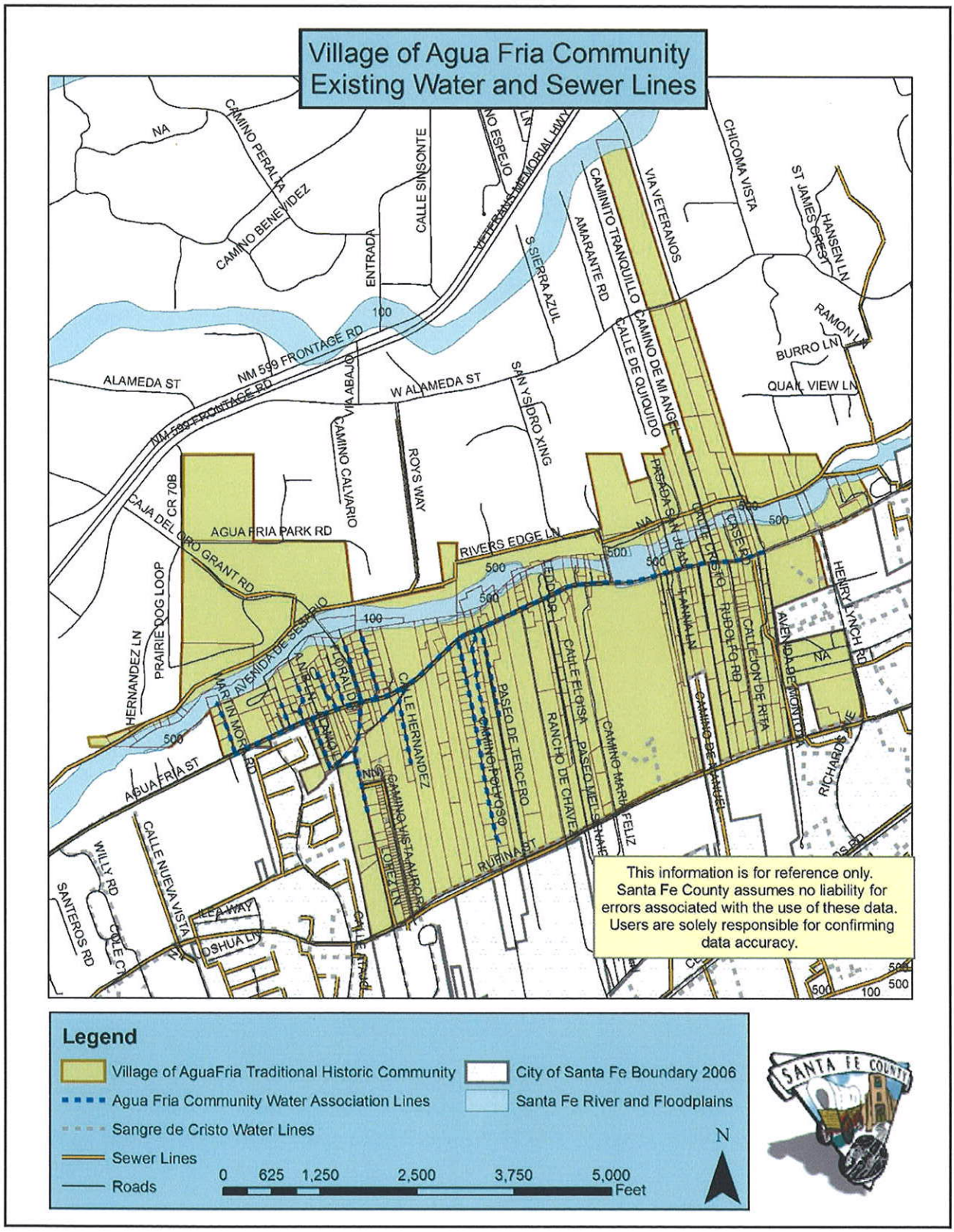
Map 2: Village of Agua Fria Traditional Historic Community Existing and Proposed Zoning Districts Map



Map 3: Village of Agua Fria Water and Wastewater Map



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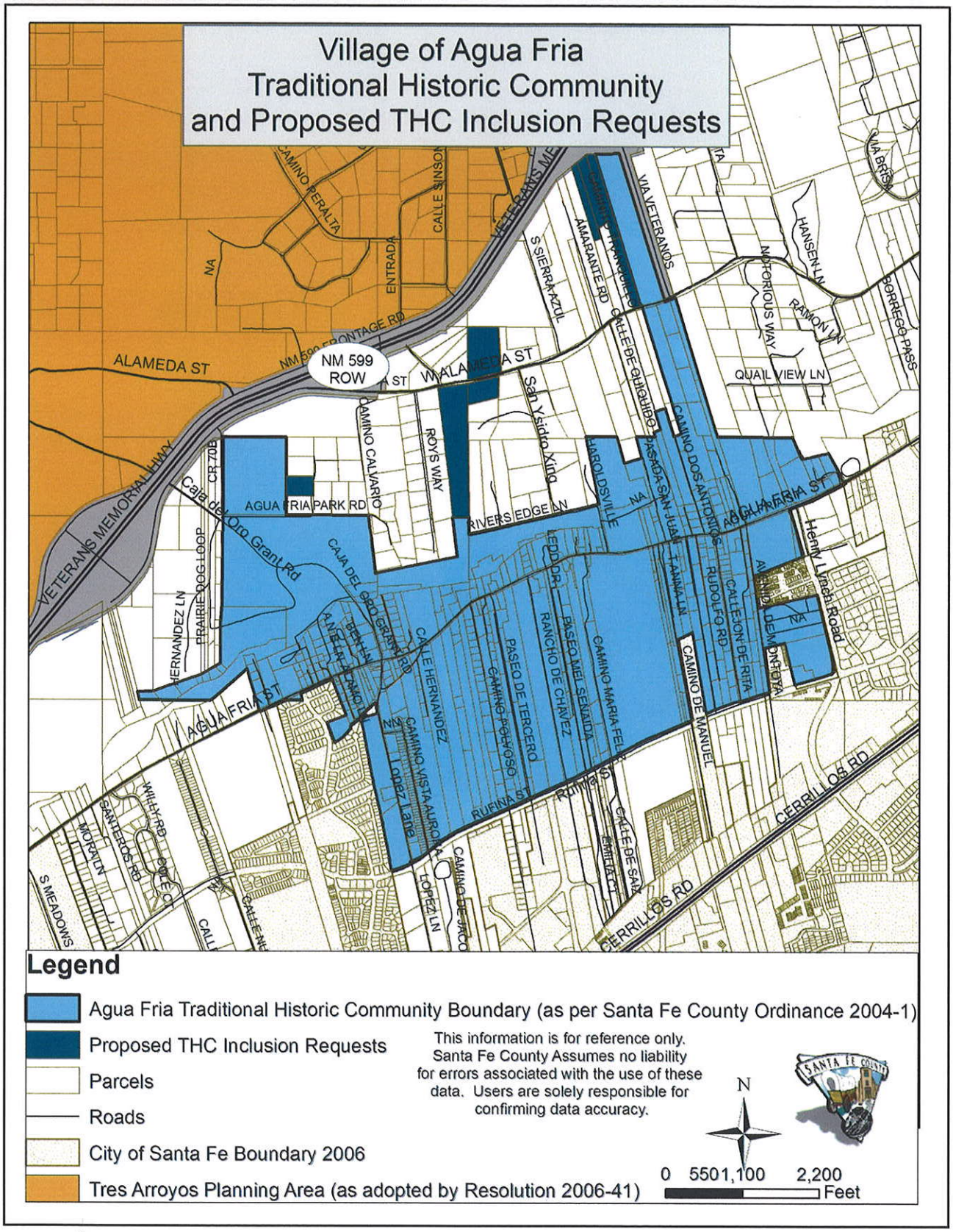
Map 4: Village of Agua Fria Traditional Historic Community and Proposed THC Inclusion Request



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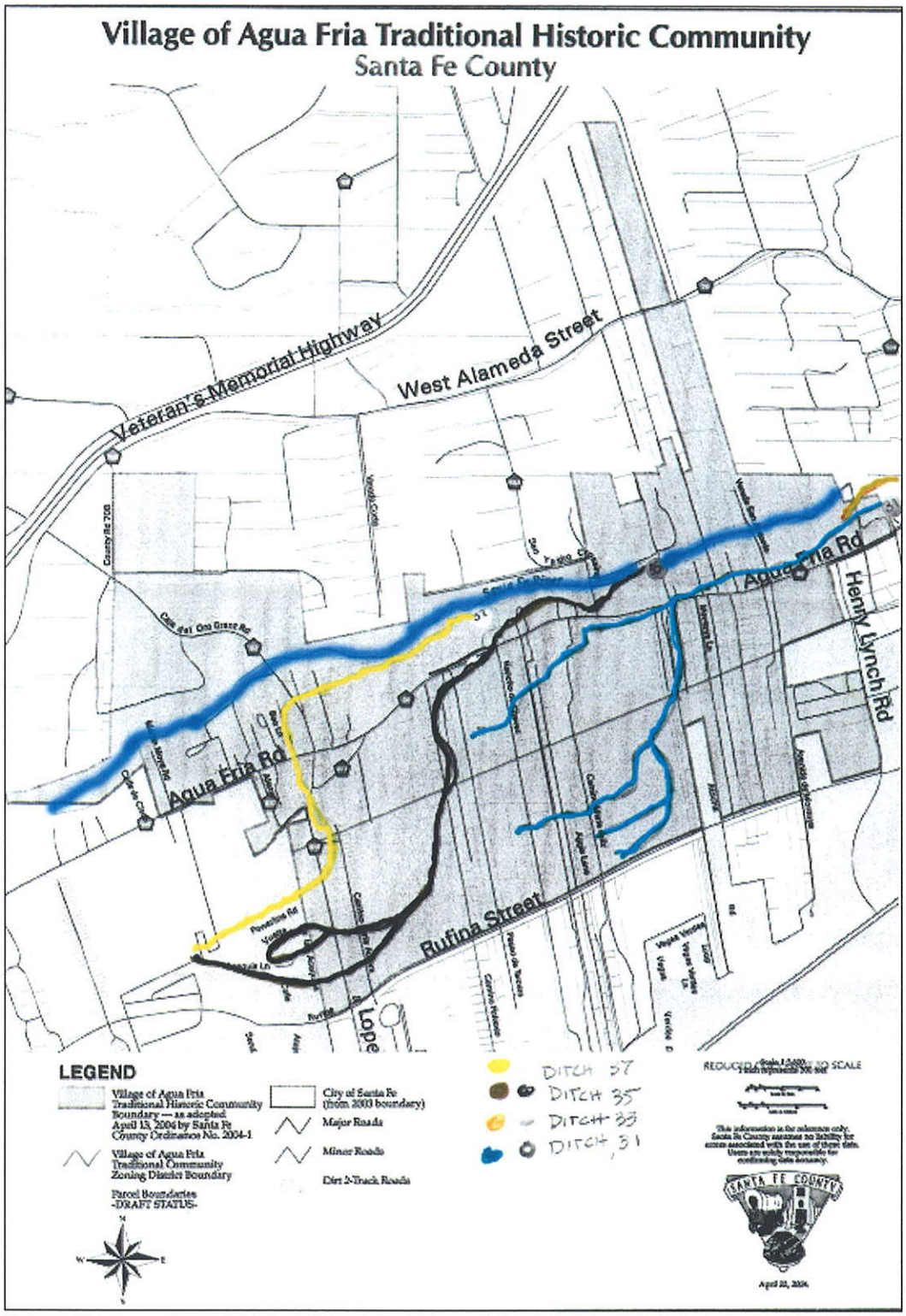
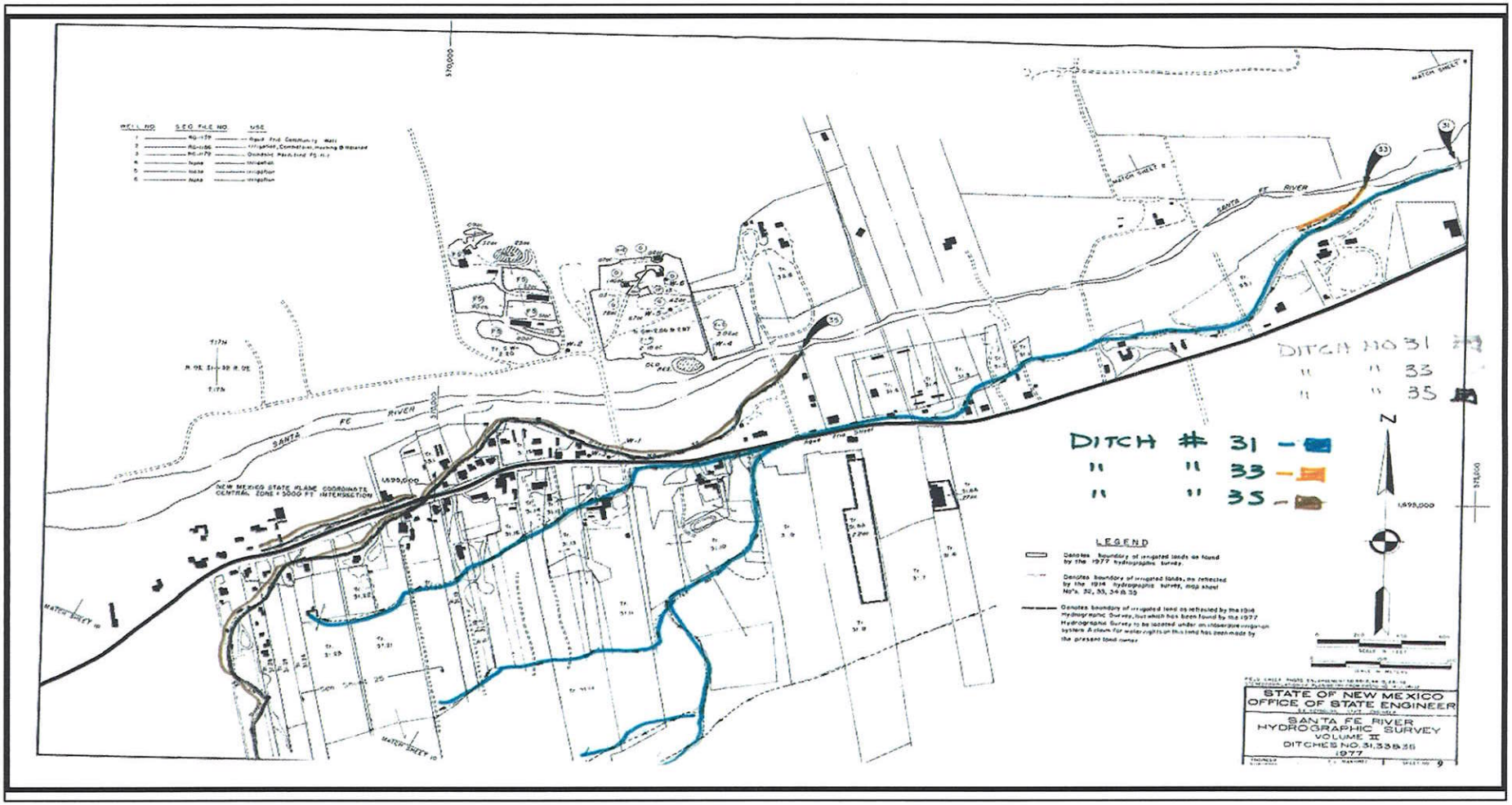
Map 5: Map Showing the Village of Agua Fria THC with the location of the ditches identified in the Office of the State Engineer Hydrographic Survey of 1914



Map 6: Office of the State Engineer 1978 Hydrographic Survey Map 9 showing the locations of 1914 irrigated lands.



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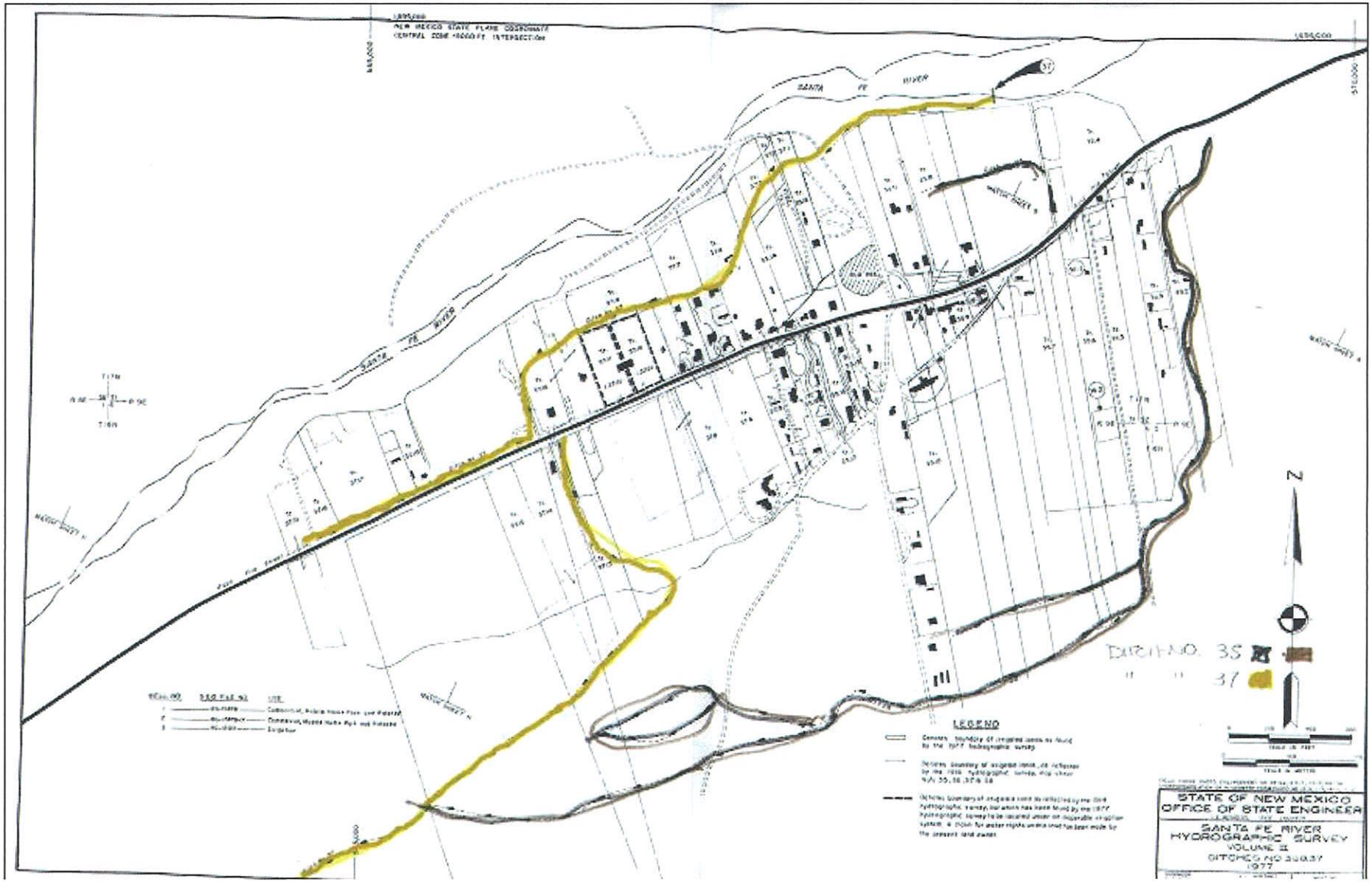
Map 7: Office of the State Engineer 1978 Hydrographic Survey Map 10 showing the locations of 1914 irrigated lands.



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