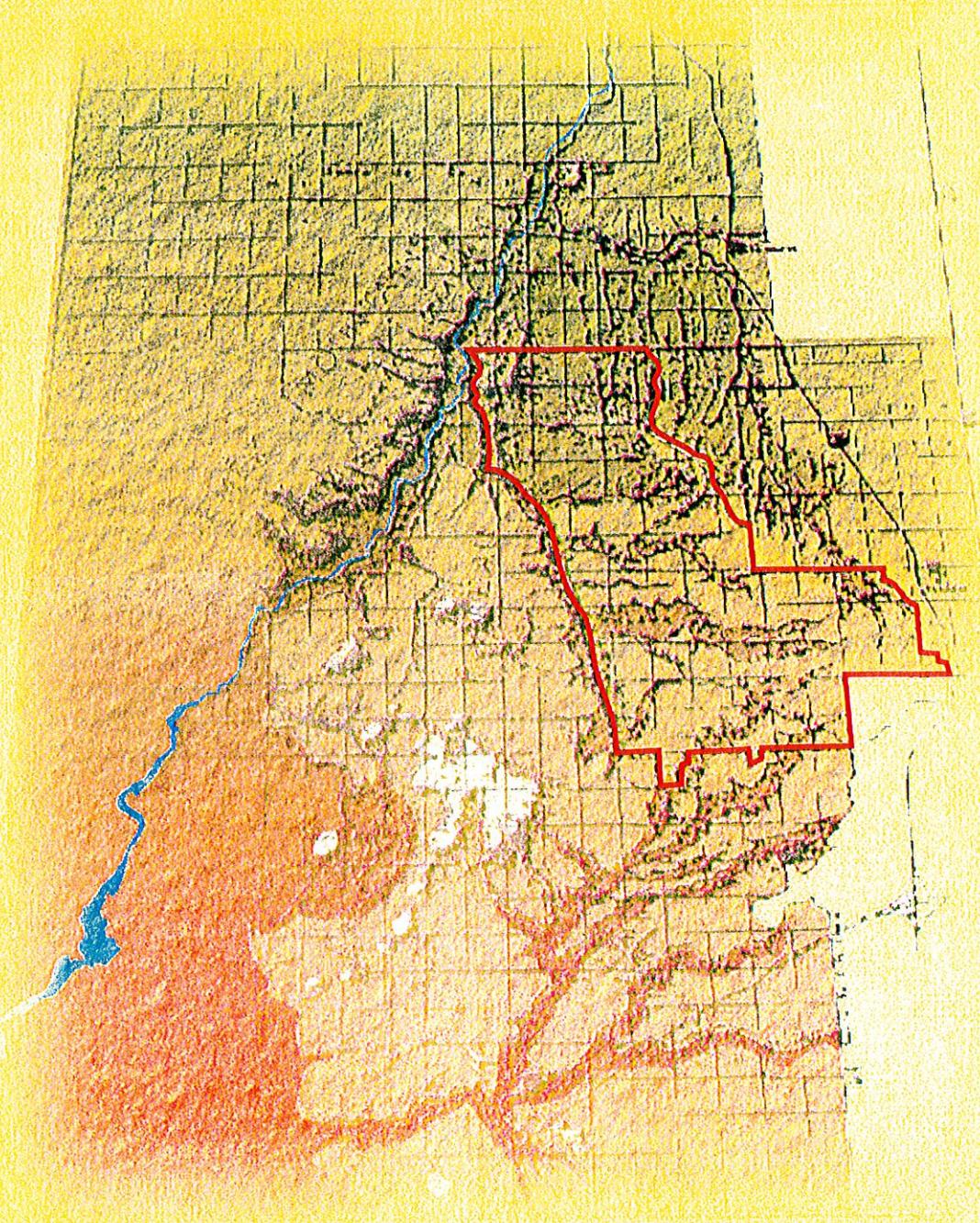


# **Santa Fe Northwest Community Plan**



**Prepared by the  
Santa Fe Northwest Advisory Council**

**1999**

RESOLUTION 1999-120  
RE-RECORDED TO ADD  
EXHIBIT A

COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) SS  
10921809  
I hereby certify that this instrument was filed  
for record on the 7th day of Oct A.D.  
19 99 , at 10:29 o'clock a m  
and was duly recorded in book 1694  
page 841-889 of the records of  
Santa Fe County.

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

Veronica Clayton  
Deputy



# SANTA FE COUNTY

## *Resolution No. 1999 - 120*

---

A RESOLUTION ADOPTING THE SANTA FE NORTHWEST COMMUNITY PLAN AND DESIGNATING THE PLANNING AREA AS A CONTEMPORARY COMMUNITY PURSUANT TO COUNTY ORDINANCE 1998-5, THE COMMUNITY PLANNING PROCESS, AND INCORPORATING THE SANTA FE NORTHWEST COMMUNITY PLAN INTO THE SANTA FE COUNTY GROWTH MANAGEMENT PLAN.

---

WHEREAS, The Santa Fe Northwest Advisory Council (SNAC) was authorized to begin a sector plan by the Extraterritorial Zoning Authority on March 29, 1994 and by the Board of County Commissioners on April 12, 1994. In September and October 1995 the planning boundary was amended by the EZA and the Board to incorporate the King Bros. properties south of Las Campanas; and

WHEREAS, SNAC submitted its Plan draft in 1997 and awaited the approval of the County Community Planning Ordinance No. 1998-5 so that their plan could be adopted by the Board of County Commissioners; and

WHEREAS, CDRC considered the designation of the planning area on October 29, 1998 and made a recommendation on the Contemporary Community boundary on November 19, 1998; and

WHEREAS, on February 11, 1999 a study session was held for EZC, EZA, CDRC and Board members to review the Santa Fe Northwest Community Plan. The EZC reviewed the draft plan in public hearings on March 11, 1999 and on May 13, 1999 and recommended approval of the plan as amended; and

WHEREAS, the EZA heard public comment and adopted the Santa Fe Northwest Community Plan on June 29, 1999; and

WHEREAS, public hearings were held before the Board of Commissioners on August 10, 1999 and September 14, 1999 to consider approval of the Santa Fe Northwest Community Plan;

WHEREAS, the SNAC Planning Task Force has requested that the Board approve the Planning Boundary shown on Amended Figure 1 of The Santa Fe Northwest Community Plan (Exhibit A) as the Contemporary Community boundary;

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

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

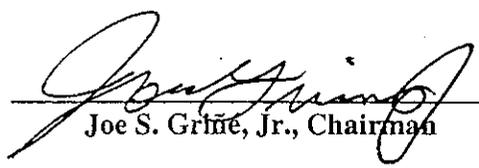
WHEREAS, the status of community, neighborhood, and sector plans is advisory only and is to be used as a guideline for the review and approval of zoning changes or ordinance amendments, acceptance of public dedications, or capital improvements programming; and

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

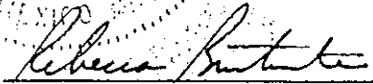
1. The Santa Fe Northwest Community Plan, attached as Exhibit A to this Resolution, is hereby adopted and incorporated into the Santa Fe County Growth Management Plan; and
2. The Santa Fe Northwest Contemporary Community is hereby designated with the boundary conforming to the community plan boundary as shown on Amended Figure 1 of Exhibit A.
3. There are several areas which may need special consideration and conditions:
  - a) Any development which occurs in the area(s) within the Community which are also in the Highway Corridor District shall conform to the land use and design standards adopted for that District. This may involve density transfers and clustering to provide buffers along the SR 599 corridor as well as specific site and architectural design.
  - b) The impacts of any mixed use or village development on the King property could entail amendments to the Santa Fe Northwest Community Plan in the future, including amending the boundary to include this property in a Westside Community area when a plan is developed for that area.
  - c) There remain issues or concerns about roads, commercial development and the location of community service facilities that relate to adjacent areas and the region where the detail of plan solutions is unresolved. These may need to be addressed at a later date in a district or other planning initiative by the County along with residents and other area representatives.

PASSED, APPROVED AND ADOPTED this 14<sup>th</sup> day of September, 1999.

BOARD OF COUNTY COMMISSIONERS

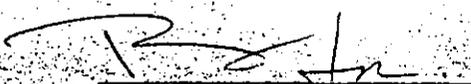
  
 \_\_\_\_\_  
 Joe S. Grife, Jr., Chairman



  
 \_\_\_\_\_  
 Rebecca Bustamante  
 County Clerk

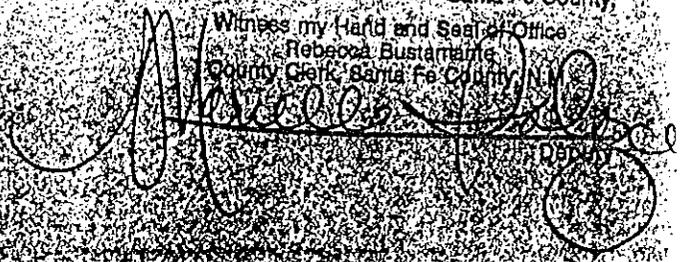


Approved As To Form:

  
 \_\_\_\_\_  
 Denise Brown, County Attorney

1090.241  
 COUNTY OF SANTA FE )  
 STATE OF NEW MEXICO )  
 I hereby certify that this instrument was filed  
 for record on the 15 day of Sept A.D.  
 19 99 at 4:01 o'clock P.m  
 and was duly recorded in book 1168C  
 page 908-909 of the records of  
 Santa Fe County,

Witness my Hand and Seal of Office  
 \_\_\_\_\_  
 Rebecca Bustamante  
 County Clerk, Santa Fe County

  
 \_\_\_\_\_  
 Rebecca Bustamante  
 County Clerk, Santa Fe County

SANTA FE EXTRATERRITORIAL  
ZONING AUTHORITY

*Ordinance No. 1999 - 2*

---

AN ORDINANCE AMENDING EZA ORDINANCE 1988-1, THE SANTA FE COMPREHENSIVE EXTRATERRITORIAL PLAN, BY INCORPORATING THE SANTA FE NORTHWEST COMMUNITY PLAN, IN SECTION IV, COMMUNITY, NEIGHBORHOOD AND SECTOR PLANS

---

WHEREAS, the Santa Fe Comprehensive Extraterritorial Plan (EZA Ordinance 1988-1) provides procedures and guidelines for the preparation of Community, Neighborhood and Sector Plans to be created within the Extraterritorial area, and

WHEREAS, EZA Ord 1988-1 was amended in 1994 by EZA Ord. 1994-2 to create a Section IV, Community Neighborhood and Sector Plans, and

WHEREAS, The Santa Fe Northwest Advisory Council (SNAC) was authorized to begin a sector plan by the Extraterritorial Zoning Authority on March 29, 1994 and by the Board of County Commissioners on April 12, 1994. In September and October 1995 the planning boundary was amended by the EZA and the Board to incorporate the King Bros. properties south of Las Campanas.

WHEREAS, The planning boundary approved in 1994 and 1995 includes lands both inside the Extraterritorial Zoning District and well beyond the 5 mile Extraterritorial Subdivision jurisdiction; and

WHEREAS, SNAC submitted its Plan draft in 1997 and awaited the approval of the County Community Planning Ordinance No. 1998-5 so that their plan could be adopted by the Board of County Commissioners; and

WHEREAS, the EZC reviewed the draft plan in a study session on February 11, 1999 and in public hearings on March 11, 1999 and on May 13, 1999 and recommended approval of the plan as amended;

WHEREAS, the policies of the Santa Fe Northwest Community Plan conform to the overall goals and policies of the Santa Fe Extraterritorial Comprehensive Plan, and

WHEREAS, the status of community, neighborhood, and sector plans is advisory only for the review and approval of zoning changes or ordinance amendments, acceptance of public dedications, or capital improvements programming,

NOW, THEREFORE, BE IT ORDAINED BY THE EXTRATERRITORIAL ZONING AUTHORITY OF THE CITY AND COUNTY OF SANTA FE:

1 The Extraterritorial Zoning Authority hereby adopts the Santa Fe Northwest Community Plan  
2 with amendments and additions (attached hereto as Exhibit A) and incorporates this Plan into  
3 Section IV of the Santa Fe Comprehensive Plan (EZA 1988-1) as subsection B. Santa Fe  
4 Northwest Community Plan.

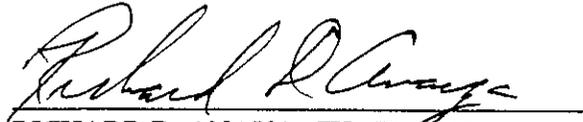
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6 This Ordinance shall be effective on July 1, 1999.

1713904

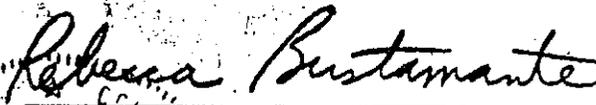
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9 Severability

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

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15  
16 PASSED, ADOPTED AND APPROVED this 29<sup>th</sup> day of June, 1999, by the Santa Fe  
17 Extraterritorial Zoning Authority.

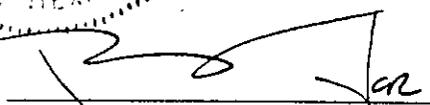
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23 RICHARD D. ANAYA, CHAIRMAN

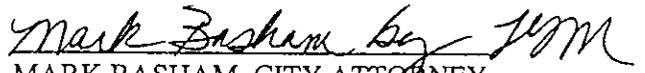
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26 ATTEST:

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31 REBECCA BUSTAMANTE  
32 COUNTY CLERK

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37 APPROVED AS TO FORM:

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42 DENICE BROWN, COUNTY ATTORNEY

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MARK BASHAM, CITY ATTORNEY

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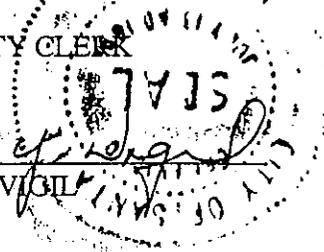
CERTIFICATE OF FILING

1713905

I, Yolanda Y. Vigil, City Clerk, do hereby certify that the foregoing ordinance, designated as EZ Ordinance, No. 1999 - 2 , was filed in my office on the 20<sup>th</sup> day of October, 1999.

SANTA FE CITY CLERK

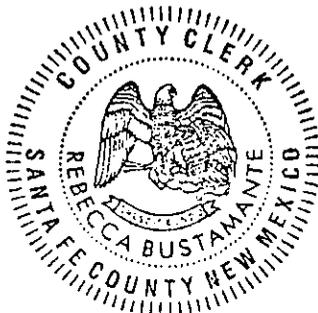
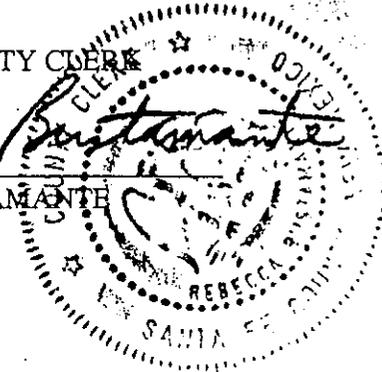
*Yolanda Y. Vigil*  
YOLANDA Y. VIGIL



I, Rebecca Bustamante, County Clerk, do hereby certify that the foregoing ordinance, designated as EZA Ordinance, No. 1999 - 2 , was filed in my office on the 3 day of Dec., 1999, in book Number 1713 at Page 903-953

SANTA FE COUNTY CLERK

*Rebecca Bustamante*  
REBECCA BUSTAMANTE



1098889

COUNTY OF SANTA FE )  
STATE OF NEW MEXICO )SS

I hereby certify that this instrument was filed for record on the 3 day of Dec A.D. 19 99 , at 8:09 o'clock a m. and was duly recorded in book 1713 , page 903-953 of the records of Santa Fe County.

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

*Marcella Salazar*  
Deputy

**Conditions attached to approval of EZA Ordinance 1999-2**

**1713906**

There are several areas which may need special consideration and conditions:

- 1) Any development which occurs in the area(s) within the Community which are also in the Highway Corridor District shall conform to the land use and design standards adopted for that District. This may involve density transfers and clustering to provide buffers along the SR 599 corridor as well as specific site and architectural design.
- 2) The impacts of any mixed use or village development on the King property could entail amendments to the Santa Fe Northwest Community Plan in the future, including amending the boundary to include this property in a Westside Community area when a plan is developed for that area.
- 3) There remain issues or concerns about roads, commercial development and the location of community service facilities that relate to adjacent areas and the region where the detail of plan solutions is unresolved. These may need to be addressed at a later date in a district or other planning initiative by the County along with residents and other area representatives.

# SNAC Santa Fe Northwest Advisory Council

37 Elk Circle  
Santa Fe, New Mexico 87501

Phone: 983-7843  
FAX: 983-7843

September 14, 1998

The Board of Commissioners of Santa Fe County  
102 Grant Avenue  
Santa Fe, NM 87501

Dear Commissioners:

The Draft Santa Fe Northwest Sector Plan was submitted to the Commission by letter from the Santa Fe Northwest Advisory Council (SNAC) on April 30, 1997. Each Commissioner and appropriate members of the staff were provided copies. It was prepared under the provisions of the Santa Fe Comprehensive Extraterritorial Plan, August 3, 1988, the then authority for such plans. The plan was not acted upon at the time pending development of the County General Plan and procedures to consider such plans. Santa Fe County Ordinance No. 1998-5, approved on May 12, 1998, has now established the process for consideration of community plans, replacing sector and neighborhood plans.

The draft plan as presented has met the test of time since its submittal and still represents the opinions of the residents and landowners of the area as developed by a broadly based planning committee, two public meetings and consideration and approval of the SNAC Board. It conforms to the principles of the County General Plan and meets the requirements of Ordinance 1998-5. It has been reconsidered and approved by the current SNAC Board of Directors with a few minor changes to bring it up to date which are spelled out in the enclosure to this letter.

To conform fully to the new ordinance some editorial changes will be required in the final version, notably retitling it as the Santa Fe Northwest Community Plan and changing sector to community wherever it occurs in the text.

The SNAC Board of Directors respectfully requests the plan as originally submitted and modified as explained above now be considered for approval by the Board of County Commissioners under the provisions of Santa Fe County Ordinance 1998-5.

  
Tarby Bryant  
President

Incl: Recommended changes.

## Member Organizations:

La Tierra, La Tierra Nueva, Salva Tierra, Tierra de Oro, Las Campanas, Santa Fe Ranch, Las Dos, La Mariposa, Horcado Ranch, Vallecito, Arroyo Calabasas, Los Sueños, La Serena, King Brothers, Wildflower Way, Sonrisa, El Prado, Frijoles Village



SANTA FE NORTHWEST ADVISORY COUNCIL

37 Elk Circle  
Santa Fe, New Mexico 87501

Phone 505-983-7843  
Fax 505-983-7843

April 30, 1997

The Board of Commissioners of Santa Fe County  
The Santa Fe Extraterritorial Zoning Authority  
102 Grant Avenue  
Santa Fe, NM 87501

Dear Commissioners and Members of the Authority:

The Santa Fe Northwest Sector Plan is presented for consideration as amendments to the County General Plan and the Comprehensive Extraterritorial Plan.

Three years in the making, it has been almost exclusively the work of volunteers. It has been financed entirely by voluntary contributions from SNAC Member Organizations and Individual Members.

Lacking examples to follow for content and format, other than general guidance in the Comprehensive Extraterritorial Plan and from County Staff, the task force had to develop the plan by trial and error over time. An outline was prepared after consultation with SNAC Member Organizations and at a public meeting to determine the wishes of residents and landowners. The plan was then written by several volunteer committees, reviewed by the Member Organizations and subjected to critique at a second public meeting.

Various aspects of the Sector Plan have been modified to conform to new concepts as changes have occurred in the Draft County Plan. The final form closely adheres to the precepts of the County Plan.

The plan is a true reflection of the wishes of the residents and landowners of the sector for the direction of development in the sector over the next twenty-five years. It is the hope of the SNAC Board of Directors that it will stand the test of time and serve to benefit both Santa Fe County and the City of Santa Fe.

The SNAC Board of Directors respectfully submits the plan for approval by the Board of County Commissioners and the Extraterritorial Zoning Authority.

Frank Shaw  
President

Member Organizations:  
Cerrita - La Tierra Nueva - Salva Tierra - Tierra de Oro - Las Campanas - Santa Fe Ranch - La Mariposa - Las Dos - Colinas Verdes  
Cibola Ranch - Vallecito - Arroyo Calabazas - Tano Road - Los Sueños - La Serena - King Brothers - Wildflower Way

# SANTA FE NORTHWEST COMMUNITY PLAN

PREPARED BY THE SANTA FE NORTHWEST ADVISORY COUNCIL (SNAC)  
AS AMENDED AND APPROVED IN 1999  
COUNTY RESOLUTION 1999-120  
EZA ORDINANCE 1999-2

Para Nuestro Pueblo

LA VILLA REAL DE LA SANTA FE DE SAN FRANCISCO DE ASIS

## PREFACE

This plan is the work of a group of concerned citizens who donated much time, energy and thought to the project. Each lives here by choice, attracted by the beauty of the land, its skies, its climate, its wildlife, its architectural and cultural heritage. They feel an obligation to preserve what is good, to fix what is not and to assure future generations the benefits of orderly development and preservation.

They know the land is fragile, that what they do will affect the quality of life here. They are concerned about water, air, noise, light, views, traffic, privacy, security and those measures that can affect them. They believe that the future for all residents can be enhanced by careful planning, and damaged by its absence.

They have tried to anticipate population, economic and political pressures that will be brought to bear on the community. They believe that landowners should have latitude to live and build as they wish but consistent with rights of their neighbors and the well-being of the area as a whole. They know that the area will grow and that there will be pressures requiring some restraints on individual freedoms.

Because the area is new, still rural and primarily residential but growing fast, they feel that the time is propitious for sensible and sensitive planning. That is the motivation for the Community Plan.

The plan is the authoritative expression of the wishes of residents and landowners in the area. It establishes the obligation for County and City authorities to apply its provisions in regulating development of the community.

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**Santa Fe Northwest  
Advisory Council  
Index Map of Northwest  
Santa Fe County showing  
Boundaries of SNAC Area and  
SNAC Community Plan**

-  SNAC Boundary
-  Community Plan Boundary

© 1999 SNAC  
Santa Fe Northwest Advisory Council  
Cartographic assembly: R.H. Shepard  
Map design: American Custom Maps

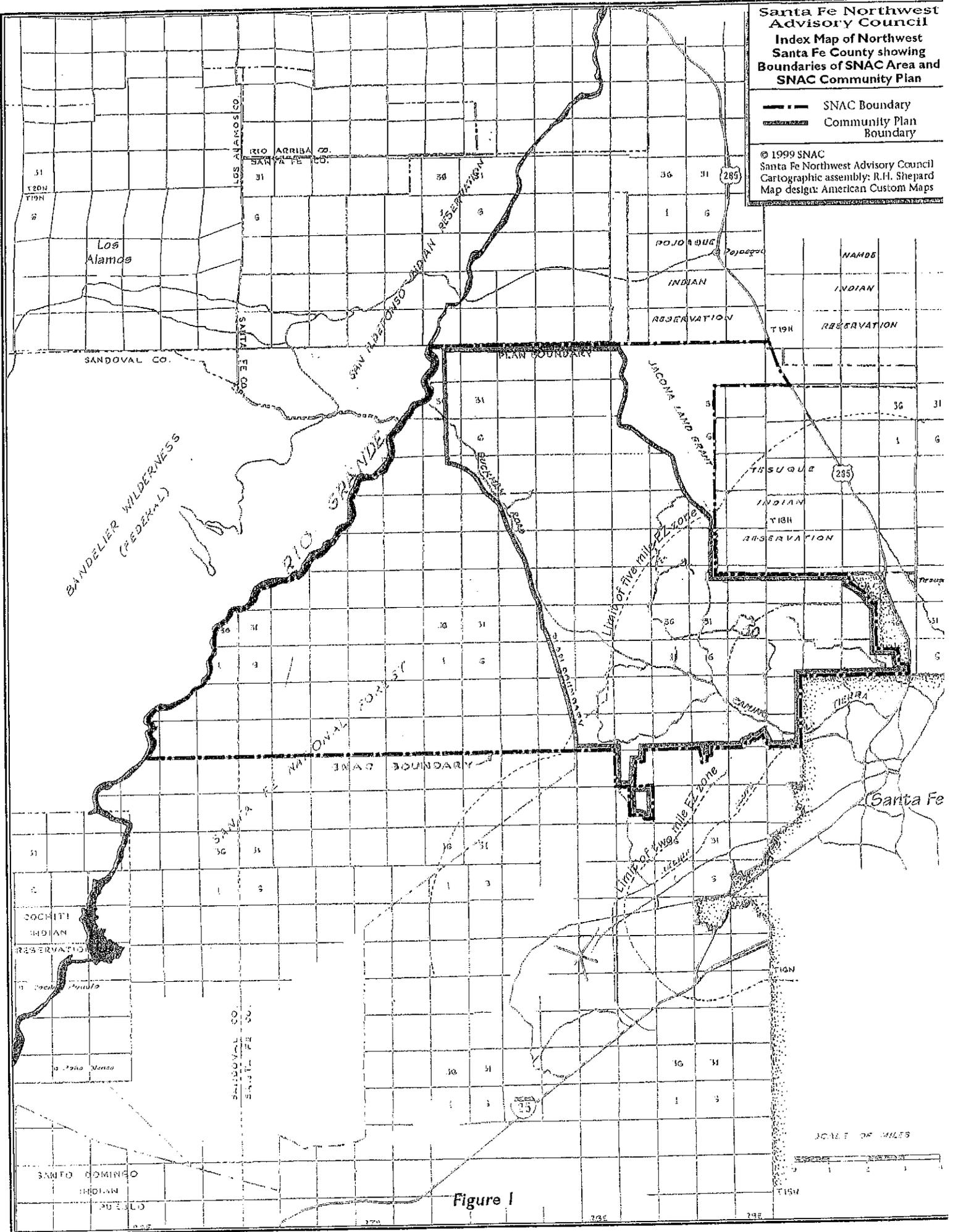


Figure 1

# I. INTRODUCTION

This Community Plan has been prepared under the provisions of the Santa Fe Comprehensive Extraterritorial Plan, August 3, 1988, and the authority granted to the Santa Fe Northwest Advisory Council (SNAC) by the Extraterritorial Zoning Authority (EZA), March 29, 1994, and the Board of County Commissioners (BCC), April 12, 1994.

The Santa Fe Northwest Advisory Council (SNAC) is a non-profit corporation, incorporated by the State Corporation Commission of New Mexico on August 15, 1989, to represent homeowners associations and property owners in the area of Santa Fe County shown on Figure 1. The community as approved by the BCC and EZA is a more restricted area, also shown on the map, differing only by eliminating the portion of the Santa Fe National Forest included within the SNAC boundary. SNAC's area totals 82,554 acres, (129 square miles); the area covered by the Community Plan is 51,200 acres (80 square miles).

Currently the Council membership consists of the following organizations: La Tierra, La Tierra Nueva, Salva Tierra, Tierra de Oro, Las Campanas, Santa Fe Ranch, La Mariposa, Las Dos, Colinas Verdes, Horcado Ranch, Vallecito, Arroyo Calabasas, Tano Road, Los Sueños, La Serena, King Brothers, and Wildflower Way (Section V). Together these organizations occupy 16,000 acres and the Santa Fe Ranch leases 18,000 acres of BLM land within the community.

Prompted by the County, SNAC requested authority to prepare the Community Plan to plan for orderly development of the community for the benefit of its residents, Santa Fe County and the City of Santa Fe. Many member organizations of the Council have detailed covenants which govern development within their individual boundaries. But there are older communities such as Arroyo Calabasas and Horcado Ranch, not so organized, which should be free to set their own standards, particularly for land use and architectural matters. However, there are road, traffic, utility, water, commercial, park, community service, open space and environmental issues of common concern which need to be addressed on an area basis. County ordinances and the County General Plan regulate many of these matters; the Community Plan is designed to complement these documents.

Preparation of the Community Plan began with discussions with County Staff, examination of existing ordinances, plans and other publications, queries to the SNAC member organizations and a public meeting held on July 29, 1994. Concerns and interests expressed at the public meeting and by the organizations established the substance of the plan. A task force of volunteers was organized to prepare a draft plan, with separate committees to look into its various aspects, aided by two consultants. Subsequently, an executive committee, composed of the chairmen of the committees with three members at large, produced a preliminary draft of the plan which was submitted to the member organizations through their delegates for study and comment. Their recommendations were incorporated in a subsequent draft which then was discussed at a second public meeting on October 10, 1996. After consideration of the organization and public comments this final report was prepared by the executive committee for presentation to the EZA and BCC. The process has produced a plan which accurately represents the wishes and preserves the interests of the residents and land owners of the community.

The plan was developed with the entire area within the established boundary considered as constituting the Community (Figure 1). Preservation of open space, primarily land administered by the BLM, is critical to orderly development of the area. BLM and other properties to the north are accessed through the developed area to the south and are integral to the Community.

The Community Plan is advisory to County and City authorities, providing policy guidance for zoning and other regulations. It conforms to the goals and policies of the Draft County General Plan. When approved it will amend the General Plan and the Comprehensive Extraterritorial Plan.

The goals, objectives and implementing strategies of the plan are contained in Section IV of this report.

- 1 AGUA FRIA HISTORICAL COMMUNITY
- 2 ARROYO CALABASAS
- 3 LAS CAMPANAS
- 4 COLINAS VERDES
- 5 LAS DOS
- 6 FRIJOLETS VILLAGE (PROPOSED)
- 7 HACIENDA DEL CEREZO
- 8 HACIENDA FERROCARRIL
- 9 HORCADO RANCH
- 10 JACONA LAND GRANT
- 11 KING BROTHERS
- 12 MARIAH RANCH
- 13 ORTIZ RANCH
- 14 LA MARIPOSA
- 15 PIÑON HILLS
- 16 EL PRADO
- 17 PUESTA DEL SOL
- 18 EL RANCHO OSO LOCO
- 19 SALVA TIERRA
- 20 SANTA FE RANCH
- 21 LA SERENA
- 22 LA SONRISA
- 23 LOS SUEÑOS
- 24 TANO ROAD
- 25 LA TIERRA
- 26 TIERRA DE ORO
- 27 LA TIERRA NUEVA
- 28 VALLECITO DE LA TIERRA
- 29 LA VIDA
- 30 WEST WILDFLOWER
- 31 STATE LAND
- 32 MISC. FEE LAND

**Santa Fe Northwest  
Advisory Council**  
Northwest Santa Fe County  
Ownership Map

--- SNAC Boundary  
--- Community Plan Boundary

© 1999 SNAC  
Santa Fe Northwest Advisory Council  
Cartographic assembly: R.H. Shepard  
Map design: American Custom Maps

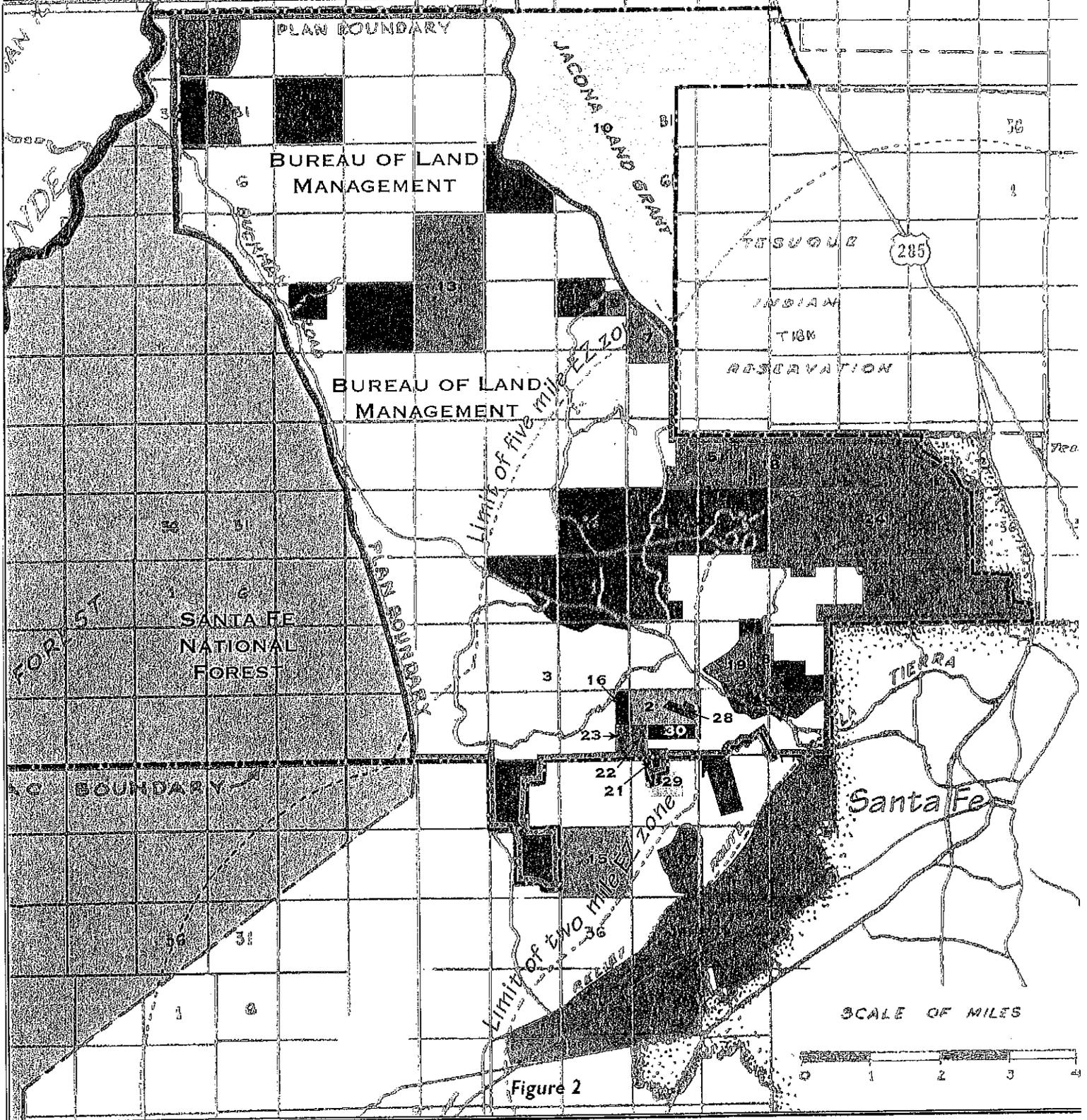


Figure 2

## II. BACKGROUND

### A. ENVIRONMENT AND NATURAL RESOURCES

This part of northwest Santa Fe County is a diverse community which includes the residential developments of Las Tierras, La Mariposa and Tano Road, the nearly 300 year old Spanish land grant of Jacona, the Santa Fe Ranch (one of the largest in the county), Las Campanas (a large residential mixed-use development with private golf facilities) and several older small residential communities (Figure 2). The community has a rural, natural park setting, yet most residents are within fifteen minutes of the Santa Fe Plaza.

Adjoining neighborhoods are a cultural mix. To the north are the San Ildefonso and Pojoaque Indian Pueblos; to the east the Nambe and Tesuque Pueblos. The historic village of Agua Fria and several residential developments lie to the south and the new municipal recreation area and public golf course is to the southwest. The Santa Fe National Forest borders on the western side (Figure 1).

#### ENVIRONMENT

*Terrain:* The community is a range of low rolling hills east of the Rio Grande midway between the Sangre de Cristo Mountains to the east and the Jemez Mountains to the west. The hills form a divide between the Santa Fe River to the south and Pojoaque Creek to the north (Figure 3). The Pajarito Plateau, which flanks the eastern Jemez Range, slopes gently to the east and is abruptly terminated at White Rock Canyon where the Rio Grande cuts a spectacular 1100 foot cliff. A basalt-capped mesa with a north-south trend of cinder-cone volcanoes, called Caja del Rio Plateau, lies immediately west of the community. Elevations in the community vary from 5800 to 7000 feet.

*Geology:* The Rio Grande depression and its volcanic rocks, including the Caja del Rio Plateau and the Jemez Mountains, lie on the Rio Grande Rift, a 1000 mile long north-south deep-seated geologic feature which bisects the continent. The rift experiences frequent low-level, but occasionally damaging earthquakes, and episodic volcanic eruptions. The most recent earthquakes in the New Mexico portion of the rift were two events, measured at 6.0 on the Richter scale at Socorro in 1906 and 5.5 at Cerrillos in 1918. Geologic mapping near Los Alamos disclosed faults that generated quakes of a magnitude of 6.5 to 7.8, in the past, capable of major damage. The last explosion of the Jemez volcano was

about 60,000 years ago. While there is little likelihood of an explosive event in our lifetimes, Los Alamos National Laboratory geologists have recommended the volcano be monitored for signs of renewed activity.

Gradual subsidence along the rift allowed deposition of 3000 feet of sand and gravel transported by streams from the Sangre de Cristo Mountains. Today these porous rocks of the Tesuque Formation are the ground water aquifers in the community (Figure 4).

*Soils:* The soils are deep loam to clay on old alluvial fans and dissected, eroded terraces, and are very thin. Historically, the soils have been used for cattle range and wildlife refuge.

*Climate:* The climate is semi-arid, with seasonal rains coming from the Gulf of California during summer months. Summer days are usually mild and nights are cool; winter nights are cold, but days may be warm. The sun shines 75 percent of daylight hours year-round. The average precipitation measured at the Santa Fe airport is about 14 inches per year. Severe droughts occur periodically. The most recent, and probably the worst since 1276 to 1299, was from 1950 to 1956, when the average precipitation was 10.8 inches per year. The growing season is short, about five to six months between early May and mid-October.

*Flora:* Hilltops and slopes are covered by a juniper-piñon woodland with scattered cholla, Apache plume, mountain mahogany, and wolfberry. Terrace deposits in arroyos are partially covered by dense stands of chamisa. Blue grama grass, soapweed, yucca, snakeweed, and Russian thistle grow in the open areas between trees and shrubs.

The fire hazard in the juniper-piñon woodland is usually small because trees are spaced far enough apart so that fire normally does not jump from crown to crown, and sparse ground cover provides little fuel. However, there is risk in an exceptionally dry year, especially during the windy spring months.

*Fauna:* The area supports those animals that best adapt to humans. They include the coyote, a large variety of birds and many small mammals, the most common of which are blacktailed jackrabbit, desert cottontail rabbit, deer mice and Gunnison's prairie dogs.

Santa Fe Northwest  
Advisory Council  
Santa Fe County  
Landform Map

Community Plan  
Boundary

Scale is graphic. Each square represents one section, approximately one mile on each side.

© 1999 SNAC  
Santa Fe Northwest Advisory Council  
Cartographic assembly: R.H. Shepard  
Map design: American Custom Maps

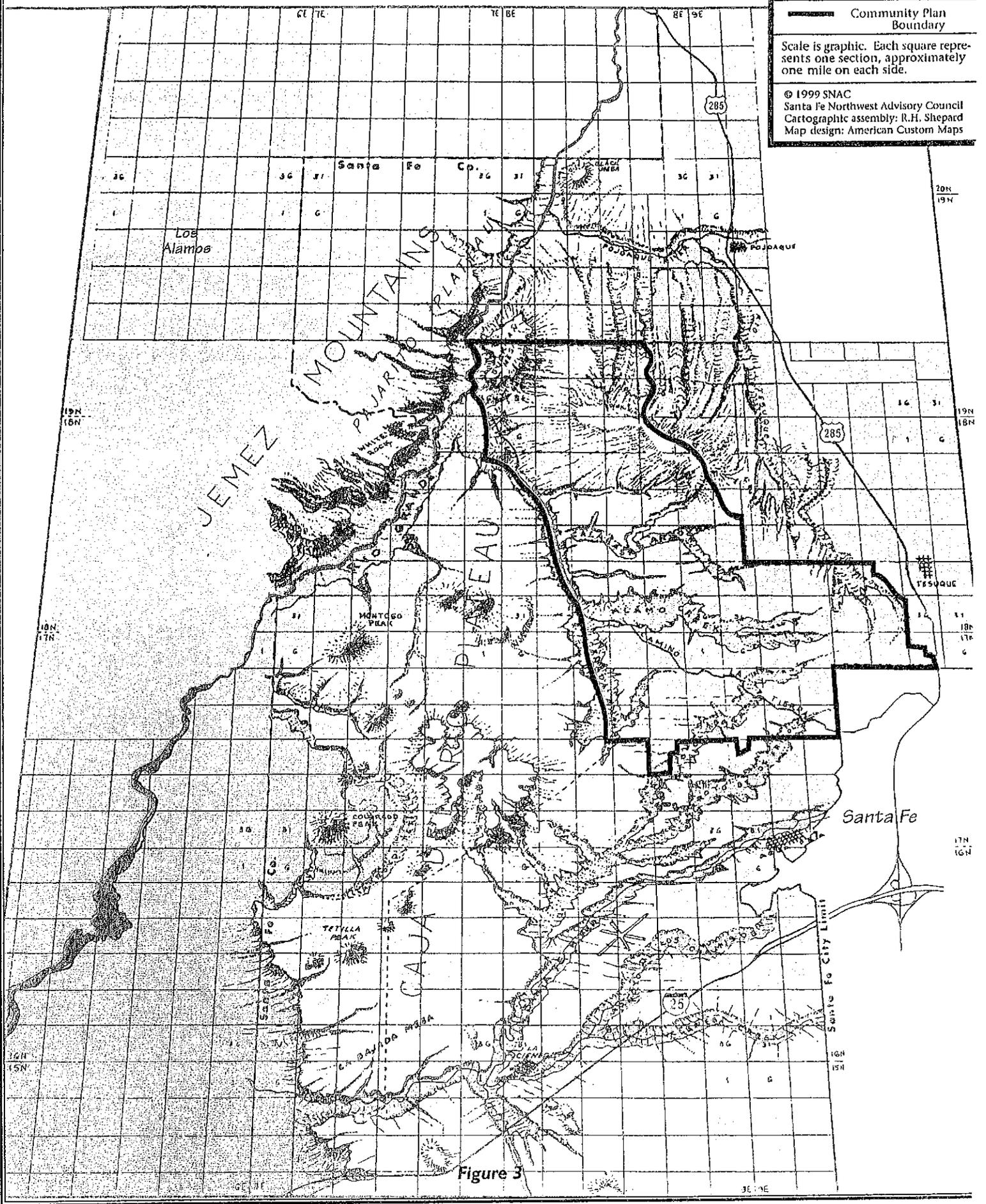


Figure 3

There is no doubt that humans have disturbed the habitat. By displacing snakes and predators, such as bears and wolves, and providing food (birdseed and garden vegetables) for small mammals, we have encouraged an increased population of rabbits and rodents. We may have affected the plant world as well, with the introduction of non-native plants, shrubs, and trees, and the insects that these host.

## NATURAL RESOURCES

*Water Resources:* The community is unique topographically and historically. The hills are a drainage divide and there are no perennial streams. Because there was no reliable surface water source people did not live here permanently. Not until the 1900s did homesteaders begin to move into the area. They built cisterns and check dams on arroyos and hauled drinking water. One or two drilled deep and expensive water wells.

Within the past 25 years, landowners have recognized the presence of a deep, thick, continuous aquifer. Early development in the community relied entirely on domestic water wells. Currently 40 percent of lots in the community are on City water; these are in La Mariposa, Salva Tierra, Tierra de Oro and Las Campanas Estates I and II. About 30 percent of lots rely on domestic water wells. The remaining 30 percent of lots are in Las Campanas, exclusive of Estates I and II. These lots also depend on City water, which Las Campanas has leased from the City.

To protect the aquifer and to meet future needs, it will be necessary for the City and County to arrange jointly for an alternate source of water. The following summarizes information in a number of reports dating back to 1988 for the Santa Fe Economic Area, which includes the City and generally the area within 20 miles of the City limits, excluding Pueblo Indian lands.

*Water, Current Supply and Projected Demand:* Present City and County municipal water supplies are adequate to meet current demand, but new sources must be sought to allow for both periods of drought and projected growth. Given population growth at the rate experienced in the past, water demand (assuming per capita consumption as projected by the Sangre de Cristo Water Company) is expected to increase at least 30

percent in 20 years, and 60 percent in 35 years.

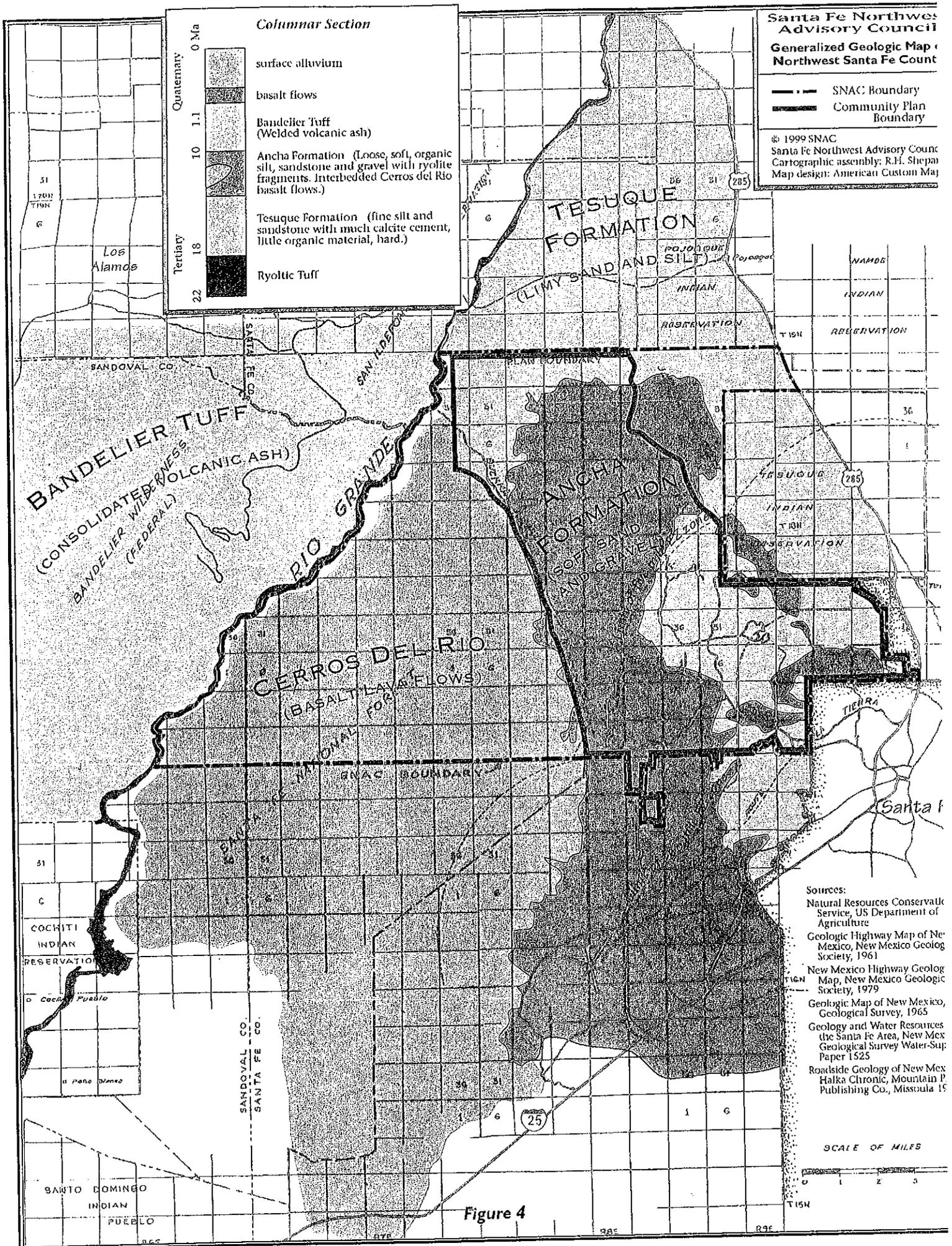
*Water, Projected Supply:* There are three means of supply for the area, the City and County water systems and domestic wells. Present sources of water are surface water from the Santa Fe River, fed by runoff from the Sangre de Cristo Mountains, ground water from the Northern Santa Fe County Aquifer, and imported water from the San Juan River in Colorado (this is surface water diverted through tunnels to the Chama River which flows into the Rio Grande).

Additional sources of supply are return flow credits to San Juan/Chama water rights and treated waste water reuse. To facilitate return flow credits the City has created a new Treated Effluent Management Plan. A portion of the community lies within the City defined "gravity drainage area" where liquid wastes could be gathered to the City's wastewater treatment plant. There treated wastewater could be redistributed for reuse or for return flow (and diversion) credits at the Rio Grande.

The City and County are working jointly to meet future demands by acquiring additional water rights and by exploring the feasibility of diverting imported San Juan/Chama water. The difficulty of acquiring rights and the cost of building diversion and treatment facilities, installing pumps, and laying a second 15 mile pipeline from the Rio Grande to Santa Fe makes this an expensive project.

The County has an agreement with the City to transport its water through the City system to master meters which supply County Water Company mains. Under the terms of this agreement the County must construct alone or jointly with the City a new transmission line and Rio Grande diversion before 2005.

*Domestic Wells:* Domestic wells in the area share the same aquifer as the City and Buckman well fields. Where distant from large production wells, properly constructed domestic wells that possess over 100 feet of saturated thickness will be a reliable resource for many years to come. Depth to the water table in much of the area exceeds 500 feet, making such wells expensive, but most will encounter sufficient water to be shared by several homes. Groundwater quality is generally acceptable though water is hard. Radon and selected minerals sometimes exceed regulatory standards,



**Sources:**

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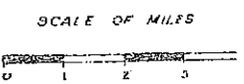


Figure 4

so water should be tested and treated where necessary.

*Water Conservation:* water conservation implies change -- change from high water use to low water use. Per capita water use is relatively low already and water use restrictions are often required as a condition of land use approval by the County. Asking the public to spend money for such options as recycling gray water for indoor and outdoor use will require tangible incentives for consumers and strong leadership from the community, elected officials and water companies. Conservation must be a prominent issue in long term planning.

*Oil and Gas Resources:* Northwest Santa Fe County is in the center of the Española Basin, one of several small rift basins in the northern Rio Grande Rift Zone which may contain oil and gas reserves. The Basin has not been heavily explored, but independent operators have been attracted by the number of oil and gas shows encountered in exploratory wells. Of the 32 wells drilled in the basin from 1914 to 1989, there have been

26 reported oil or gas shows. In spite of the frequent shows there are no commercial wells in the basin. There may be potential for deep exploration below the volcanics in the Caja del Rio but prospects are risky. It is unlikely that there will be large scale exploration or drilling activity in this part of the Española Basin.

## B. ARCHAEOLOGY AND HISTORY

### INTRODUCTION

This account summarizes the findings of archaeological surveys in the community and tells a little about some of the people who lived here. For a more extensive account of historic events the interested reader will find several excellent books, among them, *New Mexico*, by Marc Simmons.

Because these hills are dry, people passed through, collected what they needed, and went on to the adjacent valleys where they had sufficient water and soil for their crops. For that reason, little of historic interest happened here. But the community is surrounded by history on all sides, and that is the story told here.

Within a radius of six miles are 4000 year old Indian campsites, the 700 year old San Idelfonso and Tesuque Pueblos, the nearly 300 year old Spanish Jacona land grant, ruins of turn-of-the-century Hispanic homesteads, the 55 year old Santa Fe Ranch, a few older small homes and numerous large new homes. In this small area are represented five distinct cultures: Archaic Indian, Pueblo Indian, Spanish Colonial, Spanish American, and Anglo American.

*Archaeological Surveys:* Surveys in this area have been made only recently, and coverage is incomplete. Some neighborhoods, like Las Campanas, have been intensely studied, while most of the area remains unsurveyed. This is because surveys were made only where required by the County Archaeology Ordinance, which was passed in 1988; projects before that time were not surveyed.

The State Historic Preservation Division provided information included here, but, to guard against illegal collecting, no sites are identified. They report 314 sites.

*Features Found:* Identification of archaeological sites is based on artifacts and features. Artifacts include potsherds, tools such as manos and dart points, and stone chips and other remnants from toolmaking. Archaeological features represent construction activity, such as digging hearths and irrigation ditches, or building kivas and house foundations. One significant finding is evidence of the earliest pottery firing in the Rio Grande Valley, dated 1250-

1300 AD. The pits, resembling hearths, were found in Las Campanas, about five miles from the nearest Pueblo. They are associated with fired chips, or spalls of sherds, and are similar to misfired pottery found with pottery-firing features in the Mesa Verde area.

### PRE-HISTORIC PERIOD (3000 BC - 1598 AD)

*Hunter-Gatherers:* Nomads foraged through this area for at least 5000 years. They travelled in small bands, usually extended family groups of 25 or fewer, and moved with the changing seasons and migratory patterns of game. They travelled light and left little behind. Their longest stay in one place was in a seasonal base camp from which they ranged up to six miles per day, several days at a time. They used manos and metates (grinding stones) to process plant foods, and spears and atlatl darts (throwing sticks) for hunting.

Archaeologists found several campsites in Las Campanas that may have been base camps occupied through the winter. Facilities included a pit structure, hearths and roasting pits. A few manos, metates, and stone artifacts, including dart points, knives, scrapers and hammers were found. Dart point styles indicate these sites spanned the period 1800 BC to 400 AD.

So few sites have been found in the community that archaeologists believe the area was used infrequently. The reason, most likely, was lack of water. The adjacent river valleys offered a more favorable environment and that is where humans settled up to the early 1900s.

*Pueblo Indians:* Farming was introduced from Central America, and slowly over a 2000 year period Southwestern Indians changed from a nomadic to an agricultural life. During this period, the Anasazi Indians on the Colorado Plateau experienced a disruption in a long term weather cycle. Their mid-summer rains stopped, and for many years they had no crops.

The Anasazi began to migrate, some of them eastward to the relatively lush Rio Grande and its tributaries. The period 1300 to 1540 saw an increase in population along the northern Rio Grande. About this time our neighboring Pueblos, the San Idelfonso and Tesuque,

were first occupied. The Rio Grande is one of few areas in the Southwest where villages have been continuously occupied since prehistoric times, some for 600 to 800 years.

Throughout the many Pueblo Indian migrations and occupations along the Rio Grande this area continued to provide natural resources. Even the most successful Pueblo villages required periodic hunting and gathering to supplement their diet. Potsherds found at Las Campanas indicate the area was used by Indians from both the Pajarito Plateau and the Santa Fe River.

## SPANISH AND MEXICAN COLONIAL PERIODS (1598 - 1848)

*First Contact:* Early exploratory probes into New Mexico by the Spanish were inspired by the need to replace the exhausted silver mines in Mexico. Not surprisingly, many of the early explorers were wealthy silver mine owners or prospectors. The first Spaniard to contact all of our southern Tewa neighbors (the San Ildefonso, Pojoaque, Nambé, Santa Clara, San Juan and Tesuque Pueblos) was Gaspar Castaño de Sosa in 1591. He found the Pueblo Indians to be industrious, well-fed, well-clothed, and well-housed. Most important, the Tewa Indians accepted the Spanish without resistance, a fact which Oñate was later to use to his advantage.

*The First Colony:* In 1598, Don Juan de Oñate, the newly appointed governor of New Mexico, made his way up the Rio Grande with 129 soldiers, friars, and colonists, 83 oxcarts, and 700 head of livestock. In July he established temporary headquarters in the present San Juan Pueblo; a few months later he moved across the river and founded San Gabriel. This part of interior North America was under the Spanish flag before Jamestown was founded in 1607 and the Mayflower arrived in 1620.

Oñate's original route, the supply route to San Gabriel for nearly 10 years while Santa Fe was still an Indian Pueblo, probably passed through the community. This was the original Camino Real. The most likely route from his camp on the lower Santa Fe River would have been along Cañada Ancha, then east of Buckman Mesa to San Ildefonso and north along the Rio Grande to San Juan.

As a leader, Oñate was autocratic, efficient, and merciless. He severely punished Indians who at-

tempted to revolt, and had little patience with the complaints of his colonists. In 1601, Oñate returned from one of his many prospecting trips to find that all but a few of the soldiers, friars and colonists had defected and fled to El Paso.

Oñate was forced to resign, and King Felipe III decreed that New Mexico henceforth was to be a mission field, maintained at government expense, with a governor, 50 married soldiers and 12 friars, and that there was to be no exploration of the outlying regions. Don Pedro de Peralta, a civil servant with strong organizational abilities, was selected to succeed Oñate and in 1610 he began construction of the new capital city of Santa Fe.

The Spanish brought to the Pueblo Indians much that was useful. But they also brought the encomienda system, which required that the Pueblos supply food and clothing to the Spaniards before providing for themselves, and they brought European diseases. After 80 years of oppression, the Indians revolted.

*Pueblo Revolt of 1680:* In August, 1680, a San Juan Indian named Popé, and leaders from almost every Pueblo, led the Indians throughout New Mexico in a well planned revolt. For five days Indians roamed the countryside, rounding up livestock and killing Franciscan friars and colonists. These hills and arroyos must have been combed by Indians searching for sheep, cattle, horses, and perhaps an occasional settler trying to make his way safely to Santa Fe.

After a nine day siege of Santa Fe, the surviving colonists fled south to El Paso. It was a stunning victory for the Indians. Twenty-one Franciscan missionaries (two-thirds of the hated friars), and 380 colonists had been killed, and the Spanish were in full retreat. But Indian unity left with the Spanish. The Indians returned to their Pueblos and resumed their fiercely independent ways.

*De Vargas and the Reconquest:* The man selected to regain the lost territory was Don Diego de Vargas. His military expedition in 1692 was a complete success, but when De Vargas returned almost a year later with 70 families, 18 Franciscan friars, and 100 soldiers, he found that many Pueblos had changed their minds, and were ready to resist. De Vargas used the same strategy Cortés had used in conquering the Aztecs in 1519. He recruited Indian allies. The Keres Indians of Santa Ana, Zia and San Felipe Pueblos were loyal to the Spanish, but his greatest military support came from the Pecos Pueblo. It is doubtful that De Vargas and his

force of only 100 soldiers could have secured the frontier without the help of Indian allies.

De Vargas's first years were bloody. In December 1693, with the help of the Pecos Indians, the Spanish reentered Santa Fe and executed 70 Indians who refused to surrender. De Vargas now had a base camp but was confronted by 16 hostile Pueblos. The San Ildefonso Indians were the leaders of Tewa resistance and Black Mesa, north of San Ildefonso, became the Pueblo Indian battle center for a nine month guerilla war.

The Indians attacked small contingents of Spanish troops, and when De Vargas counterattacked, the Indians retreated to the top of Black Mesa. De Vargas, with his limited force, was unable to dislodge the Tewas. In the summer of 1694, he forced the support of the Jemez Indians; he held 361 Jemez women and children hostage after killing 84 Jemez warriors and taking over their Pueblo. The remaining Jemez Indians capitulated and agreed to join De Vargas in a siege of Black Mesa, and the Tewas were forced to surrender.

That was the last pitched battle with the Pueblo Indians, but it took another two years for the Spanish to crush all Pueblo resistance. Some of the Tewas escaped Spanish control by moving west and joining the Hopis. The Spaniards steadily intruded on Tewa villages, and some, like Jacona and Cuyamungue Pueblos, were simply abandoned in 1694.

*A Strange New Alliance:* The Spanish population continued to increase while the Pueblo Indian population declined. By 1805, the Pueblo Indian population was about 9000, less than one-sixth the population when the Spanish came. In this weakened condition, the Indians were especially vulnerable to raids by Apaches, Utes, and Navajos. The Spanish, also undermanned, and concerned with securing the frontier, adopted the same strategy they had used successfully in the past: they recruited Pueblo Indians as allies.

The Tewa Pueblos now fought along with the Spanish to stabilize the frontier, thus guaranteeing Spanish rule. But this new alliance also guaranteed the survival of the Pueblo Indians. They are still here today, and the Spanish government has been gone more than 170 years.

*Mexican Independence:* In 1821, Mexico won independence from Spain, and opened its borders to trade with the United States. The hoped for north-south trade

through New Mexico to Mexico City never developed. Instead, the east-west trade along the Santa Fe Trail whetted the appetites of "Manifest Destiny" proponents in the States. The Mexican flag flew over New Mexico only 25 years before General Kearny marched into Santa Fe in 1846. The treaty of Guadalupe-Hidalgo in 1848 formally ended the Mexican war and gave the United States the territories of New Mexico and California. This included the present State of Arizona.

## U.S. TERRITORIAL PERIOD AND STATEHOOD (1848 - PRESENT)

*The Railroads:* Within 20 years after the end of the Mexican-American War gold had been discovered in Colorado and New Mexico, the American Civil War had ended, and the railroads were pushing west linking the country from coast to coast. By 1881 the Atchison, Topeka, and Santa Fe Railroad had forged a trans-continental link with the Southern Pacific Railroad, which was building eastward from California. Steep grades and narrow canyons required that the AT&SF be routed south of Santa Fe.

In 1880, Santa Fe settled for an 18 mile spur from Galisteo Junction (later named Lamy). Seven years later, Santa Fe became the terminus for another railroad branch, a narrow gauge line extending south from Española. This later was known as the Chili Line, part of a Denver and Rio Grande (D&RG) master plan that became a little-used branch line.

The railroad entered New Mexico near Antonito, ran south to Española and the Buckman area, then southeast through the community into Santa Fe. Compared to stage coach, the average Chili Line speed of 15 to 20 miles per hour and the smooth ride must have been luxurious. A timetable for January 3, 1899 shows an elapsed time of two hours and 15 minutes from Española to Santa Fe, and about 21 hours from Santa Fe to Denver.

The Chili Line, until the advent of paved roads and trucks, was the primary means of moving goods from northern New Mexico to market in Santa Fe. Shipments included lepidolite from the Dixon area, mica from Tres Piedras, apples and sheep from Española, and piñon nuts from La Madera.

But the competition from freight-hauling trucks, and the chilling effects of the Great Depression were overwhelming. For many years, the train north from Santa Fe consisted of one coach with an average of 10

passengers per trip, and one or two baggage and mail cars. By 1935, the D&RG was bankrupt, and in January, 1941, the line was abandoned.

The railroad changed the community permanently. This area was still open range with few homes or roads, but the 21 miles of three foot gauge track from Buckman to Santa Fe, the trestles and bridges, and the daily passing of the train put man's mark on these hills indelibly.

*Jacona and Caja del Rio Land Grants:* Ranching in northern New Mexico in the late 1800s went hand-in-hand with land grant speculation and corruption. The best grass land had been assigned as land grants by the Spanish and Mexicans, but grants had to be adjudicated. At stake were the most valuable grazing lands in northern New Mexico, and the game was in the hands of lawyers and judges.

U.S. property law differed greatly from Mexican and Spanish law, particularly in the treatment of common land. In the late 1800s, an informal network of land speculators consisting of lawyers, judges, politicians and businessmen became known as the Santa Fe Ring. Many grants ended up in the hands of these individuals.

The history of the Jacona grant is unique in that heirs have been able to hold on to most of the original grant (Figure 1). It was awarded in 1702 to Ignacio Roybal, a young army officer who had been recruited by De Vargas in 1693. Roybal rose in the ranks rapidly, became Alcalde (magistrate) of Santa Fe by 1708, and served as High Sheriff of the Inquisition for most of his life.

The 6950 acre Jacona grant, having survived three governments and countless crises, is now at a crossroads. The property is idle, while property values and taxes in northwest Santa Fe County are rising sharply. It seems likely that one of the last original Spanish land grants in New Mexico may eventually be sold and become an historical footnote.

Captain Nicholas Ortiz was an old soldier when he petitioned for the Caja del Rio grant in 1742. The petition noted that "he had served the crown in the Indian campaign for 49 years, that he had always furnished his own horses and arms, and had once paid for a wagon load of gunpowder." Ortiz had a large number of heirs, and not all of them paid their taxes. In 1916, more than 110 heirs were located, and agreed to sell. B.F. Pankey bought the 67,000 acre Caja del Rio

grant for one dollar per acre plus \$6324 for delinquent taxes.

Pankey ran the largest cattle operation in New Mexico from his headquarters on the San Cristóbal Ranch, but he built a ranch house on the Caja del Rio. The house is at the west end of Caja del Rio Road (County Road 62) and is still used as a line camp. Like many cattlemen, Pankey lost everything in three dry years in the early 1920s. The Caja del Rio Ranch was taken over by the General Life Insurance Company and deeded to the Soil Conservation Service in 1935. In 1953 it was transferred to the Forest Service and later became part of the Santa Fe National Forest.

*The Open Range:* The area east of the Rio Grande, between Cochiti and Pojoaque, including the Caja del Rio and the community, was unfenced until the 1940s. The phrase "open range" brings to mind all that was free and noble about the West. In fact, 300 years of unrestricted grazing was nearly the ruin of the land.

A Soil Conservation Service (SCS) report in 1936 concluded that "much of the vegetative resource is so utterly destroyed that it may take several generations to improve it." Another SCS study in 1937 reports "...there were at least twice the number of stock using the area as there should have been..."

The government response to these conditions in the 1930s was remarkably farsighted, considering that the land was then nearly worthless on the open market. The SCS took over large tracts, such as the Caja del Rio, and contracted with the Civilian Conservation Corps (CCC) to undertake remedial measures. The former Pankey ranch house on the Caja became SCS headquarters. At one time, in 1935, there were 222 men working in the drainage areas around Santa Fe, building check dams, planting trees and grass seed, and fencing to control grazing. Remnants of some check dams can still be seen in the community.

Today there are only two ranges with cattle in northwest Santa Fe County: the Caja del Rio range, supervised by the National Forest Service, and the Bureau of Land Management (BLM) range to the east, with the 21,000 acre Santa Fe Ranch, and the 5100 acre Ortiz Ranch. On the 64,000 acre Caja del Rio allotment, 15 permittees are allowed a total of 520 head of cattle.

*The Santa Fe Ranch:* Zannie Garcia bought the Santa Fe Ranch from Frank Bond in early June 1961. Bond was king of the sheep and wool trade in the mid 1930s, and put together the Santa Fe Ranch over a 20 year period.

Zannie Garcia and Bob Weil, her first husband, had shopped for a ranch throughout the Southwest for six months, and found here what they were looking for, a large ranch close to town. About 8100 acres were leased from the State, 21,000 acres were leased from BLM, and 1900 acres were private (fee) lands. The State put its land up for public sale the following year and Zannie and Bob bought most of it for about \$51 per acre.

Local realtors ridiculed the purchase as a "lousy investment... Santa Fe is growing south and southwest instead of west". During the following 16 years, the Santa Fe Ranch developed into a profitable cattle operation. The Ranch drilled deep water wells, the success of which was a factor in the decision to develop the area as residential property, and brought in electric and telephone lines.

*Homesteaders:* Early homesteaders in these hills were Hispanics who lived here part of the year and moved back to town for the winter. The Final Homestead Act of 1862, revised in the early 1900s, allowed individuals to earn title to 160 to 640 acres of land at no cost, provided they lived on it most of the year (usually seven or eight months) for a stipulated number of years (usually five), and made a certain number of improvements. The earliest homesteads, 160 to 320 acres, were granted in the early 1900s. Typical claimants cultivated 10 to 20 acres of land, planted beans and corn, and grazed cattle. Most built one-room houses and cisterns to collect rain water. The soil was too lean and rainfall too sparse for farming, and by the 1930s, during the Great Depression, most early homesteads were abandoned. A few wealthy individuals acquired land at rock-bottom prices. An early 320 acre homestead, at what is now southwestern Las Campanas, was deeded to Frank Bond, to settle a debt, for \$4.24 per acre. Bond, by paying delinquent taxes, also acquired a full square mile in what is now La Tierra Nueva, for 22 cents per acre.

The government eventually recognized that the land was not suitable for farming, and from the 1930s on most homesteads were 640 acre Stock Raising Homesteads. The lure of a large tract of free land less than 10 miles from Santa Fe attracted an interesting variety of people, but few were cattlemen. In 1931 General Osborne Wood of the New Mexico National Guard, homesteaded 640 acres four miles north of town in what is now the Tano Road area. He spent the princely sum of \$12,000 on a four room adobe house with a two car garage and, significantly, a 521 foot deep water

well. General Wood stocked his homestead with 120 Angora goats, and when "Shus" Shuster homesteaded the adjacent section the General bought another 150 goats and grazed them on Shuster's land.

Shuster was one of the five young artists, "Los Cinco Pintores", who were at the center of the growing art colony in Santa Fe, and who became the "in people" at social gatherings. Shuster brought to this area the prohibition era social scene, with bathtub gin, homebrew, and three-day parties. He brought some of his friends as well. Josef Bakos, another of "Los Cincos Pintores", moved to a tract adjacent to Shuster, and John Sloane, Shuster's close friend and early mentor, bought land next to Bakos. Two other friends of the Shusters, Nina Otero-Warren and Mamie Meaders each made application for 640 acre homesteads, which they called Las Dos Ranch, now the Las Dos Subdivision.

*Pueblo Indians Today:* The Pueblo Indian population in the Rio Grande area fell to a low of about 7000 in the 1850s, rose to about 9000 during the U.S. Territorial Period, and increased to 21,500 by 1967. But the culture of the Indians was no more readily accepted by the Americans than it had been by the Spanish.

A largely eastern national government in the early 1900s passed legislation, called the Religious Crimes Code, to stop certain ceremonial rites that, in its opinion, violated Christian standards. Until as recently as the 1930s Pueblo children were forced to leave home without consent of parents and live in government boarding schools to eliminate Indian language and customs.

The Bureau of Indian Affairs changed policy radically in the 1930s and is now charged with the task of assisting Indians to achieve equality with non-Indians, while guaranteeing no interference with traditional customs. The Indian Reorganization Act of 1934 gives Indians considerable autonomy over internal affairs. The fact that the population of Pueblos is steadily increasing indicates that Pueblo culture is strong and enduring.

*Recent Settlement (1975-Present):* Following the homesteaders, a few scattered dwellings appeared along Tano Road as well as the southern end of what is now known as Fin del Sendero, and in the Arroyo Calabasas and Horcado Ranch areas. Roads in the area were primitive and little settlement took place until the mid-1970s.

La Tierra was the first formal subdivision in the community. Initial lots went on sale in 1975. La Tierra Nueva followed in 1980 and the first phases of Tierra de Oro and Salva Tierra in subsequent years. All were designed and marketed by Zannie Garcia and Bob Weil, who operated as La Tierra Ltd. As part of the approval process they were required to finance the construction of Camino la Tierra which was laid out by the city, running across city-owned land from Highway 285/84 west to where it connected with Buckman Road in the County. That road has been the key to opening up the area.

The remaining two phases of Tierra de Oro and Salva Tierra, along with 4600 acres known as Dutch Meadows and some smaller parcels, were sold by La Tierra Ltd. in 1987 to a partnership composed of Lyle Anderson of Phoenix, E.F. Hutton and PNM. This group, known as Santa Fe Ranch Resorts, was assumed by Anderson when Hutton and PNM dropped out. With its name changed to Las Campanas it has received Master Plan approval for 1717 residential lots and other amenities, including a clubhouse, two 18 hole golf courses, a spa and tennis center, equestrian center, waste water treatment facility and golf course maintenance facilities. Its first lots were sold in 1991.

Meanwhile other organized subdivisions appeared: Las Dos in 1980, La Mariposa in 1988, and later Colinas Verdes, Vallecito, Los Sueños and La Serena along the Camino la Tierra axis and Casas de San Juan to the northeast near the Santa Fe Opera. While not subdivisions, two large landholdings appeared more recently in the far northwest: the dude ranch, Hacienda del Cerezo, and the private Mariah Ranch.

Several parcels remain undeveloped: 2000 acres west of the city boundary, between Camino la Tierra and Tano Road, currently accessed by the inadequate Fin del Sendero Road, two commercial areas along Camino la Tierra owned by Las Campanas, and the King Brothers property to the southwest along the new Caja del Rio Road, and the Jacona grant. Most of the other open land is controlled by the BLM and now leased for cattle grazing. BLM has assured the Community Plan Task Force that it intends to keep it in that status for the foreseeable future.

SNAC has established an Open Space Committee which is undertaking a cultural and natural resource inventory of the BLM holdings to provide archaeological, historical, ecological and geological data which may permit the BLM to tighten the current classification of the land to

assure that it remains open space.

After a slow start the community has developed quickly (Figure 2). It is anticipated that in the next twenty-five years, the period covered by the plan, all available land will be developed or platted. For most of its history the community served only for hunting or passage to other areas. Technology has changed that forever. Modern infrastructure has made this prime residential land. But it retains its rural character and, with care, its beauty can be preserved while it serves as home to many people.

### III. POPULATION AND GROWTH

The community is characterized by medium and low density residential development and large tracts of public and private land used for ranching. Most of the private residential development has occurred within the past ten years, and has accelerated in the past five years. Within ten years it is expected that much of the vacant private residential land along Camino la Tierra, near Las Campanas and along Tano and Caja del Rio Roads will be platted.

Data on population and housing from the US Census for Tract 102, which covers most of the community, indicate that between 1980 and 1990 the population increased by 30 percent and the number of households by 45 percent. But the number of persons per household decreased by 9 percent while the median age of the population increased as did income per household. Generally the data reflect the large number of retirees who have moved into the community since 1980. Given the housing types being built and large lot sizes, this trend seems certain to continue.

A Population and Housing Study prepared for the County Land Use Department in 1994 found that Santa Fe County overall has increased its population by

an average of 2.9 percent per year over the last sixty years. It projects that between 1990 and 2020 the county will add between 22,800 and 27,500 households. Most of that growth is expected to occur during the 1990s when the county will gain 950 to 1150 households per year. Short-term projections suggest that the high residential construction activities that have characterized the early 1990s will continue through the end of the decade. After the turn of the century growth rates are expected to decline somewhat, to less than 2 percent per year.

This plan has been based on the expectation of modest but steady growth between now and 2020 as predicted above. While the community is strictly residential and rural at present, the plan makes provision for future requirements for expanded infrastructure and services as population increases. It anticipates a need for land-use, architectural and landscaping regulations to assure the development and preservation of the community in ways that contribute to the well-being of the residents of the County and City of Santa Fe.

## IV. GOALS AND OBJECTIVES

This section constitutes the Plan. It is divided into four subsections covering land use, infrastructure, services and architecture and landscaping. Each is organized around goals with objectives, directives and recommendations for their accomplishment. Some repeat provisions in existing County ordinances, others supplement them and may be more restrictive while a few may suggest changes in the ordinances. The recent Terrain Management Ordinance 1996-3 and the Subdivision Ordinance 1996-8, both of which amend the Santa Fe County Land Development Code (Ordinance 1992-1), and the 1996 Draft of the County General Plan, now in preparation, have anticipated many of the provisions of this plan.

The goals of the Community Plan are:

### Land Use:

1. Provide diversity.
2. Maintain the rural character of the area.
3. Increase the sense of community.
4. Protect cultural resources.
5. Provide for higher density housing without creating areas of obvious architectural or economic differences.

### Infrastructure:

1. Provide gas, water, electric, telephone and TV service.
2. Provide facilities for solid waste disposal.
3. Require effective liquid waste disposal systems.
4. Require reuse of effluent from community sewer systems.
5. Provide a network of roads that adequately serves the area.
6. Provide a system of pedestrian, equestrian, ski and bicycle trails throughout the area.
7. Assure adequate long-term water supply.
8. Reduce well withdrawals to preserve the aquifer.
9. Reduce per capita water consumption.
10. Create a joint City/County water authority.
11. Levy impact fees on new developments to help pay for imported water.

### Services:

1. Provide police, fire and medical emergency services.
2. Assure availability of educational and recreational facilities and areas.
3. Establish a branch post office.

4. Enhance the natural beauty of roadside and common areas by preventing improper disposal of trash.
5. Assure safe and expedient public and private transportation to and from the City.
6. Protect residents and pets from feral and stray animals.

### Architecture and Landscaping:

1. Maintain the harmonious character of the community while allowing latitude in design.
2. Restrict aspects of design and construction which infringe on residents' rights to quiet enjoyment.
3. Require landscape practices appropriate to this high-desert area of low rainfall and limited water resources.

## A. LAND USE

The provisions of this section are designed to optimize the use of land in the community for the public good, to preserve the special quality of life which characterizes rural Santa Fe and to minimize adverse impact of human presence and man-made structures on the environment. The plan provides guidance for land use throughout the community. However, in keeping with the principles of the County General Plan, it recognizes that land use decisions must reflect the traditions and wishes of the residents of its component communities. Consequently, there may be variations from the general provisions of the plan where local rules or covenants are more or less restrictive.

*Physical Features:* The community is characterized by a system of ridges and arroyos which cross the area, creating a varied landscape of visual beauty with unimpeded vistas of the mountains to east and west. Juniper and piñon are the predominant trees with a variety of low bushes and native grasses (Figure 4).

*Existing Land Uses, Subdivisions and Lot Patterns:* Much of the community has already been developed and lot patterns established, as shown on Figure 5. In the Tano Road area and the western part of the community lots are generally larger, with five to ten acre and larger lots common. Along Camino la Tierra lots are generally smaller. Most of the subdivisions have

covenants which regulate land use, architectural style and other matters which affect community standards.

Plans for mixed-use, higher density housing and commercial development have been prepared for several areas. Las Campanas has county-approved master plans for eight acres at the sales office north of Camino la Tierra and for the 80 acre parcel across the road where the fire station is located. The 390 acre Santa Fe Center on the eastern edge of the community, adjacent to the northwest community of the City, is in the preliminary planning stages. The King Brothers have plans for residential lots and commercial mixed-use development for their property to the southwest, east of Caja del Rio Road across from the City recreation center.

Much of the land in the northwest part of the community is controlled by BLM. Their 1988 Resource Management Plan is excerpted in Appendix A. It indicates an intent to keep BLM land rural with several ranching leases. There are some private holdings in the area, also kept in a rural state. All of the public holdings, BLM and the adjacent National Forest, should remain indefinitely as open space for the benefit of the public.

*Adjacent City Land:* The Northwest Community of the City is immediately east of the community (Figure 5). Largely owned by the City, it is undeveloped. A master plan adopted in 1982 but never implemented is under review as part of the City General Plan currently being revised. What happens to that area is of concern to the community and will require close City/County cooperation.

*Cultural Resources:* Archaeological surveys of the community indicate a greater frequency of historic and archaeological sites than was anticipated in 1988 when the Santa Fe County Archaeological Ordinance was drafted. To be certain that important sites are not overlooked the ordinance should be revised. Requirements for archaeological investigation within developments of between five and ten acres should be extended further north and west to cover areas of medium and high potential for archaeological findings (Figure 6).

The County recently took over responsibility for administration of the County Archaeological Code from the State Historical Preservation Division. However, the County lacks archaeological expertise. To fill the need the County should create a full-time position of County Archaeologist.

*Existing Laws and Regulations:* The community is governed by several land use ordinances. The Extraterritorial Zoning Ordinance sets zoning standards for development within two miles of the City limits. The Extraterritorial Subdivision Code regulates subdivisions and other land divisions for the area within five miles of the City limits. The new Terrain Management Ordinance 1996-3, and Subdivision Ordinance 1996-8, both of which amend the Land Development Code (Ordinance 1992-1), and the Draft of 1996 County General Plan all will affect land planning in the community.

## GOALS

### GOAL 1: Provide diversity by including:

- A. A mix of residential densities in the area with higher densities to the south and lower densities to the north as illustrated by the Future Land Use Map (Figure 5).
- B. A mix of housing types, allowing smaller lot sizes where feasible and there is adequate infrastructure.
- C. Transitional lot sizes, green belts and open space between areas of differing densities.
- D. Traditional northern New Mexico village patterns or planned residential clusters as provided for in the Extraterritorial Zoning Plan and the new County General Plan, where there is County-approved infrastructure.
- E. Density bonuses for open space and village and neighborhood district development, as provided for in the Extraterritorial Zoning Code, and adoption of buffering standards to provide for the transition between areas of differing densities.
- F. Guest houses and other residential structures (infill) on existing lots if on a County approved water system and permitted by covenants.

### GOAL 2: Maintain the existing rural character of the area.

- A. Adopt the Community Plan Future Land Use Map (Figure 5) which provides for:
  - (1) Buffering commercial and higher density

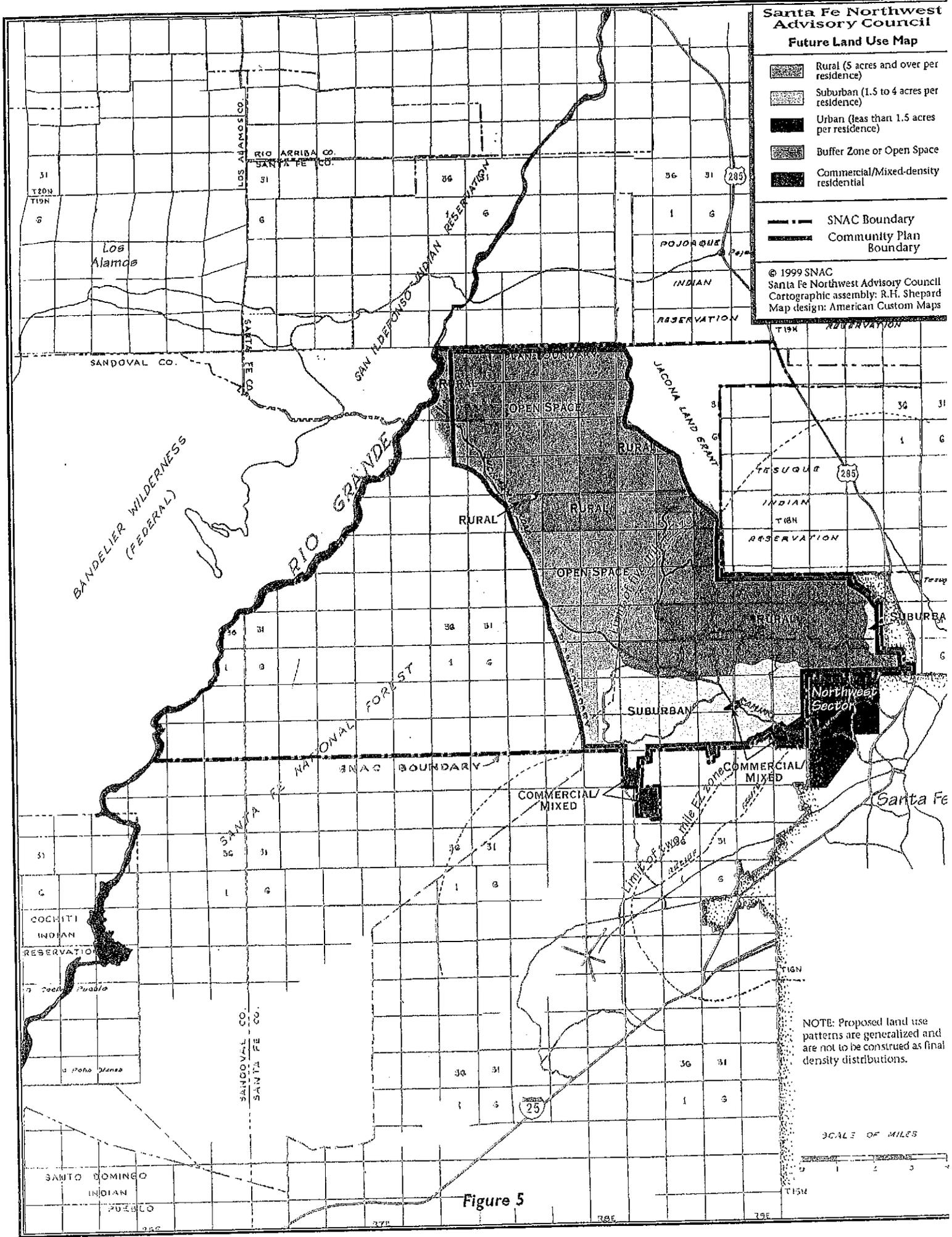
**Santa Fe Northwest  
Advisory Council**

**Future Land Use Map**

-  Rural (5 acres and over per residence)
-  Suburban (1.5 to 4 acres per residence)
-  Urban (less than 1.5 acres per residence)
-  Buffer Zone or Open Space
-  Commercial/Mixed-density residential

-  SNAC Boundary
-  Community Plan Boundary

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 Santa Fe Northwest Advisory Council  
 Cartographic assembly: R.H. Shepard  
 Map design: American Custom Maps



NOTE: Proposed land use patterns are generalized and are not to be construed as final density distributions.

Figure 5

**Santa Fe Northwest  
Advisory Council  
Archeological Boundaries Map**

-  SNAC Boundary
-  Community Plan Boundary

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 Cartographic assembly: R.H. Shepard  
 Map design: American Custom Maps

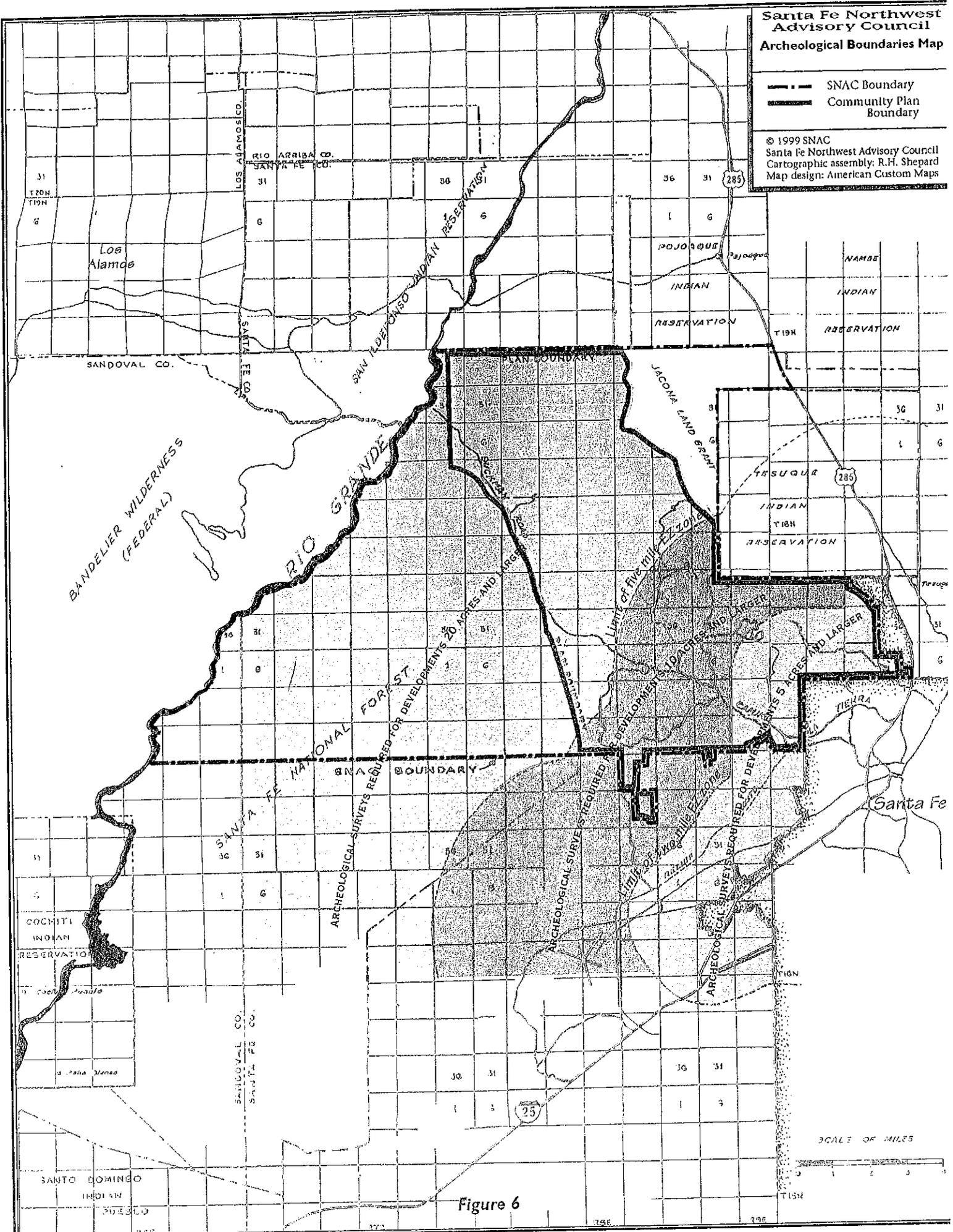


Figure 6

developments.

- (2) Maintaining large lot sizes on private land in the northern area.
  - (3) Supporting existing BLM policies which oppose development of BLM land north of Camino la Tierra. If BLM releases any of this land, it should remain undeveloped.
- B. Support dedication of publicly accessible open space and park areas by future developers.
- C. Encourage BLM and the Forest Service to plan for large, public-access, undeveloped, open-space parcels.
- D. Ensure that arroyos are unimpeded by development, with adequate culverts or other suitable crossings at all road crossings so that animals can continue to use these natural highways.

### **GOAL 3: Increase the sense of community.**

- A. Require developers to interconnect pedestrian, equestrian and bicycle trails and park areas between new subdivisions and other developments to provide a continuous public trail network as described by the proposed Santa Fe County Trails Plan.
- B. Regulate commercial/mixed-use parcels:
- (1) The two parcels owned by Las Campanas near the water tank (an 8-acre parcel and an 80 acre parcel) will be used for office space, a fire station, a community center, neighborhood commercial/retail use and mixed-density residential use, all suitably buffered from adjacent residential areas.
  - (2) Neighborhood and community buildings on the two parcels listed above shall be of a scale compatible with adjacent residences. Buildings and parking lots shall be buffered from residential areas and adjacent to roads.
  - (3) Development of the Las Campanas 3900 acre parcel (Santa Fe Center) adjacent to the City limits shall allow mixed use development and other uses as permitted by law.

- (4) Development of King Brothers 800 acres east of Caja del Rio Road should consist of mixed use development including, but not limited to commercial and residential and other uses which are permitted by law.
- (5) Provide for home-based businesses where permitted by covenants.
- (6) Commercial development to provide basic services for community residents shall be provided north of Sections 23 & 24, Township 17 Range 8.
- (7) This plan is not a zoning ordinance. No zoning ordinance shall be derived from this plan which allows zoning changes from residential to commercial or mixed use residential without submittal of a master plan, normal hearing processes and notification of adjacent communities through all stages of the process.

### **GOAL 4: Protect Existing Cultural Resources.**

- A. Protect the abandoned Chili Line right-of-way on undeveloped and BLM land as a trail under the Federal Rails to Trails Act, allowing use as a pedestrian way wherever possible and encouraging marking of the existing remnants. Neighborhood associations shall encourage protection of the right-of-way within their developed areas.
- B. Provide protection for areas with high and medium potential for archaeological features by requiring archaeological surveys for developments smaller than 20 acres, not now required (Figure 6).
- C. Work with BLM to provide special protection to the environmentally sensitive Buckman Road corridor and the Diablo Canyon/Buckman Mesa area by designating them as Special Management Areas.
- D. Create a position of County Archaeologist responsible for administering the County Archaeological Ordinance.

**GOAL 5: Provide for mixed-use higher density housing where units of various size are incorporated into the neighborhood through good architectural and site design.**

- A. Potential areas are:
  - (1) Developments adjacent to arterial roads where suitable infrastructure is provided.
  - (2) City-owned property in the Northwest Community of the City adjacent to the eastern community boundary (Figure 5).
  - (3) Commercially-zoned areas.
  - (4) Second units on lots (infill) where infrastructure is available and covenants permit.
- B. Ensure compatibility of such housing with adjacent developments.
- C. Development in the Community will conform to County and Extraterritorial policy and standards for affordable housing.

**B. INFRASTRUCTURE**

Infrastructure is an area-wide concern, requiring City and County joint solutions. This section of the Community Plan spells out the needs of the community but recognizes that they must be integrated into public works and utility planning for the larger Santa Fe Metropolitan Region. Water, emphasized by the dry 1996 year, is the most pressing issue followed closely by traffic and roads. Both are problems for governments to address. Electrical power, natural gas, telephone and cable television, in contrast, are by nature commercial issues which generally follow the development dollar but do need some government supervision.

*Water:* Existing municipal water supplies are adequate to meet current demand, but cannot meet future demand. The City and County plan diversion of San Juan/Chama water from the Rio Grande to meet future water needs. The supply problem requires joint action now by the City and County.

The City has purchased the Sangre de Cristo Water Company but continues to contract PNM for operation of the City water system. The County Water Company,

originally supervised by a quasi-independent Board of Directors, has been taken over by the County. The Metropolitan Water Board, which functioned as an advisory body to the City and County, has been abolished. Although City and County staffs are working together, a regional water authority of some kind is needed to provide for public participation in long-term planning. Options range from an advisory board, like the former Metropolitan Water Board, to an elected Water Board with a budget and authority to plan and commit City and County funds.

The cost of making imported Rio Grande water available should be shared equitably by developers and current residents. The Harza report, prepared for the Metropolitan Water Board in 1988, concluded that "growth can pay its own way"; that is, tap fees in new developments would be sufficient to pay for the entire cost of diverting, treating and distributing Rio Grande water to the northwest and south service areas. Current residents in the community should expect to pay only a modest part of the cost of the Rio Grande diversion Project.

An aggressive conservation campaign could reduce the City and County need for increased supply.

To find common solutions to complex regional water problems, local and regional authorities, including City and County staff are cooperating with the Interstate Stream Commission on regional water planning.

*Roads:* The principle roads currently serving the community are Tano Road to the north and Camino la Tierra in the center, both originating at St. Francis Drive (Highway 285/84) and travelling westerly. Camino de los Montoñas (CR 85), a partially paved connector, runs south from Tano Road, intersects Camino la Tierra, where it eventually will connect with the Relief Route, and continues to Paseo de Vista and Casa Solana within the City. Camino las Campanas describes a loop through Las Campanas, connecting Camino la Tierra to the Caja del Rio Road, which leads south to the Relief Route near the airport (Figure 7).

The Relief Route, frequently referred to as the Bypass, will replace that portion of Camino la Tierra within City limits, then connect with a rerouted Camino la Tierra at the southeast corner of the community to serve as a primary route to the north and south of Santa Fe. The joint City/County Urban Area Arterial Road Corridors Task Force (ARTF) which has been

addressing future road requirements and is about to present its recommendations, has identified a number of north-south connector roads which will serve the community and distribute traffic into and out of the City.

Tano Road, a portion of which was recently paved, serves an area of large residential lots. Its intersection with Highway 285/84 is hazardous and is being studied as a part of a major project to upgrade the highway from Alamo Drive in the City north to Pojoaque. Also under construction is a connector road south from Tano Road through Santa Fe Estates to the Relief Route.

Camino la Tierra is the arterial road serving the major portion of the community. It extends west past the larger subdivisions of Tierra de Oro, La Mariposa, Salva Tierra and Las Campanas and becomes Buckman Road near La Tierra Nueva. From there it is unpaved and continues ten miles through Federal land to the Rio Grande.

An undeveloped area of approximately 2000 acres lies between Camino la Tierra and Tano Road, currently accessed by the primitive Fin del Sendero Road which runs north-south between Camino la Tierra and Tano Road. The area is essentially landlocked, being surrounded by established subdivisions on three sides and undeveloped City property on the east. The ARTF has recommended construction of an outlet to the east across the City's northwest quadrant connecting either with Camino de Los Montoyas (CR 85) or Camino la Tierra within the City where it will become part of the Relief Route.

While an increase of traffic is anticipated over the next twenty years, the greatest density of development will occur in the eastern part of the area. Completion of the Relief Route (SR 599) and planned improvements to St. Francis Drive (US 84/285), along with improvements to the network of roads to provide access within this area, will accommodate this traffic.

*Electrical power, natural gas, telephone, and cable television:* Distribution of electrical power in the community is a mixture of above-ground lines and buried cable. The subdivisions along Camino la Tierra are served by buried cable. The Tano Road area has a mixture of buried cable and above ground transmission.

Telephone communications are development-driven; lines are extended as development occurs. Telephone

cable follows the same easements used by electrical power lines. Demand determines when service is extended into new areas. Advance cable installations are seldom placed in the ground ahead of development because cable is federally taxed when installed, whether in use or not.

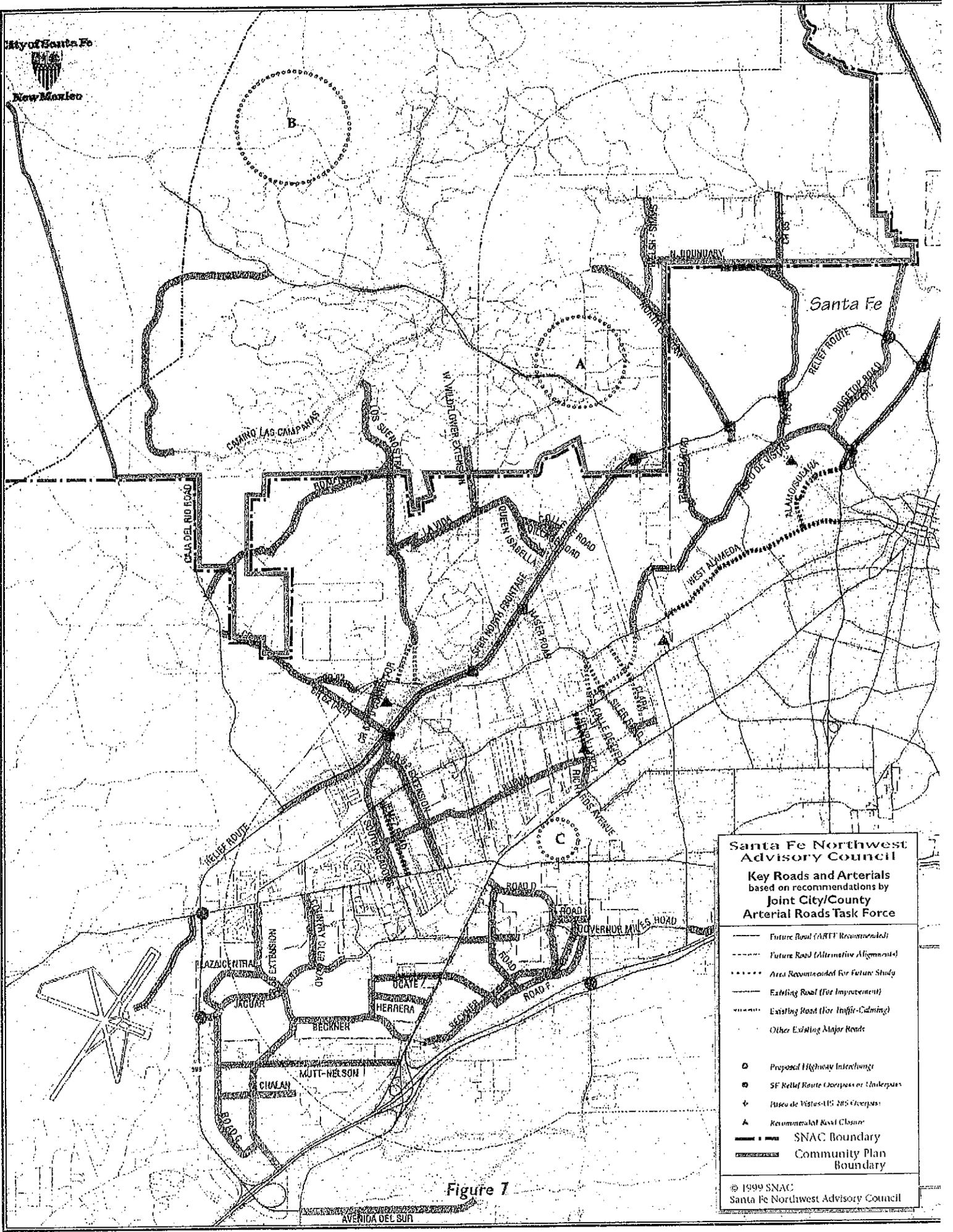
A natural gas main in a 50 foot wide easement along Buckman Road and much of Camino la Tierra provides natural gas to Salva Tierra, Tierra de Oro, La Mariposa, Las Campanas, and limited parts of La Tierra and Tierra Nueva.

*Solid Waste Disposal:* A regional landfill, designed to serve both the City and County, has been constructed at a site one mile south of Las Campanas. Individual homeowners may take trash directly to the landfill, may have trash picked up, or may take it to a transfer station. The transfer station serving the community, as well as other areas, has been completed at the western end of the old City landfill. There is access from Camino la Tierra, Buckman Road and Paseo de Vistas.

*Liquid Waste Disposal:* Most of the community uses septic tanks and leach fields for liquid waste disposal. In areas with lot sizes averaging 1.5 acres or larger, on-site septic systems can be an effective means of liquid waste disposal if certain conditions are met. Las Campanas has a sewage treatment plant, the first phase of which began operation in July 1995. The plant and its related sewer lines and pump stations have been designed to accommodate the 1700 plus homes and facilities approved for this project.

To extend sewer service from the Santa Fe Wastewater Treatment Plant to the area would require extensive construction and an agreement between the City and County. The commercial property at the intersection of Camino la Tierra and the planned Santa Fe Relief Route (390 acres owned by Las Campanas) will be served by a sewer line along the Relief Route tying into the Santa Fe Wastewater Treatment Plant. It will provide sewer service for future development along this route.

In October, 1995, the Board of County Commissioners approved a feasibility study for a County wastewater system. The focus of the study was La Cienega, but recommendations are to be provided for the entire County.



**Santa Fe Northwest  
Advisory Council**

**Key Roads and Arterials  
based on recommendations by  
Joint City/County  
Arterial Roads Task Force**

- Future Road (ARTR Recommended)
- - - Future Road (Alternative Alignment)
- ..... Area Recommended for Future Study
- Existing Road (For Improvement)
- - - Existing Road (For Improv./Calming)
- ..... Other Existing Major Roads
  
- Proposed Highway Interchange
- SF Relief Route Overpass or Underpass
- ↓ Alamosa de Vistas US 285 Overpass
- A Recommended Road Closure
- SNAC Boundary
- ..... Community Plan Boundary

Figure 7

## GOALS

### **GOAL 1: Provide water, gas, electric, telephone and TV service to residents in the least obtrusive manner possible and at reasonable cost.**

- A. All new utility lines in built-up residential areas shall be located underground.
- B. Future utility construction and easements shall be designed to minimize adverse visual and environmental impact.

### **GOAL 2: Provide adequate and safe long range facilities for solid waste disposal with minimum impact on neighborhood areas.**

- A. Transfer stations shall be fenced, buffered and screened with native vegetation and other materials. This will minimize impact on residential neighborhoods and eliminate food sources for feral dogs and wild animals.
- B. Roadsides and open areas shall be kept free from garbage and trash by systematic solid waste pickup. A public clean-up and education campaign must be pursued as a high priority by both City and County.
- C. Establish procedures for garbage drop-off by individuals not on a trash pickup route.

### **GOAL 3: Provide for disposal of liquid waste to avoid ground water pollution by requiring adequate liquid waste disposal systems.**

- A. Create a County or joint City-County sewage system, and require new developments to provide easements for future connections when the system is in place.
- B. Enforce proper construction, inspection and timely maintenance of septic tanks.

### **GOAL 4: Require reuse of effluent from community sewer systems.**

- A. Require developers to use effluent from community sewer systems for irrigation of parks, golf courses and landscaping.
- B. When imported Rio Grande water is available, build an effluent pipeline to the Rio Grande for return flow credits as proposed in the Harza Report prepared for the City in 1988.

### **GOAL 5: Provide a network of roads that adequately serves the area.**

- A. Expedite construction of the Relief Route, building Phase III first with its interchange at Highway 285/84. Concurrently, construct the connection from Tano Road through Santa Fe Estates to the Relief Route.
- B. A system of smaller roads and north-south connectors to the Relief Route should be built to drain traffic from different parts of the area and to relieve pressure on Camino la Tierra and Tano Road.
- C. Construct an east-west road (Pig Farm-North Boundary, North Ephriam or other) in cooperation with the City as a matter of priority to provide access to the area between Camino la Tierra and Tano Road to connect with Camino de las Montoyas (CR 85) or the Relief Route to the east of the four-way stop. Construct east-west and north-south roads to provide access and disperse traffic internally within the community for vacant parcels as they develop.
- D. Connect Arroyo Frijoles Road to College Road, Village Road and Queen Isabella Way, all of which should be built. At its western end, connect it either to West Alameda, Caja del Rio Road or County Road 62. Connect Los Sueños Trail to Arroyo Frijoles Road and continue it to the Relief Route.
- E. Connect West Wildflower Drive to Arroyo Frijoles Road, but not beyond.
- F. The alternate corridor to the west of Calle Nopal, as proposed by the ARTF, and the County Road 70 connection should be considered as alternatives to Calle Nopal for traffic moving from the Relief Route (SR 599) to Paseo de Vista. SNAC will support any one of the three options identified by the ARTF and accepted by the County.

- G. Bring Camino de las Montoyas (CR 85) up to county standards and, in cooperation with the City, pave it from Tano Road south to Paseo de Vista. Pave Tano Road to Tano West and bring Tano West up to county standards.
- H. The construction of Mariah Ranch cut the north end of the Horcado Ranch Road which formerly served the residents of the Horcado Ranch area for access north to the Los Alamos Highway. Because of present litigation over the routing of Horcado Ranch Road at the Mariah Ranch it is inappropriate to make specific recommendations in the plan at this time. Other roads issues in the areas will need to be worked out in the future by consultation among County authorities, SNAC, BLM, NMSU, and residents and landowners of the area. It is acknowledged that the Santa Fe Northwest Community Plan is not intended to or will not adversely affect any access which Ms. Garcia and the Ortiz family currently have or may obtain in the future to their properties.

**GOAL 6: Provide a system of pedestrian, equestrian, ski, and bicycle trails throughout the area using existing rights-of-way and trail systems where possible.**

- A. Cooperate with the County, City, BLM and USFS to map trail systems in the Community.
- B. Trails shall be implemented in accordance with the Arterial Roads Task Force Recommendations and City and County Open Space and Trails Plans. Trails mapping and connections work will continue by the SNAC Open Space Committee.

**GOAL 7: Assure the Community adequate long-term water supplies at the lowest possible cost.**

- A. County and City Water Company officials shall work jointly to plan, design and finance facilities for diversion and distribution of San Juan/Chama and other water from the Rio Grande.
- B. Extend the County Water Company distribution and service area to include future developments in the community.

- C. County Water Company officials should examine the feasibility of reentering the dry and abandoned petroleum exploration well, La Mesa No. 2, about three and one-half miles west of the City, and completing it as a water well. This could provide temporary supply while diversion facilities are being constructed.

**GOAL 8: Reduce well withdrawals to preserve the North Santa Fe County aquifer.**

- A. All new subdivisions or land divisions in the community shall guarantee connection to the City/County water system when it is in place, in accordance with County Code.
- B. Prohibit community and domestic water well permits within the County water distribution system when it is in place.
- C. Amend codes so that adequate infrastructure, and not only water availability, is the criterion used in determining allowed densities for residential development.
- D. Monitor water meters on high-volume water wells and levy fines for those exceeding approved usage.
- E. Adopt domestic well construction standards and conservation requirements.

**GOAL 9: Reduce per capita water consumption in the Community.**

- A. Encourage users to collect surface and road run-off in cisterns for watering gardens, lawns and other landscaping. Surface run-off in commercial centers and large parking lots should be treated and returned to the aquifer by injecting it into dry wells or used to irrigate on-site landscaping.
- B. Encourage gray water recycling for both indoor and outdoor use. Remove administrative obstacles to recycling gray water.
- C. Adjust City and County rates to reward low water users and penalize excessive water users.

## **GOAL 10: Create a Regional Water Authority.**

- A. Establish a commission or other authoritative body of City, County and public representation to develop and enforce regional water policy.
- B. Review the data base of the North Santa Fe County aquifer and, if advisable, undertake a thorough geohydrologic study of the aquifer.
- C. Educate the public about water conservation measures, wetlands and gray water recycling.

## **GOAL 11: Levy impact fees to provide part of the cost of imported water which will be required for new developments.**

- A. Future development should pay its share of the cost of making imported water available to serve new users.

## **C. SERVICES**

As with infrastructure, services are not just neighborhood matters. Fire, police and emergency medical services must be considered as area-wide services. But they have local variations relating to the nature of the population, roads, topography, distances from facilities, and governmental jurisdictions. Although the community is adjacent to the City, residents have learned to be self-sufficient in many ways. The goals and recommendations in this section recognize there are limits to what the State and County can provide for the community. Many are intended to be carried out by homeowners and neighborhood associations rather than the County.

Emergency and fire services are provided by the volunteer Agua Fria Fire and Rescue under the supervision of the County Fire Marshal. Police and animal control services are provided by the County Sheriff. The County also has developed a Rural Addressing System for the area which has been partially implemented. Maintenance for public roads is provided by the County Public Works Department, with maintenance and snow removal on private roads by homeowners associations. Trash removal is carried out either by residents or by commercial services contracted with homeowners associations. There are no maintained County parks or recreational areas in the community, though there are privately maintained trails and parks within some of the subdivisions, and public

access is allowed on BLM land.

Fire and Police personnel must deal with the problem of access to a number of gated communities. Poorly contained garbage and other sources of food and water for feral and wild animals create special problems for animal control. Distribution of information about climate, plants and animals is important because many residents are new to the area. Many are retirees without school-age children, which limits the need for schools, but may increase the requirement for emergency and recreational services.

Many owners of dogs and cats disregard or are not knowledgeable of County ordinances and are inclined to give pets freedom without supervision or restraint. Enforcement of County animal control regulations needs to be improved in order to reduce the threat from feral and stray animals.

The City and County have closed their solid waste landfills; the new regional landfill is located southwest of Las Campanas. A transfer station has been built on the site of the old City landfill to serve the community. Unless properly shielded, this may not restrict the food supply for packs of feral dogs and other animals in the area.

In cooperation with the County, Las Campanas built a fire station near the water tank on Camino la Tierra which has been turned over to the County to be operated by Agua Fria Fire and Rescue. An interim Community Room and office space for SNAC are included in the building. Plans provide for later expansion of the fire station when needed. There are provisions for a separate building on the property to house SNAC offices and a true Community Center in the future. Adding emergency services at the fire station has been considered in the services plan.

## **GOALS**

### **GOAL 1: Provide adequate police, fire and medical emergency services to ensure safety and survival of community residents, with emphasis on self-reliance and use of neighborhood human resources.**

- A. Neighborhoods shall work with the volunteer Fire Department and Sheriff's Office to improve response times and assure quick access to gated communities.

- B. Free-standing and monitored alarm systems shall be regulated to limit duration of alarms to five minutes.
- C. County government and homeowners and neighborhood associations shall provide residents with information on indigenous health hazards such as altitude sickness, snake and insect bites, allergies, and medical alert services.
- D. An emergency evacuation plan shall be developed and publicized, and the routes marked.
- E. Homeowners associations shall adopt and distribute, as part of their covenants, information about the State Earthquake Preparedness Program.
- F. A helicopter pad shall be provided for emergency service at the new fire station.
- G. Adequate emergency service equipment and a receiving area for emergencies shall be provided at the fire station.
- H. Road networks should be constructed to provide good ingress and egress for emergency services and evacuation with multiple routes wherever possible.

**GOAL 2: Assure availability of educational and recreational facilities and areas.**

- A. Plan for future school needs of the community, including transportation and facilities.
- B. Plan for future recreational needs, including parking, playing fields and trails.

**GOAL 3: Establish a branch Post Office in the community.**

**GOAL 4: Enhance the natural beauty of the roadside and common areas. Prevent improper disposal of trash and encourage homeowners to participate in Adopt-A-Highway programs on roads adjacent to or within their subdivisions.**

- A. Step up enforcement of regulations prohibiting dumping in arroyos and along roads and accumulation of trash and debris. Encourage

reporting of illegal dumping.

- B. Require property owners to cut down and remove dead trees.
- C. Encourage sowing of native wildflower seeds along roadways.

**GOAL 5: Assure residents of the community safe and expedient public and private transportation to and from the City.**

- A. Consider ride and share programs and mass transit when appropriate.
- B. Enforce noise abatement standards.
- C. Prohibit use of jake brakes in the community.
- D. Prohibit use of off-road vehicles except in designated areas.
- E. Provide linked pedestrian and bike paths to the City and to County trail systems.

**GOAL 6: Protect residents and their pets from feral and stray animals.**

- A. Pets shall be confined to their owners' properties or kept under leash or voice control at all times as required by the County Animal Control Ordinance 1991-6.

**D. ARCHITECTURE AND LANDSCAPING**

The community has a rural residential and ranching character. With a few exceptions, building in the community has shown an effort to minimize the impact of human presence by adhering to traditional styles and colors that harmonize with the landscape. Architectural and landscaping standards are matters of local concern and should be responsive to the traditions of the area and the desires of the people who live in the neighborhoods. This section represents the collective expression of goals and rules of the community organizations which contributed to it. They are intended to guide future development in the community. But they recognize that there are older neighborhoods which have grown up with different traditions and standards.

They should have the freedom to establish their own rules but are urged to adapt to the plan wherever possible.

It is inappropriate to establish rigid rules for architectural style and materials. There should be latitude for building so long as construction conforms to generally accepted patterns that have evolved over time as suited to the climate, landscape and culture of Northern New Mexico. In most subdivisions such matters are addressed by restrictive covenants. Owners of land outside of established subdivisions are encouraged to abide by similar rules, modified as necessary to adjust to local conditions. General standards for architecture and landscaping, as expressed in the plan, are in the long-term interest of all residents and landowners. They serve to preserve the very characteristics that have attracted people to this area initially and have led to the creation of one of the most charming residential areas in the Santa Fe region.

It is suitable to regulate actions which have consequences that can damage the interests of neighboring property owners. In controlling future development in the community the County must prohibit the creation of eyesores, pollution of the environment by noise, light or odor, prominent construction on ridgetops, and the excessive use of water.

## GOALS

**GOAL 1: Maintain the harmonious character of the community in future development, while allowing latitude in design.**

**GOAL 2: Restrict aspects of design and construction that infringe on other residents' rights to quiet enjoyment.**

These are proposed as conditions to be imposed on all future development. Where County code standards are more restrictive they shall apply.

- A. Residential Building Heights: The 24 foot limit specified in section 11.5 of EZA 1992-1 shall be reduced to sixteen (16) feet on any building site located on a ridgetop, such site defined as follows:

Ridgetops: the uppermost elevations, between the shoulder and crest of any hill or ridge in areas of steep terrain.

Shoulder: the line where the profile of an upper

slope of an elevation changes from 30 percent or greater slope to less than 30 percent slope.

Crest: the highest point on a hill, or the highest line along a ridge.

On sloping ridgetop sites, cut must be equal to or greater than fill in height; this means a building must be set into the hill on the uphill side at least as much as it projects above the lower slope.

Regardless of overall height compliance, no part of any facade of a home built on a ridgetop site may be more than twenty feet high. This is intended to guarantee that a home built on several levels down a hillside will conform in its overall shape to the contour of the land, and will not have an excessively prominent lower level roofline.

- B. Screening: Visual screening, defined as measures to reduce visibility from adjacent properties, shall be required for new structures not in keeping with the residential and esthetic nature of the neighborhood, such as parking lots, dump transfer stations, public restrooms and other structures required by increased housing density.

Screening shall be required for any structure on private land, except windmills, not purely residential in character, including but not limited to: sheds, mobile homes, television dish antennae, vehicles parked for long-term storage (defined as three months or more) and recreational vehicles over seven feet in height, plus boats of any size parked for a period longer than one month.

Screening shall be required for construction material visible from any point off the property. This requirement may be suspended during periods of active construction with no break in activity for more than two weeks unless caused by severe weather. No debris may remain for more than one week, regardless of its visibility from adjacent properties. The only exception to this rule shall be construction debris contained in dumpsters or other regularly vacated containers. This shall be permitted only during active construction.

- C. Limiting Visibility of Structures:

- (1) No more than 50 percent of the surface of any external facade of any building shall be glass. For curving walls, a facade shall be considered to be all the wall surface visible

from a single point one hundred feet from the building.

- (2) Color of exterior walls shall be restricted to "earth tones" which may include natural wood tones and unpainted brick, with the exception of trim amounting to less than two percent of the visible surface, and shall have a Light Reflective Value of 40 percent or less. Exterior colors shall be of low color contrast with the surroundings.
- (3) Pitched roofs shall have colors and surfaces subject to the same restrictions as exterior walls. Further, they shall be restricted to muted reds or the "cool" half of the spectrum, dull shades of blue, green, gray, brown. Shades of purple, orange, and yellow shall not be permitted on roofs. Finishes on metal roofs shall be muted and non-reflective.
- (4) Maximum and minimum sizes of houses and numbers and types of structures permitted on lots are matters for homeowners associations, neighborhoods and landowners to decide. However, buildings should be in harmony with nearby residences and suited to the neighborhood and landscape where they are to be built. This community does not need nor want any monumental structures such as those which have characterized the excesses in some Colorado ski resorts. The County should deny permits for any structures not appropriate for their communities.

D. Limiting Excessive Water Consumption:

- (1) No single lot of private property shall have more than one swimming pool, nor shall any private pool be larger than twelve hundred (1200) square feet in surface area. Private swimming pools shall be covered when not in use. Pools on communally held land and designated for community use may be up to Olympic size and need not be covered.
- (2) Purely ornamental waterworks, such as fountains, artificial streams and waterfalls, shall use exclusively recirculated water. The amount of water shall be limited to the volume that can be circulated by a single pump of no more than one and a half horsepower.

E. Preserving the Existing Character of Development:

- (1) Walls: Property line walls and solid fences are prohibited along public rights of way. If noise abatement is desired it may be achieved by planting dense vegetation only.
- (2) Signs: Billboards, obtrusive and lighted signs are prohibited. There shall be no free standing signs in the community higher than five feet or larger than 30 square feet, other than directional and traffic signs. Illuminated signs and signs with any moving components are forbidden.
- (3) Light Pollution, Light Trespass: The beauty of the night sky has already been compromised by existing development, and further light production shall be restricted to the extent possible. Exterior electric lights shall be shielded to throw only a downward cone of light, with no direct rays emitted within ten degrees of horizontal. Exterior lighting on any building facade shall be limited to the ground floor. Parking lot lighting shall be low pressure sodium only, on light standards not more than 24 feet tall.

Light emitted by any artificial light source, whether reflected or direct, that crosses any property line shall be limited to a maximum intensity at the property line of 0.1 footcandles, measured in a vertical plane (for reference, light from the full moon is about 0.02 footcandles). This does not apply to lots that are less than 1/2 acre in size.

In commercial zones a maximum of 0.5 footcandles shall be permitted. Streetlights are prohibited except where necessary for vehicle and pedestrian safety at intersections. Streetlights shall be designed and installed to meet residential lighting levels, even where commercial or other uses are adjacent to arterials and highways (0.4 to 0.6 average horizontal footcandles). Streetlights on four lane or larger roads shall not exceed 36 feet in height. Streetlights shall be low pressure sodium lights only. Exterior lights, with the exception of streetlights, shall not shine continuously after 10 PM, but shall be restricted after that hour to five minutes'

duration, as provided by motion detector switches. Existing non-compliant fixtures shall be replaced with compliant ones within five years of the effective date of the plan.

(4) Non-Residential Architecture:

Commercial building shall conform to the same standards as homes in color and reflectivity of outdoor surfaces. 70 percent of one facade may be glass, rather than 50 percent specified for homes.

Height of commercial buildings shall be limited to 30 feet, with no more than two stories permitted.

- (5) Parking: Unlimited expanses of public parking are not in keeping with the character of the community. Parking lots within the community shall be divided into small areas of no more than ten spaces each, separated by permanent barriers that include vegetation and paved walkways. Bands of vegetation shall not be less than six feet in width or length, with continuous paved pedestrian access in addition to the vegetation. Vegetation shall include at least one tree for each five parking spaces. At least one-third of the total landscaped area shall be distributed in strips or islands dividing the paved parking area.

Any development or structure that provides more than ten parking spaces shall provide paved areas for all parked vehicles in order to minimize dust. Furthermore, any parking lot of more than ten spaces shall be separated from any bordering street by a planted strip of not less than four feet in width along the street frontage, interrupted only by entry and exit lanes and paved pedestrian walkways.

**GOAL 3: Encourage landscape practices which are appropriate to this high-desert area of low rainfall and limited water resources.**

- A. Require the preservation and use of native plant forms in landscaping activities. Follow the guidelines in Santa Fe County Ordinance 1996-3, Terrain Management. Local nurseries offer catalogs of trees, flowers and other plants suitable to this area.

- B. Restrict introduction of non-native trees and plants which require high water use or are otherwise not suited to this environment.

- C. Xeriscape principles shall be followed in the design, installation and maintenance of landscaping. See Appendix G of the County Terrain Management Ordinance 1996-3.

## V. NORTHWEST COMMUNITY INVENTORY OF DEVELOPMENT

ORGANIZATION	ACRES	LOTS	HOUSES
La Tierra	1582	118	61
La Tierra Nueva	1180	78	45
Salva Tierra	175	70	60
Tierra de Oro	255	101	74
Las Campanas	4700	860	75
Santa Fe Ranch Headquarters	550	1	2
Parcels within BLM lands	1500	0	0
La Mariposa	184	73	61
Las Dos	1257	35	13
Colinas Verdes	70	27	4
Horcado Ranch	320	10	8
Vallecito	60	21	15
Arroyo Calabasas	60	24	23
Tano Road	3000	190	170
Los Sueños	72	24	0
La Serena	63	24	0
King Brothers	800	165	0
Wildflower Way	80	22	16
Totals	15,905	1843	627
Remainder of the Community	35,295*	160	18
TOTALS:	51,200	2003	645

\*Includes 18,000 acres of BLM land leased to New Mexico State University.

## APPENDIX A: EXISTING LAWS AND REGULATIONS

*Jurisdictions within the County:* The community is included in three overlapping political jurisdictions; the two mile Extraterritorial Zoning District, the five mile Extraterritorial Planning and Platting Jurisdiction, and the County proper. (Figure 1).

*Extraterritorial Zoning District:* A portion of the SNAC community is located in the Extraterritorial Zoning (EZ) District, designated by State statute as being two miles from the City limits. The Zoning Ordinance, adopted for the two mile EZ District regulates density, lot size, land use, siting, architecture, grading and drainage, and master plans. It does not regulate subdivisions.

Zoning cases are heard by the Extraterritorial Zoning Commission, a seven member body of which three are appointed by the City, three by the County, and one member by the Commission. Master Plans, variances, Code amendments, and appeals are heard by the Extraterritorial Zoning Authority. The Authority consists of two City Councilors and three County Commissioners.

*Five Mile Extraterritorial Subdivision Jurisdiction:* The area of Concurrent County/City Subdivision Jurisdiction (EZ Subdivision Area) extends five miles from the city limits. Properties within the two mile EZ Zoning District are included in the jurisdiction for the purpose of subdivision regulation. Rules for subdivisions in this area, including required improvements, are set forth in the Extraterritorial Subdivision Ordinance. This ordinance does not deal with zoning matters.

Cases are heard by the Extraterritorial Zoning Commission and by the Board of County Commissioners.

*Comprehensive Extraterritorial Plan:* This is a long range comprehensive plan for the five mile Extraterritorial Area which includes provisions for land use, densities, roads and other matters. If adopted, the Community Plan will be an amendment to this plan. Provisions for community planning are included in the Comprehensive Plan.

*County Development Code:* Outside the two mile Extraterritorial Zoning District, the County zoning regulations apply, as included in the County Land Development

Code. These are similar to those of the Extraterritorial Zone, though they have fewer regulations regarding design and siting, and fewer allowances for urban-type densities.

Outside the five mile Extraterritorial Zoning Subdivision District, the County Subdivision regulations apply as included in the County Land Development Code. These are similar to those of the Extraterritorial Zone, but are sometimes less strict and have fewer allowances for higher densities. The Land Development Code has been supplemented and strengthened by Santa Fe County Ordinance 1996-3, Terrain Management, and affected by the Subdivision Ordinance 1996-8.

Applications for development are heard by the County Development Review Committee and the Board of County Commissioners.

*County General Plan:* A County General Plan was adopted in 1980 for all areas outside the Extraterritorial jurisdictions, and is currently being revised. Like the Extraterritorial Zoning Plan, the County Plan includes provisions on future land use and densities. An important part of the County General Plan is the provisions on hydrological zones and water restrictions.

### DENSITY AND LAND USE REGULATIONS:

*Density:* Most lands within the community are included in one of two hydrological zones for the purposes of density regulation. Within the Basin Zone the maximum density for properties with a septic tank and well is one residential unit for a 2.5 acre lot, if water conserving measures are included in covenants and evidence is shown of water availability. Within the Basin Fringe Zone, the maximum density for properties with a septic tank and well is one unit per a 12.5 acre lot.

If water is piped from the City or other source, or if a community sewer system is available, then the allowed maximum density is lowered to one residential unit for a one acre lot. If both a community sewer system and piped water are available, then the maximum density is one unit per one-half acre lot.

*Land Use:* Generally, land use within the community is

limited to residential development. Non-residential land uses, including commercial, are allowed at road intersections or "nodes". The size of the area and the type of use are dependent on the size of the roads forming the intersection. No development is allowed at a node until a master plan has been approved at public hearings by the appropriate bodies. Large-scale mixed uses, such as a riding stable or a guest ranch, are allowed if certain conditions regarding water availability and access are met, and with a master plan approved by the appropriate bodies.

*State Jurisdiction:* At this time no lands within the community area come under the jurisdiction of the State, though properties immediately to the south are owned by the State Land Office.

*Bureau of Land Management:* Much of the area to the north of Camino la Tierra and some areas immediately adjacent to Las Campanas come under the jurisdiction of the Taos Office of the Bureau of Land Management (BLM). The BLM, in cooperation with the US Fish and Wildlife Service, the New Mexico Department of Game and Fish, the New Mexico Natural Resources Department and the US Forest Service, published a Resource Management Plan in 1988 covering their lands in northwest Santa Fe County.

The broad intent of this Plan is to retain Federal control for long-term multiple use management, to consolidate Federal ownership and to improve public access. In addition, BLM favors protection of certain cultural features, such as the Buckman Road corridor and the abandoned Chili Line right-of-way by means of the Federal Rails-to-Trails Act and as Special Management Areas. Such long-term objectives are desirable. The area should remain undeveloped and in the public domain.

*Forest Service:* Lands to the west of the community are administered by the US Forest Service, but are not directly subject to consideration in the community plan.

*Subdivision Covenants:* Much of the community was developed as residential subdivisions, most of which have covenants. These covenants are administered by a board of directors and committees chosen by the homeowners associations.

Generally, covenants establish architectural style, siting and landscaping for structures, procedures for maintaining street and other facilities owned by the association, limit accessory uses, and address other items such as animal control, security, on-street parking, and noise.

Covenants are required by the County and EZ regulations for subdivision approval to ensure that provision is made for maintaining streets, providing fire protection, prohibiting additional wells, and other items. However, County staff has no part in administering covenants.

## APPENDIX B

### SNAC EXECUTIVE OFFICERS

President:	Frank Shaw, La Mariposa
Vice President:	Jim Karp, La Tierra Nueva
Vice President:	John Nye, Salva Tierra
Vice President:	Bill Larson, Tano Road
Treasurer:	Lloyd Yeich, La Mariposa
Secretary:	Sylvia Dulaney, Tano Road
Executive Director:	Stuart H. Maule, Tierra de Oro
Administrative Secretary:	Barbara Grassia, Arroyo Calabasas

### SNAC MEMBER ORGANIZATION EXECUTIVES AND DELEGATES

ORGANIZATION	EXECUTIVE	DELEGATE	ALTERNATES
La Tierra	Skip Holbrook	Buzz Rowell	Bruce Kaufman
La Tierra Nueva	Abigail Berger	Jim Karp	
Salva Tierra	Bob Blommer	Bob Blommer	
Tierra de Oro	Tom Perkins	Richard Johnson	
Las Campanas	Brian O'Neill	Mickey Baird	Jerri Carson, David Dodge
Santa Fe Ranch	Zannie Garcia	Zannie Garcia	
La Mariposa	Philip Saltz	Philip Saltz	
Las Dos	Joan Murphy	Joan Murphy	Darla Cox
Colinas Verdes	Arnold Stream	Darragh Nagle	Avery Nagle
Horcado Ranch	Barbara Howard Mary Lattimore	Barbara Howard Mary Lattimore	
Vallecito	Charles Nylander	John Pitts	
Arroyo Calabasas	Jim Reid	Danny O'Neil	Leslie Rouse
Tano Road	Deborah Wyant	Sylvia Dulaney	Bill Briggs
Los Sueños	Michael Hurlocker	Michael Hurlocker	
La Serena	Sid Singer	Michael Hurlocker	
King Brothers	Rhonda King	Rhonda King	
Wildflower Way	Gordon Hebert	Jim Louck	Bill Hawkins

## APPENDIX C:

### ORGANIZATION AND MEMBERSHIP OF THE COMMUNITY PLAN TASK FORCE

#### Executive Committee:

Frank Shaw, Chairman - La Mariposa  
Charles Harrison - La Mariposa  
Mike Maule - Tierra de Oro  
Bob Shepard - Salva Tierra  
Paul Stoesz - Salva Tierra  
Roy Stoesz - Salva Tierra  
Julien Wagenet - Tierra de Oro

#### Architecture and Landscaping Committee:

Charles Harrison, Chairman - La Mariposa  
Ivan Broman - Las Campanas  
Malcolm Worby - Santa Fe

#### Infrastructure Committee:

Richard Johnson, Chairman - Tierra de Oro  
David Martinez - Las Campanas  
Roy Stoesz - Salva Tierra  
Susan Gardner - Tano Road

#### Land Use Committee:

Bob Shepard, Chairman - Salva Tierra  
Anna Marie Baca - Santa Fe  
Bill Larson - Tano Road  
Chuck McCurdy - La Mariposa  
Ted Odmark - Santa Fe  
Leslie Rouse - Arroyo Calabasas

#### Services Committee:

Paul Stoesz, Chairman - Salva Tierra  
Bill Conover - Salva Tierra  
Alison Sanders - Tano Road  
Shirley Gutermauth - La Mariposa

#### Background:

Roy Stoesz - Salva Tierra

#### Maps:

Bob Shepard - Salva Tierra

#### Consultants:

Al Lilly, Lilly Planning Associates  
Linda Tigges, Tigges Planning Consultants

#### Support Staff:

Susan Goldstein - Santa Fe  
Barbara Grassia - Arroyo Calabasas

## APPENDIX D: SUMMARY OF PUBLIC MEETINGS

Two public meetings were held during the process of preparing the Community Plan. The first, on July 23, 1994, was designed to determine the issues, needs, wants, problems and desired direction for development in the community as expressed by its residents and landowners. Fifty people attended. They were briefed on the purpose and authority of the project as approved by the Extraterritorial Zoning Authority (EZA) and the Board of County Commissioners (BCC).

Using the County's method for the conduct of planning meetings, they were divided into small groups, each with a monitor, to discuss their ideas for the content and direction of the plan. After thorough discussion the groups were reassembled and a spokesman for each explained their members' discussions and showed their concerns on wall charts. At the end of the meeting each participant was given a set of red dot stickers and asked to place them next to those subjects on the charts considered most important.

This exercise identified 127 topics of concern. Many were duplicates or slight variations. Some few were more appropriate for attention by local homeowners associations or County authorities. Those given most emphasis and suited to the purpose of the plan concerned land-use, water, fire and emergency services, roads, architectural controls, landscaping, zoning, open spaces, trails, retention of rural character, public transportation, commercial areas, noise and light pollution, trash control, a community center and community activities, utilities, pet control, wildlife management, protection of cultural resources, preservation of native vegetation and security.

From this list, and with study of the County General Plan, the Comprehensive Extraterritorial Zoning Plan and other planning documents, an outline was drawn up and a task force recruited to prepare the plan. Following two and a half years of frequent meetings, consultation with County staff and discussion of major

issues at SNAC meetings, a series of drafts were prepared. These were submitted to SNAC member organizations for comment leading to a final draft dated October 10, 1996.

A second public meeting was held on November 16, 1996, to discuss that draft. Twenty-four residents, landowners and neighbors attended. By then, because of extensive interchange of ideas over the series of earlier drafts, no real differences about issues remained. The meeting consisted of briefings by the task force committee chairmen and discussion of the details of the plan. Most questions from the floor concerned land-use and architectural matters. Several minor changes and refinements were suggested for incorporation in the presentation draft which will be presented to the EZA and BCC for approval or modification.

It was apparent that the plan as drafted had covered all subjects of concern to residents and landowners, and to their satisfaction. The plan will go to County authorities as an authoritative expression of the opinions of those living in and owning property in the community. It conforms to the principle expressed in the new Draft County General Plan that community plans should reflect the experience, traditions and wishes of those who live there.

The Community Plan has been developed in parallel with the County Plan and conforms to the goals and policies therein. It is in essential agreement with the County Plan, differing only by being somewhat more restrictive in a few of its provisions.

## APPENDIX E: ACKNOWLEDGMENTS

Our thanks to the volunteer members of the Task Force, listed in Appendix C, without whom there would be no plan.

To County and City Staffs for their long-term cooperation and advice which have been essential to the development of the plan.

To our consultants, Linda Tigges and Al Lilly, for invaluable insight into the workings of County and City governments.

To County Commissioners Marcos Trujillo (District 1) and Javier Gonzales (District 3) for encouragement and support in the preparation of the plan.

To the following individuals and organizations who have helped in a variety of ways:

Shirley Baros, GIS Manager, Earth Data Analysis Center, University of New Mexico, Albuquerque, for advice and guidance in setting up a map digitizing program.

Mike Bremer, Archaeologist, Santa Fe National Forest, Española Ranger District, for documenting the recent history of Caja del Rio.

Ronald Broadhead, Geologist, New Mexico Bureau of Mines and Mineral Resources, for data on the oil potential of the Española Basin.

John Bailey and Paul Williams of the Bureau of Land Management for explaining the long-term plans for BLM land in the community.

Ivan Broman, Staff Architect, Las Campanas, for supplying updated maps of Las Campanas subdivisions and roads.

John Chiaretti, Soil Scientist, Natural Resource and Conservation Service, US Department of Agriculture, for contributing geologic and stratigraphic data essential to our geologic map.

Tom Collins, Editor with The Santa Fe Reporter, for editorial assistance in polishing the text of the plan.

James Corbin, Director, Santa Fe Water Company; Charles Heaton, County Hydrologist; Amy Lewis,

Senior Hydrologist, Daniel B. Stephens & Associates; Tony Mayne, former Executive Director, Santa Fe Metropolitan Water Board; and Lee Wilson, Hydrologist, Lee Wilson & Associates, who all made available reports and data on the geohydrology and human dynamics of water in the County.

Bruce Daniel, American Custom Maps, Albuquerque, for preparation of the maps in the report in form for publication.

The US Forest Service and Bureau of Land Management for pledges to maintain the open space they control in the community.

Zannie Garcia, the Santa Fe Ranch, for recording the history of early ranching and land development in the community, and for constructive editing of reports and maps.

Jamie Gardner, Geologist, Earth and Environmental Sciences Division, Los Alamos National Laboratory, for insight into geologic faults, earthquakes and volcanic activity.

Roy Johnson, Geologist, Oil Conservation Division, New Mexico Energy, Minerals and Natural Resources Department, for bringing to our attention the feasibility of completing La Mesa No. 2 oil well as a deep water well.

Lanae Juffer, General Manager, TCI of Santa Fe; Jim Wofford, US West; and Wayne Sowell, PNM Northern Area Manager; for advice and assistance in various areas of infrastructure.

Benito Martinez, County Assessor, for access to the files and providing property ownership maps of the community.

Robin Martin, Publisher, Taos News, for information about light pollution and statutes pertaining to it.

Judy McGowan and Mary Helen Follingstad, County Land Use Planners, for early advice on how to develop the plan and continuing consultation and assistance during its preparation.

Peter Merrill and Steve Nix, former Chiefs of Agua Fria Fire and Rescue, for explanation of fire and emergency facilities and procedures.

Benjie Montaña, Sheriff of Santa Fe County, for assistance concerning police and emergency capabilities in the community.

Brian O'Neill, John Nye and Mickey Baird of Las Campanas, for providing facilities for our meetings and numerous administrative acts of assistance.

Mary Orr, Wildlife Biologist, Santa Fe National Forest, Española Ranger District, for information on the wild horse herd on Caja del Rio.

Al Pitts, volunteer Chairman of the County-City Arterial Roads Task Force, for assistance in road planning and traffic projections.

Stephen Post, Project Director, Office of Archaeological Studies, Museum of New Mexico, for sharing his understanding of early man and his contact with the community.

Robert Rededden, Earthquake Program Manager, New Mexico Office of Emergency Planning and Coordination, for providing data and recommendations concerning earthquake preparedness.

Janet Spivey, Staff Ethnohistorian, Office of Archaeological Studies, Museum of New Mexico, for jointly conducting interviews with Zannie Garcia and sharing records from the National Archives.

J.D. Stanton, Veterinarian, County Animal Control Office, for advice on animal issues and control procedures.

The subdivisions of La Tierra, Tierra de Oro, Salva Tierra, La Mariposa and Las Campanas for providing their covenants and architectural standards for comparison and reference.

The support staffs of the following organizations: Bureau of Land Management, Public Room; Museum of New Mexico, Laboratory of Anthropology Library, Office of Archaeological Studies Library, and Palace of The Governors Library; New Mexico Land Office, Records Management Division; and the New Mexico Records Center and Archives.