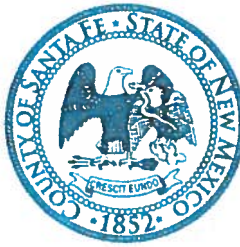


Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Date: October 5, 2015

To: Board of County Commissioners

From: Penny Ellis-Green, Growth Management Director 
Robert Griego, Planning Manager 

Via: Katherine Miller, County Manager

Item: Presentation of Sustainable Growth Management Plan (SGMP) Amendments

SUMMARY:

This item is a presentation to outline the process and results of updating the Sustainable Growth Management Plan as part of the 2015 implementation process for the Sustainable Land Development Code (SLDC).

BACKGROUND:

The Board of County Commissioners (BCC) adopted the Sustainable Growth Management Plan (SGMP) in 2010 as a guidance document that provides policy level direction for future growth in the County. In December 2013, the BCC adopted the Sustainable Land Development Code (SLDC) which provides the regulatory and procedural structures for implementation of the SGMP. In 2014, the Board began review of the proposed county-wide Zoning Map and SLDC changes as part of the SLDC implementation process. In January 2015, the BCC directed staff to work with communities to update plans, review zoning maps and develop community district overlays for community districts and then provide more comprehensive documents for BCC review.

Additionally, in 2014 the County received new population growth projections and economic growth projections as part of the SLDC implementation process. These reports present population estimates and projections for 1990 through 2030 and were created by Geospatial and Population Studies (GPS) and the Bureau of Business and Economic Research (BBER), respectively. These studies present a trend of increasing population within the City of Santa Fe and overall growth anticipated to slow in the unincorporated areas of the County.

DISCUSSION:

Based on the policies of the SGMP, the new population estimates and the on-going implementation of the SLDC, staff has made recommendations for updates to the SGMP. The primary issues that are addressed in the proposed amendments are as follows:

- Updated Growth and Employment Projections
- Updated Land Use elements including SDAs, Transfer of Development Rights (TDR), Mixed Use and Density Bonuses
- Updated Agricultural section
- Update Open Space section
- Updated Transportation section
- Updated Maps for Land Suitability, Existing Land Use, Future Land Use, Open Space and Growth Management
- Updated Governance and Community Planning process for 2015

Staff have conducted multiple public meetings and met individually with interested parties throughout the SLDC and zoning map implementation process. These meetings and discussions have been informative for staff in developing the proposed amendments and updates to the SGMP

The proposed amendments presented today reflect changes that are appropriate for updating and continued implementation of the SGMP. Additionally, the proposed amendments will facilitate the continuing implementation of the SLDC and the zoning map.

Staff anticipates presenting a resolution to requesting adoption of these changes in the 2015 Updated SGMP at the October 27th, 2015 BCC meeting.

ACTION REQUESTED:

This presentation is for informational purposes as part of a special study session. No action is requested.

ATTACHMENT:

Exhibit A: Proposed Sustainable Growth Management Plan (SGMP) Amendments

Exhibit B: Appendix outlining Proposed SGMP Map Changes

CHAPTER 1: A SUSTAINABLE FUTURE

1.1.4 GROWTH MANAGEMENT AREAS

Santa Fe County delineated four Growth Management Areas (GMAs) as part of the planning process. The four areas are El Norte GMA, El Centro GMA, Galisteo GMA and Estancia GMA, as defined in this Plan (see Map 1-1). The GMAs were delineated for planning purposes according to the following criteria:

- Geographic boundaries with topographic features and hydrologic basins;
- Continuity with existing Community Planning areas and boundaries to avoid fragmentation;
- Delineation of political boundaries (i.e. Tribal lands, Federal lands, State lands);
- Major transportation networks and corridors connecting the GMAs;
- Existing large tract and parcel boundaries; sensitivity to the landscape and historical context (i.e. land grants, archaeological sites, historic communities, cultural resources, environmentally sensitive lands, large agricultural and ranch holdings, and settlement patterns; and
- Consideration of open space buffers.

1.5.3 COMMUNITY SETTLEMENTS IN SANTA FE COUNTY

In an attempt to distinguish areas and reflect the diversity of Santa Fe County's population and unique settlements, communities were given specific designations. These designations were not only given to honor historic settlements, but also to consider contemporary patterns of land use in order to better plan for new and future community systems and settings.

1.5.3.1 TRADITIONAL COMMUNITIES

The first permanent settlements in Santa Fe County were traditional communities with continuous settlement exhibiting historic patterns of diverse and mixed community land uses which continue to the present. Each traditional community has historic structures or developed features, the existence of an entryway, a corridor and a village center or centers. Traditional Communities have been in existence for over 100 years, but were formally recognized under the 1980 General Plan and the 1999 General Plan, which recognized a total of 29 Traditional Communities. These designations were established with the intent for these villages to accommodate a mixture of uses such as agriculture, residential, large scale residential community service, institutional, nonresidential or recreational uses anywhere inclusive of the boundaries of the village, provided the performance standards and criteria set forth by the Land Development Code were met.

Traditional Communities include: La Bajada Village, Sombrillo, Cuartelez, La Puebla and Rancho del Valle, Chimayo, Rio Chiquito, Cundiyo, Nambe, Pojoaque, Jacona, Jaconita, El Rancho, Cuyamungue, El Valle de Arroyo Seco, Tesuque, Rio en Medio, Chupadero, Cañada de los Alamos, Agua Fria, Glorieta, La Cienega, La Cieneguilla, Madrid, Los Cerrillos, Lamy, Galisteo, Golden, Edgewood and Stanley.

1.5.4 COMMUNITY PLANNING

Sustainable community planning depends on the balance and compatibility of systems, both natural and human, while creating a lifestyle and development patterns that respects and works within the natural environments' limits. Santa Fe County has built a strong tradition of community-based planning spanning from past decades to the present. As our communities continue to change and grow, community planning

plays an important role in ensuring that future growth is in harmony with existing settings. Community planning must carefully balance the needs and desires of residents against the challenges presented by growth and change not just in the physical realm, but also economically and socially.

The County established a Community Planning Process in the 1999 Growth Management Plan which outlined a process for preparing community plans in an attempt to find this balance for communities. The goal of the community planning process is to assist communities to identify and develop solutions to community problems and develop strategies to achieve their vision. Community planning presents an opportunity for residents to plan for and address local community issues, regional issues and countywide issues, including those which may be overlooked from a county-wide perspective. It also considers a community's history and the ways that past planning efforts have shaped the area. The County community planning process is also concerned about developing residents' notions of governance, power sharing and community problem solving.

Community plans developed through this process were the product of communities collectively identifying a common set of concerns, creating goals to address these concerns, and creating policies to achieve the goals for future development in the community through a consensus process. Community planning is a way for communities to express a cooperative vision for the future. Thus, the community plans and ordinances created through this process are a critical component of the growth management framework for the SGMP.

The Community Planning Process includes traditional and contemporary communities as well as larger district and/or area planning. The SGMP will work well with these efforts; while the community plans accomplish planning at a community or area scale, the SGMP recognizes the need to plan on a larger, County-wide scale, recognizing that problems do not stop and start at the community boundaries, and neither should the solutions.

In 2015, Santa Fe County adopted Resolution 2015-18 in order to update existing community plans and to ensure their consistency with the SGMP. The community plan update process provided a means for implementation of adopted Community Plans through the framework of the Sustainable Land Development Code. The update process also provided communities the tools to implement the community plans via the development of community overlay districts and proposed zoning for the respective community districts. The community plan updates were completed for adopted community plans in accordance with a streamlined community planning process. The 2015 Community Plan Updates amended the respective adopted community plans and are incorporated as amendments to the existing plans and the SGMP.

In order to evolve the community planning process and improve community participation and outreach, the SGMP will set forth a clear community participation plan. The Community Planning and Participation section establishes a new public participation process which is outlined in the Governance Element in Chapter 14.

1.5.5 REGIONAL PLANNING, PARTNERSHIPS AND COOPERATION

Regional planning, cooperation and partnerships in Santa Fe County with Pueblos, other government agencies, NGOs (non-governmental organizations) and with other adjacent counties and municipalities

tends to be oriented to specific topics and interests. Regional planning is critical for certain areas such as water, wastewater and transportation. It is also important for other regional initiatives such as agriculture, food sustainability, economic and alternative/renewable energy opportunities. Santa Fe County will continue to be involved in topic-specific regional planning efforts, some of which embrace larger geographic areas, but will also continue to work toward more comprehensive approaches to regional problem solving and cross-jurisdictional project development. The SGMP recommends that the County work with its municipalities regarding annexation, including the City of Santa Fe, City of Española and the Town of Edgewood. ~~The Regional Planning Authority (RPA) is a regional partnership that includes representation from the City of Santa Fe and Santa Fe County elected officials. The RPA was created by Joint Powers Agreement in 2000 to focus primarily on land use issues, specifically the need to complete and implement an annexation plan. The land use plan was completed in 2002 and a city/county annexation agreement is currently in place. Recent activities of the RPA have focused on housing, renewable energy, transportation, transit options, water, and open space issues. In past RPA workshops, City and County officials agreed that the Authority needed to be more involved in regional economic development and housing issues. The RPA is currently involved in alternative and renewable energy initiatives. Discussion of these functions, however, is complicated by the fact that they encompass larger geographic areas than just Santa Fe County. Other regional concerns such as educational needs involve not only different geographic areas but additional government agencies.~~

~~For these reasons,~~ Santa Fe County continues to advocate the concept of a regional, inter-governmental cooperation Plan. The SGMP also recommends an annual Regional Planning Conference, ~~perhaps under the guidance of the RPA,~~ to either focus on specific regional issues or to bring together all of the entities and agencies working on regional planning and regional concerns. This might be particularly effective to begin to focus on such issues as climate and environmental concerns and changes. Other important regional groups include the North Central Regional Transit District (NCRTD), Metropolitan Planning Organization (MPO), Española Basin Regional Issues Forum, the Regional Economic Development Initiative, Jemez y Sangre Water Planning group, the Estancia Valley Economic Development Association and the Estancia Basin Water Planning Committee.

Santa Fe County also recognizes that the southern part of the County, identified as the Estancia Growth Management Area (EGMA), is a uniquely different geographic setting than other parts of the County and needs to be planned in a different manner. The ~~1999 Growth Management Plan~~ SGMP recommended the creation of a New Community District in the EGMA. ~~Since that time, however, it has become even more apparent that the County needs to initiate a community, district, area or specific plan for the~~ The community area or district plan for the EGMA and that this should be undertaken in coordination with the towns of Edgewood and Moriarity, as well as Torrance and Bernalillo Counties and the Mid-Region Council of Governments. Specific topics that should be considered in this planning effort include: land use and zoning concerns; economic development opportunities for this area; energy and renewable energy issues; water and wastewater options; agriculture and ranching initiatives; and affordable housing opportunities and choices. Additional regional relationships and partnerships are summarized and are outlined in the appendix of the SGMP to show the extent to which Santa Fe County is involved in regional issues. In addition, each Plan element contains some references to working with other entities on projects of mutual interest and concern.

Santa Fe County
Sustainable Growth Management Plan
Growth Management Areas

Legend

- Santa Fe County
- Growth Management Areas *
- Major Roads
- Railroad Lines
- Major Streams and Arroyos
- Municipalities
- Pueblo Lands
- County Open Space
- State Park Lands

Federal Conservation Lands

- U.S. National Park Service
- U.S. Forest Service
- Federal Dam and Reservoir

* 2010 SGMP Growth Management Areas are shown with yellow dashed line

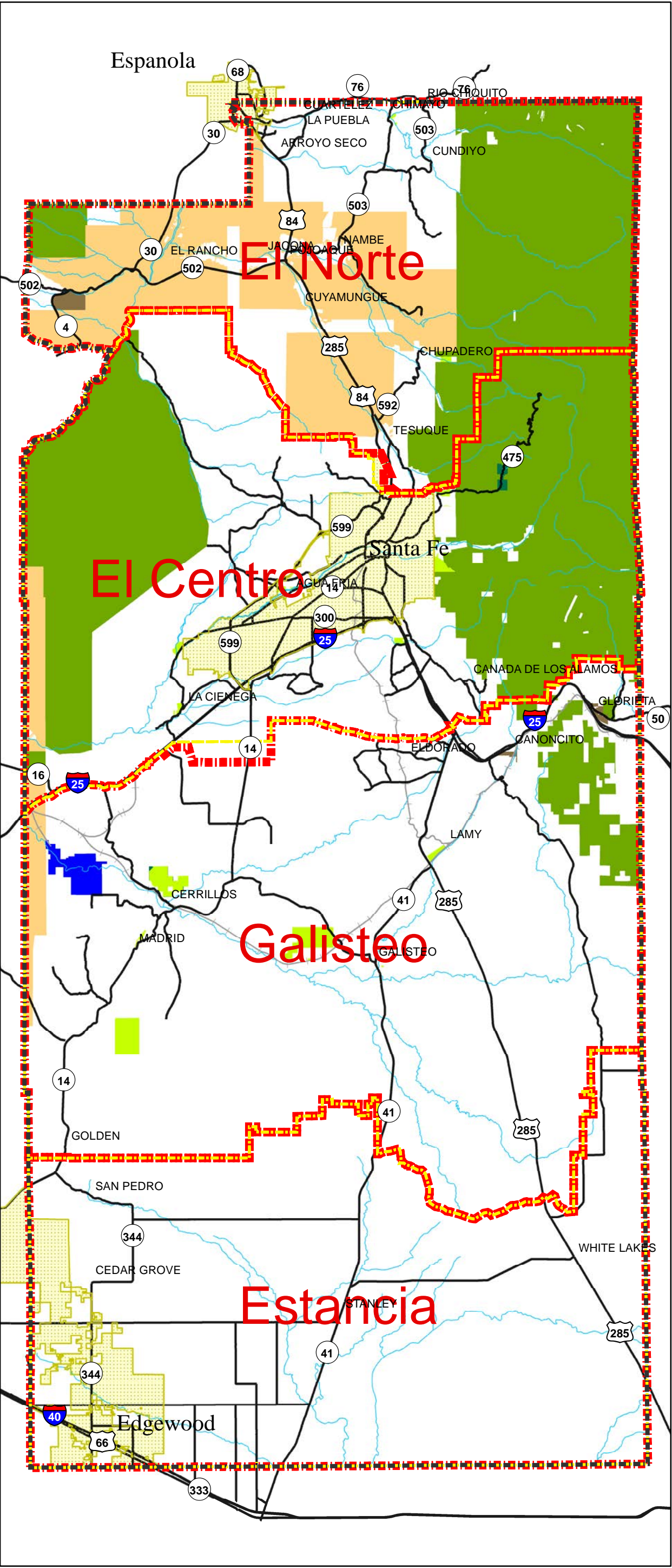


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Users are solely responsible for confirming
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Santa Fe County
Growth Management
Department
Planning Division

September 10, 2015
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CHAPTER 2: LAND USE ELEMENT

2.2.1 GROWTH TRENDS, AND GROWTH PROJECTIONS AND EMPLOYMENT FORECASTS

Santa Fe County commissioned a study, “Population and Housing Trends in Santa Fe County” as part of the process to create the SGMP to determine future population and housing projections for the County. This study was based on data and studies from the Bureau of Business and Economic Research at the University of New Mexico (BBER) that were analyzed for reliability and applicability.

The Population and Housing study projects growth for the County for the period 2010-2030. Regional population and Housing projections are broken down for the four Growth Management Areas (GMAs), El Norte, El Centro, Galisteo and Estancia, as defined in this Plan (see Map 2-1).

The Population Estimates and Employment Forecasts for Santa Fe County were updated in October 2014 by Geospatial and Population Studies (GPS) and the Bureau of Business and Economic Research (BBER). The population projections and employment forecasts for the period 1990-2030 were completed for the County as a whole, for the portions of the county where Santa Fe County has jurisdiction, for the three Sustainable Development Areas (SDAs), for the four Growth Management Areas (GMAs) and for the County Utility Service Area. Within this geographic context, the current report presents population estimates and projections for 1990 through 2030. All population estimates and projections were presented in the most current geographic planning boundaries to include the City of Santa Fe Annexation areas. Any annexations occurring between 2009 and 2018 (most of these have occurred) by the City of Santa Fe are represented in both estimates and projections, meaning that values reported here are identified as if the post-annexation boundaries had existed since 1990.

These projections reveal little change in recent County growth rates through 2020. This is in line with the relatively stable growth rates the County has experienced for the last decade (approximately 2.0% in the unincorporated County; 1.7% in the total County). The incorporated areas include the cities of Santa Fe, Española, and the Town of Edgewood.

The growth rate is projected to gradually decline after 2020. The largest period of growth predicted for the unincorporated County occurs from 2010 to 2015, with a total increase in population of 10.2%. Over the period 2010 to 2030 there will be development in Santa Fe County of about 24,000 dwelling units and 11,333 employees. Of the above dwelling-unit growth, 12,195 units will be in the Unincorporated Area and 11,715 will be in the incorporated areas. Of the 11,333 jobs, 3,534 will be in the Unincorporated Area and 7,799 will be in the incorporated areas. Thus, 51 percent of the projected dwelling units and 31 percent of the projected employment will be in the Unincorporated Area of the county; 49 percent of the dwelling units and 69 percent of the jobs will be in the incorporated areas. **Figures 2-1, 2-2 and 2-3** show projected population, dwelling units and employment by growth management area.

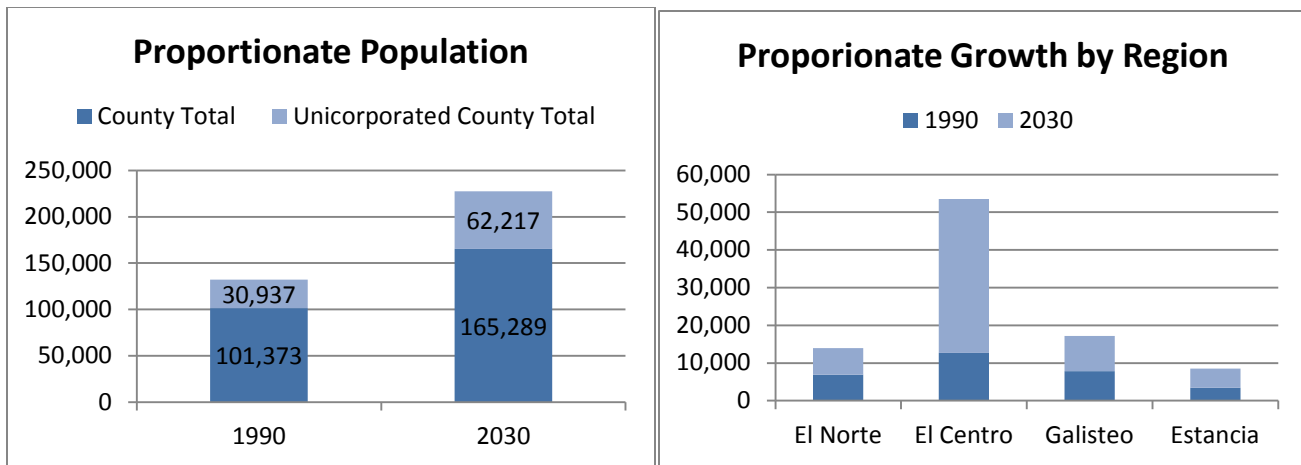
- El Centro is growing the fastest among the County’s four regions, experiencing an annual growth rate of 7.68% from 2010 to 2030; El Norte is projected to be the slowest growing region, experiencing an annual growth rate of 1.78%.

- The percentage of residents in the unincorporated areas of the County is expected to increase slowly from 2010 to 2030, increasing from 42.3% to 45.2%.
- The number of persons per household is projected to decline slightly from 2010-2030 (2.61 to 2.58), reflecting the increase of singles, married persons without children, partners and seniors.
- The number of dwelling units in the unincorporated County is projected to increase by 45.1% from 2010 to 2030.
- Employment in the unincorporated areas of the County is expected to experience a greater proportionate increase in the period between 2010-2030 than, increasing 34.9% compared to 17.6% for the Total County.

Figure 2-1 reports population estimates and forecasts for the County as a whole, for the municipalities of Santa Fe, Española, and Edgewood, for Tribal Lands, and for the sum remainder of unincorporated County. The striking overall trend is the increasing consolidation of the County's population within the City of Santa Fe, with the annexations being the primary driver of this trend. Growth is anticipated to slow overall within the County and this slowing trend is apparent in all of the sub-county geographies.

Figure 2-1: Population Estimates and Forecasts, 1990-2030

	1990	2000	2010	2020 Projections	2030 Projections
County	101,373	129,160	144,546	151,910	165,289
City of Santa Fe	63,849	78,426	81,776	85,269	88,911
Town of Edgewood	1,655	3,352	3,742	5,680	6,290
City of Española	1,987	2,726	3,268	3,663	4,234
Tribal Areas	2,975	3,199	3,447	3,483	3,637
Unincorporated County	30,937	41,457	52,313	53,815	62,217
Unincorporated County by Area:					
GMA					
El Norte	6,939	8,130	8,831	7,578	7,050
El Centro	12,694	19,538	27,882	32,022	40,796
Galisteo	7,826	9,437	10,550	9,455	9,353
Estancia	3,478	4,352	5,050	4,760	5,018
SDAs					
SDA 1	3,326	2,972	6,018	8,524	12,553
SDA 2	22,280	33,047	40,058	39,518	43,733
SDA 3	5,331	5,438	6,237	5,773	5,931



Between 1990 and 2010, the County as a whole grew by over 42.58 percent (2.13 percent per year). The diminished anticipated future growth from 2010 to 2030 is projected to increase only 14.35 percent over the forecast period (.0072 percent per year). The unincorporated County areas during the historical period (1990-2010) grew at a slightly faster rate (69.10 percent overall or 3.46 percent per year), but in a numeric sense this growth was swallowed by the momentum provided by the larger City area which included the annexation areas. It should be remembered that much of the City of Santa Fe growth was actually in the unincorporated County during this historical period, with these areas only recently being annexed into the city. Over the forecast period, the unincorporated County is also anticipated to slow its growth, to only 17.34 percent between 2010 and 2030 (.009 percent per year). The Geospatial and Population Studies (GPS) and the Bureau of Business and Economic Research (BBER) expect that the population and employment of Santa Fe County will reach 165,290 and 73,464 in 2030, respectively. From 2013, population is expected to increase by 18,443 people (or 13%) while employment is expected to increase by 12,834 jobs (or 21%).

The population growth rate has been slowing and this trend is anticipated to continue, with a slight reversal in the last decade of the forecast period. From 1990 to 2000, population increased by 27,787 people (or 27.4%). However, from 2000 to 2010, population only increased by 15,386 (or 11.9%). From 2010 to 2020 and subsequently from 2020 to 2030, we expect population to increase by 7,364 (or 5.1%) and 13,380 (or 8.8%), respectively. Figure 2-2 presents Santa Fe County historical and forecasted population and employment decennially. From 1990 to 2000, employment increased by 15,372 jobs (or 36.3%). However from 2000 to 2010, employment increased by only 2,867 (or 5.0%). Specifically, employment started to fall in 2007, after it peaked at 65,905 jobs. We expect that it will be 13 years from 2007 for employment to reach that previous peak, with 65,982 jobs in 2020. From 2010 to 2020 and subsequently from 2020 to 2030, we expect employment to increase by 5,446 (or 9.0%) and 7,480 (or 11.3%), respectively.

Figure 2-2 Population and Employment Projections

	Population		Employment	
	Year	Count % Change	Count % Change	
Projections	1990	101,373	42,298	
	2000	129,160	57,671	36.3
	2010	144,546	60,538	5
	2020	151,910	65,984	9
	2030	165,290	73,464	11.3

Source: University of New Mexico, Geospatial Population Studies (population estimate and forecast) and Bureau of Business and Economic Research (employment forecast), U.S. Department of Labor, Bureau of Labor Statistics, Quarterly Census of Employment and Wages (employment estimate).

Figure 2-3 Santa Fe County Employment Estimates and Forecast 2010-2030

	2010	2020	2030
		Projections	
County	60,538	65,984	73,464
City of Santa Fe	50,318	52,454	57,664
Town of Edgewood	728	739	838
City of Española	1,001	1,069	1,315
Tribal Areas	2,370	2,557	2,666
Unincorporated County	8,104	9,166	10,982
GMAs			
El Norte	1,897	2,080	2,426
El Centro	4,990	5,744	7,104
Galisteo	1,079	1,155	1,226
Estancia	138	188	226
SDAs			
SDA 1	2,968	3,017	3,682
SDA 2	4,579	5,726	6,888
SDA 3	557	423	412

The number of projected new housing units will follow the growth pattern projected for population. The study projects that between 2010 and 2030 the County will increase housing stock by 10,230 units. 3,442 housing units will be in the City of Santa Fe, 1,065 in the Town of Edgewood, 411 projected for the portion of the City of Española in the County and 84 for the Tribal areas. After accounting for the housing units projected in the city/towns and Tribal areas there is a projected increase of 5,228 housing units throughout the unincorporated County between 2010 and 2030. **Figure 2-4 Santa Fe County Forecasted Housing Units 2010-2030**

Santa Fe County Forecasted Housing Units by Jurisdiction 2010-2030			
	2010	2020	2030
Santa Fe County	71,285	74,917	81,515
City of Santa Fe	42,600	44,384	46,041
Town of Edgewood	1,552	2,364	2,617
City of Española	1,420	1,581	1,828
Tribal Areas	1,417	1,437	1,501
Unincorporated County	24,296	25,151	29,528

Santa Fe County Forecasted Housing Units Under County Jurisdiction by Growth Management Area (GMA) and Sustainable Development Area(SDA):			
	2010	2020	2030
GMAs			
El Norte	4,671	4,604	4,697
El Centro	12,103	13,642	17,730
Galisteo	2,127	2,009	2,161
Estancia	5,395	4,896	4,940
SDAs			
SDA 1	1,984	2,644	3,892
SDA 2	19,242	19,408	22,103
SDA 3	3,070	3,099	3,533
Unincorporated County	24,296	25,151	29,528

2.2.3 EXISTING LAND USE TRENDS

2.2.3.1. EXISTING RESIDENTIAL LAND USE

Quantity of Residential Land. Residential development, defined as development at densities of at least 1 dwelling unit per 40 acres, currently occupies about ~~66,842.871,828~~ 66,842.871,828 acres in the unincorporated County, or about ~~6.1~~ 6 percent of the 1,088,678.2 acres that are subject to the County's zoning jurisdiction (this excludes city and tribal lands). While the County includes a substantial urban area, approximately 91 percent of the unincorporated County consists of sparsely populated or undeveloped land.

Vacant Lots. There are an estimated ~~11,395~~ 10,322 vacant parcels and platted lots currently in the unincorporated County which could accommodate about ~~16~~ 34 years of growth, based on growth trends and the projected demand for single-family housing. If vacant parcels greater than 40 acres are not considered, the number of vacant lots would be ~~10,061,8,839~~, which corresponds to a ~~14.0~~ 30 year supply. The vacant lots identified do not include over 5,000 lots which have master plan or development plan approval but are unplatted lots.

Excess Vacant Lots. The supply of vacant lots for a county normally does not exceed a 5-year supply. This situation is different in Santa Fe County where a ~~14-16~~ 30-34 year supply of vacant lots exists for single-family housing. ~~This situation is different in Santa Fe County where a 14-16 year supply of vacant lots exists. Land development costs are low in unincorporated Santa Fe County, because most residential development is accessed by unpaved roads and is not served by central water or sewer. Since development costs are minimal, speculative development tends to occur, which leads to an oversupply of vacant lots. Such an oversupply creates a wide geographic distribution of potential development sites which precludes compact development that can be efficiently served by facilities and services. Furthermore, an oversupply of vacant lots tends to fragment scenic corridors, agricultural lands, wildlife corridors and habitat areas~~

2.2.3.2 EXISTING COMMERCIAL LAND USE AND ZONING

Commercial Land Supply. The number of existing developed commercial acres in unincorporated Santa Fe County is approximately ~~2,402.4 acres~~ 1,723 acres. A substantial amount of commercial land in the unincorporated area was annexed into the City of Santa Fe between the years 2008 and 2015. These 1,723 acres of commercial land ~~This~~ are equivalent to about ~~36.9~~ 32.5 acres of commercial land per 1,000 population in the unincorporated area. The overall amount of developed commercial land in the entire County, including the municipalities and pueblos, is about 3,870 acres, which is equivalent to about 26 acres of commercial land per 1,000 population.

~~This~~ These ratios are is somewhat misleading, since much of the land in the unincorporated area classified as “commercial” for taxation purposes consists of undeveloped land on the same parcel as land that is physically developed for commercial uses. In a typical metropolitan area, where commercial parcels are completely developed for building and parking areas, a ratio of 10 acres of commercial land per 1,000 population is commonly found, although this ratio can be higher if there is a substantial tourist industry or if household incomes are higher than average. Retail commercial uses are loosely organized into a nested hierarchy of “regional”, “sub-regional”, “community”, and “neighborhood” commercial areas, and the trade areas for these commercial districts contain populations of about 160,000, 40,000, 10,000, and 2,500 residents, respectively.

Much of the existing commercial land in the unincorporated County is located within existing communities and districts. Commercial land uses in the unincorporated area tend to consist mainly of neighborhood-serving stores and services. The main concentration of community and regional level commercial uses in the unincorporated County is near State Road 14 in the Community College District. There are also community-level shopping centers located in the Eldorado area and along U.S. 285, immediately south of Pojoaque and small commercial uses in traditional communities. There are currently about 1,316.9 acres of land available for commercial land uses in the unincorporated County, based on the existing zoning. Of these 1,316.9 acres, about 446.0 acres are located in Traditional Communities, 221.8 acres are located in the CCD, and 649.1 acres are located elsewhere. Within the Traditional Communities that allow commercial uses in an extensive portion of the community, the amount of available commercial land in the community was based on the number of acres needed to serve the projected build-out population of the particular community.

2.2.3.3 EXISTING INDUSTRIAL LAND USE AND ZONING

Industrial Land Supply. ~~Based on the Assessor’s parcel and building structure data, there are only 11.0 acres of existing industrial land in unincorporated Santa Fe County. An examination of building types (from aerial photographs), reveals that 258.6 acres of “commercial” land actually consists of industrial or warehouse development which has been misclassified in the parcel or building structure data. The number of existing industrial acres appears to be about 269.6 acres.~~ There are currently about 193.7 acres of developed industrial land in unincorporated Santa Fe County. About 97 acres of industrial land were annexed into the City of Santa Fe between 2008 and 2015, so the net quantity of industrial land has actually decreased in the unincorporated County. ~~This is equivalent to about~~ Currently, there are about ~~4.1~~ 3.65 acres of industrial land per 1,000 persons in the unincorporated area. Much of the existing industrial land in the unincorporated County is located along State Road 14, in the vicinity of Interstate 25, within or close to the Community College District.

Industrial Land Locations. There are currently about 989.0 acres of land available for industrial land uses in the unincorporated County, ~~based on the existing zoning.~~ Almost ~~All~~ all of this industrial-zoned land is located in the Community College District, within the “employment centers” (including the Media District) that are identified in the SFCCD Plan. The commercial zoning districts in the County allow limited small light industrial uses. However, it is not possible to determine how much of this commercially-zoned land is actually available for industrial development.

2.2.3.5 EXISTING AGRICULTURAL LAND USES

Agricultural Land Uses. It is difficult to quantify the exact acreage of agricultural land use and the acreage currently devoted to specific types of agriculture in Santa Fe County. However, an approximate number of acres in agricultural use can be derived or inferred from GIS data that has been collected in the past. Agricultural land uses in the County can be grouped into three major categories:

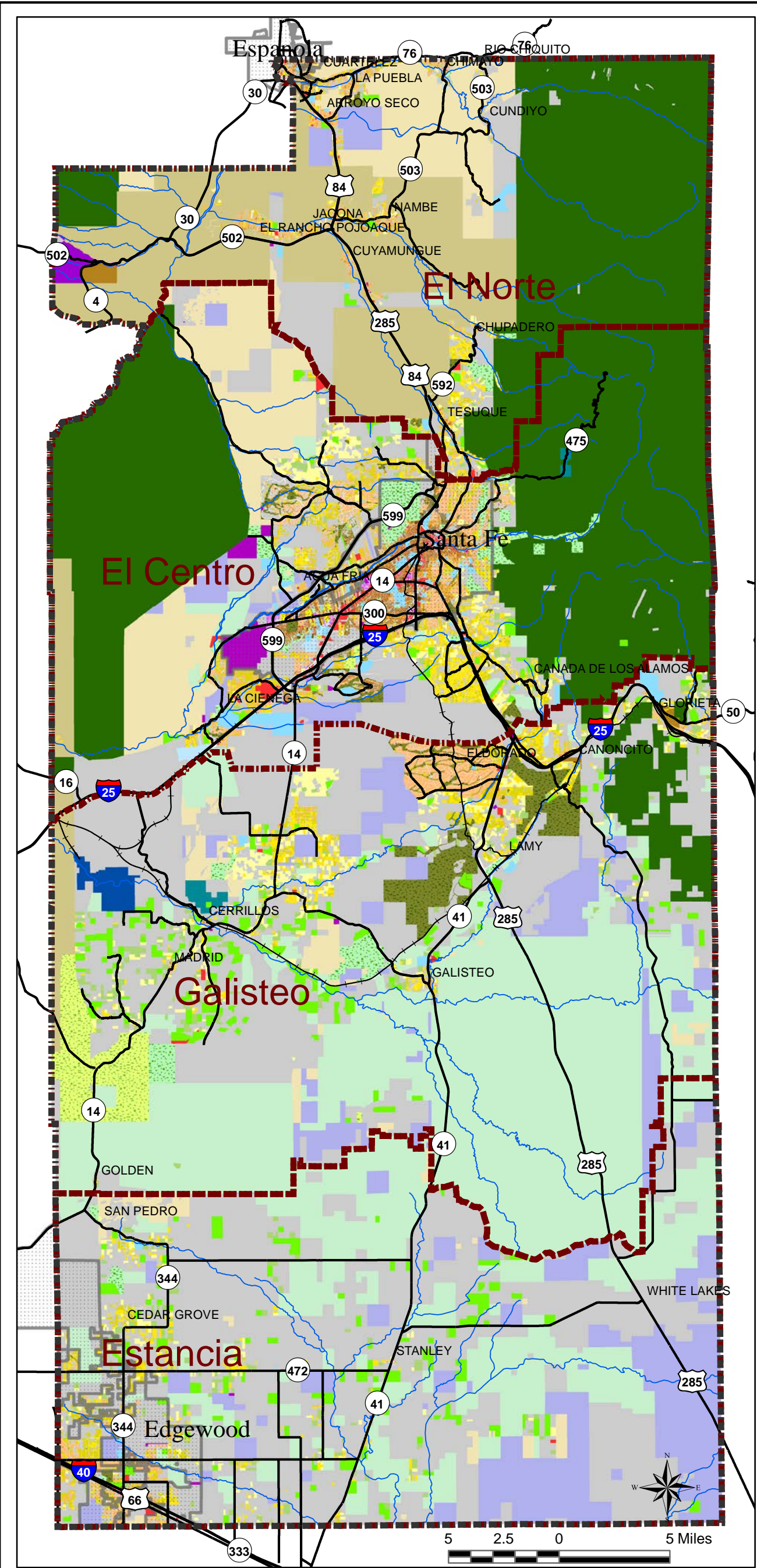
Traditional Agriculture. Traditional agriculture employs acequia irrigation and is located in the valleys of the northern and central portions of the County. Based on the acreage identified as consisting of “Traditional Irrigated Valley”, there are about 8,483.0 acres of traditional agriculture in Santa Fe County. Much of this agriculture consists of the growing of vegetables, fruit, and other specialty crops. These traditional agricultural lands have been identified as being a high priority for preservation. The Transfer of Development Rights program should recognize this priority and provide additional incentives for the preservation of these lands.

2.2.3.6 EXISTING CONSERVATION LAND USES

Conservation Uses. Santa Fe County has a considerable percentage of its land area devoted to conservation uses, largely due to the acreage that is occupied by the Santa Fe National Forest, as shown in Figure 2-7. Currently, there about ~~279,790~~ 278,210.6 acres of public and private conservation lands in the unincorporated County, which occupy ~~25.6~~ approximately 26 percent of the 1,088,678.2 acres that are under the County’s land use and zoning jurisdiction.

Location of Conservation Uses. Development that occurs on State Lands and Federal reservations (including National Park and National Forest Service lands) are generally not subject to limited local government zoning rules. **Figure 2-7: Conservation Land Uses**

Existing Conservation Uses	Acres
U.S. National Forest Service Land	241,368
U.S. National Park Service Land	1,068.7
U.S. Federal Dam and Reservoir Sites	2,115.8
New Mexico State Parks	349.5
Santa Fe County Open Space*	5,203.6 <u>235.1</u>
City of Santa Fe Open Space*	324.3
Private Conservation Organization Land**	11,527.1 <u>1,870.2</u>
Natural Open Space Tracts in Private Development Projects	16,253.3 <u>16,458</u>
TOTAL:	279,790 <u>278,210.6</u>



Santa Fe County
Sustainable Growth Management Plan
Existing Land Use 2015

Legend

Santa Fe County

Incorporated Areas

Growth Management Areas

Major Roads

Railroad Lines

Major Streams and Arroyos

Existing Land Use - January 1, 2015

- Vacant Privately-Owned Land
- Vacant State and Local Govt.-Owned Land (excluding State Land Office)
- Single Family Resid. - Attached or Detached, on 160.0+ acre lot
- Single Family Resid. - Attached or Detached, on 40.0 to 159.99 acre lot
- Single Family Resid. - Attached or Detached, on 20.0 to 39.99 acre lot
- Single Family Resid. - Attached or Detached, on 10.0 to 19.99 acre lot
- Single Family Resid. - Attached or Detached, on 5.0 to 9.99 acre lot
- Single Family Resid. - Attached or Detached, on 2.5 to 4.99 acre lot
- Single Family Resid. - Attached or Detached, on 0.75 to 2.49 acre lot
- Single Family Resid. - Attached or Detached, on 0.333 to 0.749 acre lot
- Single Family Resid. - Attached or Detached, on 0 to 0.332 acre lot
- Mobile Home Park - Rental
- Condominium Residential
- Multi-Family Residential - Rental
- Commercial
- Industrial
- Utilities, Transportation, and Communication
- Public/Institutional
- Local Govt. and Community Parks, Open Space, and Recreation Facilities
- Private Development Parks, Open Space, and Recreation Facilities
- Private Conservation Organization-Owned Areas
- U.S. Bureau of Land Management
- National Park Service
- National Forest Service
- U.S. Dept. of Energy (Los Alamos Nat'l Lab)
- Federal Dam and Reservoir (U.S. Army Corps of Engineers)
- Pueblo Land
- New Mexico State Land Office
- State Parks
- Right-of-Way or Easements for Roads, Railroads, and Utilities (white)

This information is for reference only.
Santa Fe County assumes no liability for
errors associated with the use of these data.
Users are solely responsible for confirming
data accuracy when necessary.



Santa Fe County
Growth Management
Department
Planning Division

September 10, 2015

sgmp_existing_land_use_map_2015_tabloid.mxd

Santa Fe County Sustainable Growth Management Plan Land Development Suitability Analysis

Legend

Santa Fe County



Municipalities



Major Roads



Railroad Lines



Major Streams and Arroyos

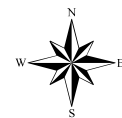


U.S. Forest Service and Park Service Lands
(no suitability rating shown)

- U.S. National Park Service
- U.S. Forest Service

Total Suitability for Development

- Low Suitability
- Moderate Suitability
- Most Suitability



5 2.5 0 5 Miles

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Santa Fe County
Growth Management
Department
Planning Division

Sept. 10, 2015
SGMP_land_development_
suitability_analysis_revised_2015_letter.mxd

2.2.4 FUTURE LAND USE OBJECTIVES

In the urbanizing areas of the County, compact, mixed-use developments served by adequate facilities are a priority. Mixed use developments in MU and PDD zoning districts provide an opportunity and a critical market for the use of development rights in priority growth areas while providing incentives to preserve land in agricultural and environmentally sensitive areas. While the County has a variety of traditional and contemporary communities that promote principles of sustainability, many land use and development patterns are resource-intensive, expensive to serve and consumptive of land. A diversity of housing options should be considered. While rural, large lot development is a popular lifestyle option, the public and private costs of such development can be excessive and may not position the County or its residents to attain sustainability. The growth management strategy will direct growth to appropriate and designated primary and secondary Sustainable Development Areas (SDAs) as defined in Section 2.2.5. In order for these development patterns to be sustainable, several objectives need to be established to achieve a desired future land use scenario. These objectives include mixed uses, land use and transportation connections, jobs and housing balance, flexibility and certainty, and land use compatibility.

2.2.4.1 MIXED USES

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

2.2.4.4 FLEXIBILITY / CERTAINTY

The factors that influence development of growth areas continually evolve. From rapid technology advances to natural resource limitations to lifestyle preferences, innumerable factors will contribute to public and private decision-making over the planning period. The SGMP creates the framework to ensure economic, environmental and renewable energy sustainability while providing flexibility for the County to respond to changing conditions. The balance between flexibility and certainty is a key aspect of the SGMP. The public, developers, County staff and decision-makers perform their roles more effectively when there is certainty in the Plan policies and development review process. The knowledge that the process will occur in a predictable manner helps participants remain focused on creating quality development rather than navigating a confusing and unpredictable process, while flexibility allows them to create the best possible development without the burden of excessive regulation that stifles the ability to create a high quality product. The use of TDRs and a Conceptual Plan provides that mixed use developments (MU and PDD zoning districts) occur in a means that meets these objectives for the site, adjacent neighbors, and the County as a whole.

2.2.4.6 TRANSFER OF DEVELOPMENT RIGHTS AND LAND DENSITY TRANSFER OPTIONS

Transfer of development rights and other land density transfer mechanisms support the goals of the SGMP. These include but are not limited to Purchase of Development Rights, Transfer of Development Rights, and/or Exchange of Development Rights.

Transfer of Development Rights (TDR) is a conveyance of development rights by deed, easement, or other legal instrument, authorized by ordinance or regulation, to another parcel of land and the recording of that conveyance. Transfer of development rights allows a property owner to sell development rights from their property to a private developer who transfers those rights to develop the real estate. The purpose of TDR's is for the protection and conservation of natural, scenic, and/or agricultural qualities of open land, areas of special character or specific historic, cultural or aesthetic interest or value, or environmental protection such as watersheds, steep slopes, floodplains and preservation of traditional agricultural lands. Chapter 4, Section 4.2 provides a description of these traditional agricultural resources. Section 4.2.4.4 specifically addresses Development Rights and agricultural lands. In order to be eligible as a receiving area, a property must be located in one of the following zoning districts:

1. MU – Mixed Use District;
2. PD – Planned Development District;
3. Industrial District; or
4. A district rezoned to a higher density which is served by public water and public sewer and is accessible by public roads.

A property is not eligible as a receiving site if the transfer of development rights to the property would adversely impact regionally or locally significant historical resources or naturally sensitive areas. A successful transfer of development rights program will require an implementation element to establish clear administrative procedures including:

1. The goals, policies and standards of the SLDC and any area, or community plan;
2. The findings, purposes and intent of the SLDC.
3. The public interest underlying the proposed use of TDR is clearly benefitted.
4. The transfer and acceptance of the TDR is authorized by the base or planned zoning district of the sending and receiving area, parcels or lots and complies with all other applicable standards of the SLDC.

Density Transfer

A land density transfer program allows the transfer of all or part of the permitted density on a parcel to another ~~parcel or other~~ location on the same parcel or an adjacent parcel to provide the opportunity to preserve portions of land and develop in appropriate and suitable locations ~~additional density and may be used at the receiving site.~~ Density transfers may also be accomplished outside of the TDR program to achieve similar clustered development. This may include concepts such as family compounds or density transfers to protect agricultural, open space or other land protection or preferred development patterns.

2.2.4.7 CONSERVATION EASEMENT

A Conservation easement is designed to:

1. Retain or protect natural, scenic, or open space values of real property or assure its availability for agricultural, forest, recreational, or open space use.

2. Protect natural resources.
3. Maintain and/or enhance air and water quality.
4. Preserve the historical, archeological, or cultural aspects of the landscape.

A conservation easement is a legal agreement that restricts development on a piece of property. A conservation easement is created by County approval of a Conceptual Plan. It shall be a contiguous area unless otherwise approved by the administrator.

2.2.5.1 SUSTAINABLE DEVELOPMENT AREAS

The fundamental premise of SDAs is that the County can be divided into geographical sub-areas based upon functional distinctions within the growth management system. The Sustainable Development Area (SDA) concept is for the County to establish future service areas, target and leverage public and private funding and investment to priority growth areas and direct and phase future growth. SDAs serve as an incentive for compact development in priority growth areas. The SDA concept recognizes that different areas of the County face different needs and solutions related to growth and development. While individual geographical areas may need specialized strategies for dealing with growth, they must still be viewed in terms of their interrelationships with other areas and with the County as a whole. The delineations of the SDA system relate strongly to the goals necessary to achieve the desired outcomes for the County through the growth management system.

SDA-1. SDA 1 identifies the County's primary growth areas where new development is likely and reasonable to occur within the next ~~ten (10)~~ twenty (20) years based on growth projections. Infrastructure is planned, budgeted or reasonably available. New infrastructure may be installed provided that there is required participation by new development to fund. These primary growth areas are the primary location targeted for new growth. Adequate facilities and services will be required for any development in SDA-1, including approved public or private water and wastewater systems, urban road improvements, and urban service levels for public safety, fire and emergency medical assistance. Service providers should plan and construct facilities in these areas to meet the needs of development at these urban intensities.

SDA-2. In SDA 2 areas, new development is likely and reasonable to occur over the next ~~10 to 20~~ plus years and in some cases, as infill within existing communities ~~within the next 10 years~~. Infrastructure may not be currently available, but may be included for future funding through the proposed Capital Improvement Plan. Infrastructure may be reasonably available (it may be close, in time or location) and funding alternatives may be identified, but participation by new development would be required. These secondary growth areas are not expected to develop at urban intensities until public or private facilities, primarily water, sewer and improved roads, are installed, which is not intended to occur until years ~~10 to 20~~ of the SGMP planning term, although infrastructure may be provided to serve existing developed areas and infill areas including necessary infrastructure warranted by public health and safety concerns.

SDA-3. In SDA 3 areas, there are no plans to provide urban or suburban facilities and services. Infrastructure is not available or budgeted and any use that requires infrastructure to be provided solely at the expense of new development. Urban and suburban development is not likely and reasonable to occur in more than 20 years, if at all. The SDA 3 areas may contain agricultural and equestrian development, natural resources, wetlands, hillsides, archaeological areas and areas identified as environmentally sensitive.

In SDA-1 and SDA-2 areas, the County can work cooperatively with the municipalities, communities and service providers to provide facilities and services necessary for development. The Sustainable Development Area Map identifies the three SDA's that plan for appropriate future development through 2030, as shown on **Map 2-3**.

2.2.5.2 FUTURE LAND USE

The Future Land Use (FLU) plan identifies the anticipated development patterns for the County. The FLU plan together with the principles for sustainable development and the directives contained in the SGMP, will provide guidelines for establishing the legislation, zoning, administrative regulations and development applications affecting the County's future development. The classifications and graphical representations designate how the County will develop into the future. FLU categories are not zoning densities, although the FLU map will provide the basis for a zoning map to be adopted through the SLDC.

The future land use plan for any adopted, existing community, area, or district plan amend the Countywide FLU Map as shown in Map 2-4. The County anticipates that a district plan may be established for all or a portion of the Estancia Growth Management Area (shown on Map 2-1), excluding any previously adopted community plans.

Other community plans are also anticipated to be developed which will amend the FLU map.

Specific densities, including increases enabled through density bonuses and transfer of development rights, will be determined through the SLDC. The future land use classifications used in the FLU Map are described in **Figure 2-8**. The FLU map is not a zoning map but rather a graphical representation for future growth patterns in an area which depicts where different types of development should occur. The SLDC text and Zoning Map will determine in a more detailed manner the specific development uses, densities and area requirements that apply to a particular property. The Zoning Map will be a component of the SLDC, which is a legal document that delineates the requirements for each category of land use. Each will have a specific set of area requirements regarding site coverage, setbacks, height, parking, landscaping, open space and buffers.

The SLDC Zoning Map may limit the base zoning districts to a more restrictive range of uses and densities or intensities than that indicated on the Future Land Use Map (FLUM), based on local conditions related environmental constraints, public facility availability, water availability, land use compatibility, timing and market conditions, and other factors. The SLDC Zoning Map may also allow types, densities and intensities that are less restrictive with respect to the range of uses and densities or intensities than that indicated on the Future Land Use Map (FLUM), in limited circumstances where previously existing or approved development is located in a FLUM category, but it is not in the public interest to set a precedent for expansion of these previously existing uses in the FLUM category.

Within areas that are indicated with "Adopted Community Plan" on the SGMP Future Land Use Map, the Future Land Use Plan and Future Land Use Map are contained in the applicable community plan that has been adopted as an amendment to the SGMP. Within areas that are indicated with "Santa Fe Community College District (SFCCD) Plan" on the SGMP Future Land Use Map, the Future Land Use Plan and Future Land Use Map are the contained in the Santa Fe Community College District Plan that has been adopted as an amendment to the SGMP and will be implemented through a Planned Development District

in the SLDC. These community plans, as well as the Santa Fe Community College District Plan, including their adoption resolutions, are listed in Chapter 14 of the SGMP.

2.2.5.3 Zoning and Zoning Incentives

Based on the Future Land Use Map and the SDA map, the County will be zoned into base zoning districts for agricultural, rural, residential, mixed use, commercial, public institutional and industrial uses. The SLDC will provide development standards and regulations for zoning districts, planned development districts, overlay districts, (commercial, office and industrial, mixed use; opportunity centers; traditional neighborhood and transit oriented development), Developments of Countywide Impact (DCIs); resource protection overlay zoning districts for environmentally sensitive lands (flood hazard areas, wetlands, streams, rivers, riparian corridors, hillsides and steep slopes), supplemental use regulations for a wide variety of alternative uses, including but not limited to: adult uses, religious land uses, signs, solar and wind farms, construction of telecommunication facilities and electrical renewable energy transmission lines; principal and accessory uses and home occupations; bulk and area regulations; registration of non-conforming uses; variances, beneficial use determinations and home occupations.

Bonus Density

Incentives ~~will be~~ are established for planned development districts, conservation and cluster subdivisions, use of renewable energy and other sustainable development and design. Incentives in the form of density bonuses are defined through the zoning standards of the SLDC, based on the provision of location within ~~SDAs~~ zoning districts, planned development, clustering, design and sustainability features. The following incentives are examples for increased density: ~~of greater density bonuses as each is incentive is utilized, a greater density bonus may be authorized:~~

- Transfer of Development Rights;
- Development is clustered;
- Extensive open space is provided;
- Energy for the proposed development site is provided by wind or solar power;
- Development meets green building standards; and
- Mixed Use and Planned Development Districts.

Figure 2-8: Future Land Use Categories

Future Land Use Categories	Purpose/Intent and General Character of Future Land Use Categories
Rural/Agricultural/Conservation - Primarily larger areas that include large residential, open space conservation and agricultural properties.	
Conservation/Open Space	Santa Fe County Open Space and may also include federal, state, and permanent private conservation lands. Conservation and open space areas may be protected through a variety of means, including public ownership, private conservation organization ownership, very low residential zoning, conservation or agriculture overlays, or through the use of conservation easements or platted conservation tracts.
Agriculture and Ranching	Agricultural, ranch, very large lot residential and equestrian uses. Also may include ecotourism and renewable resource-based activities.

Rural	Agricultural, equestrian and large lot residential uses. Also may include ecotourism and resource-based activities.
Rural Fringe	Residential development at low intensities while protecting agricultural and environmental areas that are inappropriate for more intense development due to their sensitivity. Review factors to be based on balance between conservation, environmental protection and reasonable opportunity for development.
<u>Rural Residential</u>	<u>Rural homes on large lots, sometimes as part of rural subdivisions. Provides intermediate steps in development density between more typical open space lands and low residential densities.</u>
Residential - A variety of residential lot sizes.	
Residential Fringe	Rural homes on <u>medium</u> to large lots, sometimes as part of rural subdivisions. Provides intermediate steps in development density between more typical open space lands and low residential densities.
Residential Estate	<u>Predominately</u> single-family large lot residential development, consistent with contemporary community development. May include limited agricultural use secondary to residential.
<u>Residential Community</u>	<u>Small suburban lots, consisting primarily of single family residential development, generally within or in close proximity to urbanized areas and traditional communities. Should be mainly located in areas that can be served by or eventually retrofitted with major central water systems.</u>
Traditional Community	Single-family residential development, consistent with traditional community development. Primarily limited to existing traditional communities.
Mixed Use - A combination of residential and commercial areas and higher density development.	
Mixed Use	<u>Proposes a mix of uses. Provides a mix of residential and commercial developments requiring minimum densities to support the commercial uses. Residential, educational, non-profit, public and private uses and commercial uses are developed within a radius, which should be easily accessible by multiple forms of travel, including pedestrian travel, biking, public transit and automobiles. Residential uses may be appropriate in certain locations to include multi-family residential, live-work, and mixed residential/non-residential. Commercial uses in these centers primarily support nearby residential developments.</u>
Mixed Use Residential	<u>Primary Uses are Residential. Provides a mix of residential and commercial developments requiring minimum densities to support the commercial uses. Residential, educational, non-profit, public and private uses and commercial uses are developed within a radius, which should be easily accessible by multiple forms of travel, including pedestrian travel, biking, public transit and automobiles. Commercial uses in these centers primarily support nearby residential developments.</u>
Mixed Use Nonresidential	<u>Primary Uses are Nonresidential. Provides a mix of commercial, office, light industrial, manufacturing and warehousing. Residential uses may be appropriate in certain locations to include multi-family residential, live-work, and artistic opportunities that may require light industrial capabilities. Transportation facilities should be readily accessible.</u>
<u>Rural Commercial Overlay</u>	<u>Areas that accommodate the development of agriculture business, commercial, service-related, and limited industrial activities that have adequate facilities and would not cause a detriment to any abutting rural residential lands. This category is appropriate for areas where such development should logically locate because of established land use patterns, planned or existing public facilities, and appropriate transportation system capacity and access.</u>

Non-Residential- Primarily commercial, public/institutional and Industrial areas.	
<u>Commercial Neighborhood</u>	<u>Areas that have been identified as neighborhood scaled commercial as well as commercial uses that can be located along minor thoroughfares or local roads, based on the type and scale of use, nuisance and hazard characteristics, traffic generation, or building height and mass, and where these characteristics generally do not pose major problems if located in close association with residential neighborhoods.</u>
<u>Commercial General</u>	<u>Areas that have been mapped with definite boundaries that are primarily intended for larger scale shopping centers, which may be anchored by department or home improvement stores or other large-scale anchors, and employment centers. defined under “Regional and Sub-Regional Centers”, as well as commercial uses that are more appropriately located along major thoroughfares, based on the type and scale of use, nuisance and hazard characteristics, traffic generation, or building height and mass, or that may pose problems if located in close association with residential neighborhoods.</u>
<u>Industrial</u>	<u>Areas that have been mapped with definite boundaries that are primarily intended for manufacturing, fabrication and construction industries, storage and distribution, utilities, and business services, although office/warehouse centers and compatible retail uses may also be located in such areas. May be further broken down into general industrial and light industrial classifications in the zoning regulations.</u>
<u>Public/ Institutional</u>	<u>Primarily intended for publically-owned facilities, public schools, and major private institutional uses, but may also include privately-owned neighborhood- and community-serving institutional uses, community facilities, and utilities, as well as any type of park or recreation areas.</u>
Activity Centers	
<u>Major Public/ Institutional Center</u>	Public or institutional uses that are larger in scale and service areas than such uses which are typically found in individual neighborhoods and communities, including colleges and universities, high schools, major conference or convention centers, and major public assembly facilities.
<u>Community Centers</u>	Neighborhood or community scale shopping centers and personal and professional services conveniently located near residential areas. Includes businesses which are agriculture and natural resource-based, Intended to be designed and integrated as part of mixed use / planned development.
<u>Regional Centers</u>	Larger, regional scale shopping centers, which may be anchored by department or home improvement stores or other large-scale anchors, and employment centers. Intended to be designed and integrated as part of mixed use / planned development.
<u>Opportunity Centers</u>	<u>The general location of unique, site or purpose specific uses, not likely to be replicated in other locations, benefiting from locational attributes, such as wind, natural resources, viewsheds or recreational/environmental amenities. Nonresidential uses range from energy, to ecotourism, to supporting other economic development activities.</u>

* Mixed use developments (MU and PDD zoning districts) require the use of development rights to develop above the base density established in those zoning districts.

Santa Fe County Sustainable Growth Management Plan

Future Land Use Map (2015 - 2035)

Legend

Santa Fe County



General Activity Centers



Community or Neighborhood Centers



Regional or Sub-Regional Centers



Opportunity Centers

Municipality

Municipal Annexation Area

Tribal Lands

Federal and State Public Lands



Municipality Centers

Future Land Use

Conservation and Open Space

Agriculture and Ranching (Ag / Ranch)

Rural

Rural Fringe

Rural Residential

Residential Fringe

Residential Estate

Residential Community

Traditional Community

Commercial Neighborhood

Commercial General

Industrial

Public/Institutional

Mixed Use

Adopted Community Plan Applies

District Plan - Santa Fe Community College District (SFCCD) Plan Applies

Rural Commercial Overlay



Any land or water which is subject to Santa Fe County's planning or zoning jurisdiction, but is not depicted on this map within a County future land use category, shall be construed by default to be located in the Ag / Ranch future land use category, unless otherwise specifically provided for in the Santa Fe County Sustainable Growth Management Plan or Santa Fe County Land Development Code.

This map does not regulate the use or development of property, although it will provide the basis for zoning districts which may be established. The use and development of property is regulated by the Santa Fe County Land Development code, including the zoning regulations contained therein.



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5 2.5 0 5 Miles



2.2.6 Developments of Countywide Impact (“DCI’S”)

Developments of Countywide Impact (DCI’s) are those that have potential for far-reaching effects on the community. DCIs are developments that would place major demands on Adequate Public Facilities; that would have a major impact on the capital Improvements planning and budget; and/or that have potential to affect the environment, the public health, safety, and welfare beyond impacts on immediately neighboring properties. Types of developments regulated as DCIs ~~will be established in the SLDC and may~~ include, but are not limited to:

- oil and gas drilling and associated activities as established in existing Oil and Gas Ordinance;
- hard rock mining ~~quarrying, and excavation of soil or gravel products for commercial use~~
- large scale sand and gravel mining
- major reshaping of land surfaces;
- feedlots and factory farms;
- junkyards;
- landfills;
- ~~solar and~~ wind farms.

Regulation of DCI’s are necessary to protect the health, safety and welfare of the citizens, residents and businesses of Santa Fe County from the harmful or hazardous adverse impacts or effects of, or nuisances resulting from, mineral, ore, rock, sand, gravel, limestone, bedrock, landfill, mining, quarrying, excavation or fill activities; regulation of DCIs is also necessary to preserve the quality and sustainability of life, the economy, infrastructure, environment, natural resources and natural landscapes consistent with the SGMP, any Area or Community Plan, the CIP and the Official Map.

DCI’s ~~should be~~ are regulated in order to protect degradation of air, surface and groundwater, soils, environmentally sensitive lands and visual and scenic qualities. DCIs have the potential to expand greenhouse gas emissions and aggravate global warming; and create adverse noise, light, odor and vibration; explosive hazards; and adverse traffic congestion.

Developments of Countywide Impact require special regulation and application processes to ensure: short and long-term compatibility both on and off-site through an environmental impact review; an adequate public facilities and services assessment; a fiscal impact analysis; an analysis to ensure preservation of archaeological, historic and cultural resources; an analysis to ensure protection of the quantity and quality of surface water, streams, rivers, acequias, aquifers and groundwater; and an analysis geared to preventing nuisances or adverse impacts and effects upon adjacent properties and neighborhoods. In order to address these concerns the County shall implement a two-step application process. The first step is the creation of a DCI overlay zoning district which will include a concept plan and criteria for approval. The second step is approval of a DCI conditional use permit required for each individual phase of the operation. This two step procedure was established through the oil and gas ordinance and shall be required for all DCIs.

PURPOSE AND INTENT

~~Regulation of DCI’s is also important for the protection of the scenic vistas of Santa Fe County, its natural landscapes, environment, flora habitats, wildlife corridors and habitats, environmentally sensitive areas, hillsides, wetlands, rivers and streams, flood hazard areas, archaeological, historical and cultural~~

~~resources. Regulation of DCIs will protect these resources from public nuisances and will protect the long term usefulness of adjacent properties. DCIs should be regulated generally to: protect the health, safety and welfare of the citizens, residents and businesses of Santa Fe County from the harmful or hazardous adverse impacts or effects of, or nuisances resulting from, mineral, ore, rock, sand, gravel, limestone, bedrock, landfill, mining, quarrying, excavation or fill activities. DCIs should be required to fully mitigate all adverse land use impacts and effects. Regulation is also necessary to preserve the quality and sustainability of life, the economy, infrastructure, environment, natural resources and natural landscapes consistent with the SGMP, any Area, Specific or Community Plan, the CIP and the Official Map.~~

Regulation of DCI's is also important for the protection of the scenic vistas of Santa Fe County, its natural landscapes, environment, flora habitats, wildlife corridors and habitats, environmentally sensitive areas, hillsides, wetlands, rivers and streams, flood hazard areas, archaeological, historical and cultural resources. Regulation of DCIs will protect these resources from public nuisances and will protect the long term usefulness of adjacent properties. DCIs should be regulated generally to preserve and protect the quality and sustainability of life, the economy, infrastructure, environment, natural resources and natural landscapes consistent with the SGMP, any Area Specific or Community Plan, the CIP and the Official Map. DCIs should be required to fully mitigate all adverse land use impacts and effects to protect the health, safety and welfare of the citizens, residents and businesses of Santa Fe County. Regulation of DCI's will:

- promote the health, safety, and welfare of the County, its residents, and its environment by regulating adverse public nuisance and/or land use impacts and effects resulting from DCIs;
- promote the purpose of planning and land use regulation by assuring that adequate public facilities and services as defined by this Ordinance including roads, fire, police, stormwater detention and emergency and response services will be available at the time of approval of DCI projects;
- prevent the adverse public nuisance and/or land use effects and impacts resulting from the abandonment of DCI activities within the county;
- protect and preserve the County's priceless, unique and fragile ecosystem;
- protect the County's unique and irreplaceable historic, cultural, archaeological, and eco-tourist sites and scenic vistas, in addition to water and other natural resources;
- ensure the health, safety, and welfare of the County and its residents, and protects the natural and ecological resources of Santa Fe County by:
 - New Mexico has an interest in strengthening protection to historic, archaeological and cultural resources by issuing new rules and new statutes to put into place greater and absolute protection, for highly sensitive and significant historical, cultural and archaeological sites and landscapes;
 - Under the Wildlife Conservation Act, species of wildlife indigenous to the state that may be found to be threatened or endangered by DCIs require such police power regulation over DCIs so as to maintain and enhance wildlife population within the carrying capacity of the habitat;
 - Because DCIs may presently or in the future potentially cause irreparable harm to the County's water supply and pollution of water and air, may cause cancer, lung disease, and respiratory diseases, various DCIs must show documentation of community health effects, and these effects must be analyzed and mitigated before DCI activities occur;
 - Pursuant to the New Mexico Public Health Act, the Department of Health has the authority to "investigate, control, and abate the cause of disease... sources of mortality

- and other conditions of public health.” Environmental hazards resulting from DCI projects may potentially cause adverse health effect;
- Air, soil, and water contamination may occur during different stages of DCI operations, and such contamination could affect human health;
 - All New Mexicans have an equal right to live in a safe and healthy environment, and implementation of precautionary principles promotes this premise as well as reduces potential effects on public health resulting from exposure to environmental toxins;
 - The burden of proof of harmlessness for any proposed technological innovation must lie with the proponent of the innovation, not the general public;
 - DCIs could have a negative effect on tourism, landscapes and communities;
 - Recognizes that the County of Santa Fe has supplemental authority, in addition to the authority of the state to regulate adverse public nuisance, land use and environmental impacts and effects consistent with state legislation and regulation, stemming from DCI projects in the Galisteo Basin and unincorporated areas of the County and makes no finding that the state has preempted or occupied DCI regulations.
- Acknowledge that the Galisteo Basin has been recognized by the United States Congress as a nationally significant archaeological resource and contains within it a number of areas protected under the auspices of the Galisteo Archaeological Sites Protection Act and finds that:
 - The boundary of the Galisteo Basin is depicted in the Galisteo Basin Planning Area Map and which contains specific sites identified in and protected by the Galisteo Basin Archaeological Sites Protection Act;
 - DCIs in the Galisteo Basin will have significant impact on archaeological, historical, cultural and environmental resources and sensitive areas;
 - water resources in the Galisteo Basin are at risk as DCIs in the Galisteo Basin may negatively diminish or pollute local water supplies and sources of groundwater;
 - due to the importance of the hydrology of the Galisteo Basin, not only to the citizens of Santa Fe County but to the interstate stream system through its contributions to the Rio Grande, it is extremely important to protect the quantity and quality of the surface and ground water resources in the Galisteo Basin;
 - the Galisteo Basin is home to a variety of native plant and animal species whose arid habitats will be impacted negatively by DCIs. In addition terrestrial wildlife, aquatic and riparian species and habitats such as those found around the springs, wetlands, and drainages in the Galisteo Basin must be protected;
 - clean air and water are essential to most resources and activities in the Galisteo Basin and will be degraded by DCI activity; and
 - sensitive environmental systems and cultural, archaeological and historic sites in the Galisteo Basin require permanent protection from DCI projects.

2.2.6.1 OIL AND GAS

The County’s existing Oil and Gas Element is incorporated into the SGMP by reference and will be recognized in the SLDC as a Development of Countywide Impact. The Oil and Gas ordinance will be incorporated into the SLDC without substantial changes, although it is expected that some aspects of the oil and gas ordinance will apply to other types and kinds of development and not just be limited to oil and gas development.

2.2.6.2 HARD ROCK MINING

The County’s regulations and standards for hard rock mining will be updated and incorporated into the SLDC as a Development of Countywide Impact.~~The County’s existing mining ordinance will be incorporated into the SLDC and will be recognized as a Development of Countywide Impact. The mining~~

ordinance should be incorporated into the SLDC without substantial changes, although it is expected that some aspects of the oil and gas ordinance may also be made applicable to mining. Sand and gravel is a local material that is used for domestic and commercial construction, road building and landscaping among other uses. Sand and gravel mining of will be recognized as a DCI and subject to the requirements of the existing mining ordinance and SLDC.

2.2.6.3 RESOURCE EXTRACTION SAND AND GRAVEL EXTRACTION

Sand and gravel extraction and processing operations that affect 10 acres or more of land or extract more than 20,000 tons of earth materials, or which utilize blasting shall be considered a DCI. Sand and gravel is a local material that is used for domestic and commercial construction, road building and landscaping among other uses, including but not limited to stone, sand, gravel, aggregate or similar naturally occurring loose rocks and materials such as granite, basalt, shale, slate and sand stone.

Sand and gravel extraction and processing is any rock quarrying or gravel removal, stockpiling or processing, screening, crushing, gravel recycling, washing or stockpiling of aggregate.

Resource extraction includes activities designed to mine, extract, quarry or remove minerals, ore, rock, sand, gravel, limestone, bedrock or landfill for commercial purposes; or any excavation activity that utilizes a crusher. Resource Extraction that destroys highly productive soils and valuable crop land should be strictly limited.

2.2.6.4 Substantial Land Alteration (“Land Alteration”).

Substantial land alteration removes substantial amounts of primarily earth with mineral, ore, rock, sand, gravel, limestone, or bedrock material.

2.2.6.4 JUNKYARDS

Junkyards and Automobile Junkyards. Junkyards shall be regulated as a DCI. At such facilities are collected junk, articles, or materials, including junked, wrecked, or inoperable vehicles. Junkyards are places where scrap materials, collected junk, articles, or materials, including junked, wrecked, or inoperable vehicles, construction debris or metal, are stored or stockpiled for reuse, parts salvage or destruction, and generally, but not always, associated with a junk or scrap business. These vehicle uses are regulated as they may contain hazardous materials such as oils, greases, solvents, gasoline, lead, and acid, as well as less hazardous materials like steel, rubber, glass, aluminum, plastics and other materials.

2.2.6.5 LANDFILLS

Landfills are also regulated as a DCI. Landfills are solid waste facilities that receive solid waste for disposal as defined and regulated by the State of New Mexico. Solid Waste Facilities. Solid waste facilities should be regulated as DCIs. These facilities include sanitary landfills regulated by the New Mexico Environment Department, solid waste convenience centers, transfer stations, recycling centers, and the like. Such facilities contain many hazardous or dangerous substances, and can in many cases be considered a public nuisance from the perspective of adjoining properties. They feature dust, vapors, odors, methane gas, and undesirable traffic. These facilities must be strictly regulated as DCIs to prevent

~~deleterious impacts on surrounding property, erosion for property values, and creation of public nuisances. Such facilities can also create environmental hazards that must be carefully studied and for which all available information must be developed for good decision making.~~

Such facilities may contain many hazardous or dangerous substances, and can in many cases be considered a public nuisance from the perspective of adjoining properties. They feature dust, vapors, odors, methane gas, and undesirable traffic. These facilities must be strictly regulated as DCIs to prevent deleterious impacts on surrounding property, erosion for property values, and creation of public nuisances. Such facilities can also create environmental hazards that must be carefully regulated, studied and for which all available information must be developed for good decision making.

2.2.6.6 FEEDLOTS

Feedlots may be regulated as a DCI. Feedlots include a lot or building or combination of lots and buildings intended for the confined feeding, breeding, raising or holding of animals and specifically designed as a confinement area in which manure may accumulate, or where the concentration of animals is such that a vegetative cover cannot be maintained within the enclosure. Such facilities can create degradation of air, surface and ground water, and have impacts on the surrounding properties.

2.2.6.5 2.2.6.7 OTHER POTENTIAL DCI'S:

Other DCI's may include ~~feedlots~~ but are not limited to factory farms, animal waste lagoons and large scale solar and wind farms. Potential DCIs may be identified and regulated through the SLDC in order to protect degradation of air, surface and groundwater; soils, environmentally sensitive lands; and visual and scenic qualities.

2.2.7 SMALL SCALE SAND AND GRAVEL EXTRACTION MINOR LAND ALTERATION

Small scale mineral extraction activity for sand and gravel mining that affects less than 10 acres of land and extracts less than 20,000 tons of construction material and does not use blasting and other minor land alteration should not be regulated as a DCI. Minor land alteration is a development activity that removes primarily earth with insignificant amounts of mineral, ore, rock, sand, gravel, limestone, or bedrock material or land disturbing activities removing primarily earth, with only insignificant amounts of mineral, ore, rock, sand, gravel, limestone, or bedrock. Small scale sand and gravel extraction is a mineral extraction activity for construction materials, including but not limited to, stone, sand, gravel, aggregate, or similar naturally occurring construction materials. Minor land alteration should not be regulated as a DCI.

2.3 Goals, Policies and Strategies

Strategy 5.1.2: Incorporate existing mining ordinance to include and sand and gravel mining extraction and processing operations that affect 10 acres or more of land or extract more than 20,000 tons of earth materials, or which utilize blasting into the SLDC as a Development of Countywide Impact (DCI).

Strategy 5.2.1: Establish DCI Support the SLDC process for development regulating DCI projects where significant impacts beyond the immediate vicinity of the project are anticipated, including environmental,

public facility, land use compatibility, and economic impacts, in order to minimize or mitigate these impacts.

Policy 5.5: Provide for comprehensive zoning based on the Zoning Map of all land in the County, including: base zoning districts, community planning districts, planned development districts, mixed use districts, activity centers and overlay zoning districts.

Policy 7.2: ~~Develop~~ Support clustering provisions for development or conservation subdivisions through the density bonus provisions of the SLDC.

Strategy 7.2.1: ~~Develop information about alternative compact development patterns to promote further acceptance of clustered and planned development options.~~ Encourage alternative compact development patterns such as cluster development and density bonus provisions.

Policy 7.11: Support the creation of a County land bank to manage a ~~Establish~~ transfer of development rights (TDR) program with options that may include exchange of development rights, transfer of development rights and or purchase of development rights for open space, agriculture and environmental protection. (see also Section 4.3 Goals, Policies, and Strategies: Strategy 14.2.1)

Strategy 7.11.1: Assess the viability for establishing ~~a~~ transfer of development rights and density transfer programs.

Policy 7.12: Establish the use of TDRs in the Mixed Use and Planned Development zoning districts to promote higher density in priority growth areas and incentivize the protection and conservation of open space, agricultural land and environmentally sensitive areas.

CHAPTER 4: AGRICULTURE AND RANCHING ELEMENT

4.1.2. KEYS TO SUSTAINABILITY

1. **Support and promote local agricultural and value-added specialty products** through marketing, local purchasing programs, farmers markets and community supported agriculture programs, including local purchasing for County facilities.
2. **Protect agricultural and ranch lands through a variety of incentives and tools.** Agriculture ~~can~~ will be protected and supported through ~~technical assistance~~, incentives and tools such as: transfer and purchase of development rights programs, cluster housing and density bonus with conservation and development easements, state and federal income tax credits and deductions.
3. **Promote the use of clustering lots, homes and structures to preserve, protect and support agricultural uses.** ~~Leap-frog development should be discouraged as they not only break up agricultural land, but also have adverse effects on ongoing agricultural operations and the fiscal resources of the County.~~ Develop density bonus incentives in the SLDC such as density bonuses to permanently preserve agricultural land.
4. **Support local food systems and food security, including seed and food sovereignty.** Support local food systems through individual, community and school gardens, farmers' markets, community kitchens, regional composting programs, food banks, food distribution and emergency facilities.
5. **Increase agricultural production to meet the need for local food security through the utilization of partnerships and collaboration with existing organizations and agencies focusing on these initiatives.**
6. **Conservation of water increases water availability for agriculture.** Residential and commercial water users should emphasize conservation and water quality protection in order to support the availability of water for agricultural uses. Supporting the use of rain collection and water conservation are viable options. The use of rain fed agriculture where collected water is used to irrigate crops is an option for the future of community-based agriculture.
7. **Recognition of acequia governance and acknowledgement of their associated biodiversity** as viable land-based agro-economic systems is the key to their survival. The connection of land, water and culture is exemplified in acequia communities where the cultural identity of a community links the past and the present. Therefore, acequia infrastructure should be protected through coordination with acequia associations and parciantes regarding easements, buffer zones and water rights issues.
8. **Map acequia water courses and their associated landscapes** to better understand the inter-connectedness of the system. The County should develop a comprehensive hydrographic layer of the acequias areas. This will help the County and the acequia associations maintain the acequias as viable watercourses that contribute to the biodiversity of the landscape and the sustainability of our communities. Coordinate with the New Mexico Acequia Association and other State wide acequia organizations on acequia system related issues and opportunities.
9. **Utilize the Santa Fe Food Policy Council and other active** ~~as well as other local and regional organizations in the agricultural sector to advise help the County on be proactive regarding agricultural sustainability, approaches to ensuring local food security through a sustainable local food system, systems and food security.~~ The Land Use Subcommittee of the Santa Fe Food Policy Council

works specifically on land use issues facing the region and has representation from Santa Fe County and City, as well as other public entities. Areas of focus have included public open space management, agricultural exemptions, incentives and zoning for urban and commercial agriculture, developing programs to link farmers to local resources, and strategic planning/implementation of agricultural policies. The County should continue to assist the Food Policy Council by identifying funding sources to support the mission of the Council.

10. **Link potential new farmers and ranchers with experienced elders.** Facilitating an inter-generational relationship around agriculture could enhance opportunities for a new generation of farmers and ranchers to access land/resources and gain experience.

4.2.2.2 FARM CHARACTERISTICS

Number and Size of Farms. According to the U.S. Department of Agriculture (USDA) 2012 Census of Agriculture, there were 715 farms in the County and 717,704 acres of land in agriculture. Of the amount of land in agriculture, 13,091 acres were classified as ‘cropland’, with 8,206 acres of that cropland being harvested. The number of farms increased from 489 in 2007, and the total amount of land in farming has also increased from 2002, when there was 569,404 acres of land in agriculture. The average farm size also decreased during this time from 1,164 acres in 2007 to 1,004 in 2012. In 2012, there was an increase in smaller farms from 1 to 179 acres, while there was a decrease in larger farms from 180 to 999 acres from 2007. The amount of small farms under 10 acres more than doubled from 106 in 2007 to 231 in 2012. According to the U.S. Department of Agriculture (USDA) 2007 Census of Agriculture, there were 489 farms in the County and 569,404 acres of land in agriculture. Eighty six percent of land in farms is identified as pasture land. The number of farms increased from 460 in 2002, while the total amount of land in farming decreased by 17% from 2002, when there was 683,508 acres of farm land. The average farm size also decreased during this time 22%, from 1,486 in 2002 to 1,164 acres in 2007. In 2007, there was an increase in smaller farms from 1 to 179 acres, while there was a decrease in larger farms from 180 to 499 acres from 2002.

In 2002, irrigated farm land accounted for 351,952 acres, and had decreased to 186,131 in 2007. In 2007, 106 farms were less than 10 acres, encompassing a total of 308 acres. (In 2012 land in irrigated farms increased to 250,113. This shows an positive trend for irrigated farmland within Santa Fe County. Source, 2007 and 2012 Census of Agriculture USDA)

The number of irrigated farms did not change from 2002 to 2007. However, the number of acres of land in irrigated farms decreased significantly from 351,952 acres in 2002 to 186,131 acres in 2007.

271 cattle farms were identified in the 2012 Census of Agriculture, an increase from 165 in 2007. The total number of cattle has also increased from 7,797 in 2007 to 9,141 in 2012. The total number of beef cows has increased a bit over this five year period from 3,871 to 4,226 in 2012. 165 cattle farms were identified in the 2007 Census of Agriculture, an increase from 147 in 2002. The total number of cattle declined in 2007 to 7,797 head, down from 10,961 in 2002. The total number of beef cows also significantly decreased over this five year period from 7,729 to 3,871 beef cows in 2007.

Economic Impact of Agriculture. The market value of agricultural products sold including crop sales and livestock sales stayed fairly consistent at \$12,614,000 in 2007 and \$12,776,000 in 2012. Crop sales increased in percentage of those sales from \$8,591,000 (68%) in 2007 to \$9,597,000 (75%) in 2012.

Livestock sales decreased in percentage from \$4,023,000 (32%) in 2007 to \$3,179,000 (25%) in 2012. The average per farm reporting sales was down from \$25,795 in 2007 to \$17,869 in 2012.
Economic Impact of Agriculture. The market value of agricultural products sold including crop sales and livestock sales increased by 7% from \$11,783,000 in 2002 to \$12,614,000 in 2007. Crop sales were \$8,591,000 (68%) while livestock sales were \$4,023,000 (32%). The average per farm reporting sales was \$25,795.

4.2.2.3 COMMUNITY-BASED AGRICULTURE

Community-based agriculture is a local food network that provides a locally based, self-reliant food economy - one in which sustainable food production, processing, distribution, and consumption are integrated to enhance economic, environmental and social health. Community-based agriculture can include programs and initiatives such as farmers' markets, community gardens, food co-ops, Community-Supported Agriculture (CSA), and seed saving and seed sovereignty initiatives.

Historically, community-based agriculture has been the backbone of community development since the settlements of the traditional communities. Overall, survival on the land depended upon a family's ability to grow their own food or barter with relatives and neighbors as necessary. Traditional communities had knowledge about butchering and preserving, and there was local infrastructure in place to mill grains. Farmers knew which crops grew best in their region, and seed saving was a part of the agricultural process. Over time, as more food became available in commercial outlets, processed food was trucked in from the coasts, and the need for milling, butchering and other infrastructure started to decrease.

Santa Fe County is home to the state's oldest and largest farmers' market. Considered one of the top ten in the nation, its 150 farm and ranch families from 15 northern New Mexico Counties sell year-round in a permanent facility in the Railyard District. Of the 150 members of the Santa Fe Farmers' Market, more than a third of the sellers come from Santa Fe County. Other farmers markets have since been created in the County including La Cienega, Pojoaque, Edgewood and Eldorado, and in nearby communities of Española, Pecos, Estancia, Taos and Los Alamos, giving the smaller scale agricultural producers a viable venue in which to sell their produce and products to make a living through direct sales. ~~201409, Gross annual sales at the Santa Fe Farmers' Market were approximately \$2 million and served annually, serving more than 180,000 people annually~~an estimated 166,000 people during the course of the year.

As farm and ranch families have prospered at the farmers markets, other new and emerging markets have started to develop, such as opportunities for sales to wholesale buyers including schools, restaurants, and grocery stores that want to offer more local products. ~~through~~ According to the 2014 Power of Public Procurement Report, Farm to Cafeteria has worked since 2010 to develop local procurement practices for New Mexico Schools which accommodate local producers, the development of specifications for local produce and expanded purchase orders which incorporate new policy options such as geographic preference. ~~the Farm to School Program, to restaurants through the Farm to Restaurant program, and to local grocery stores that want to offer more local products.~~ The Farm to Cafeteria program engages communities in capacity building by providing procurement trainings and technical assistance to school food service directors and local farmers, so that schools can purchase directly from farmers in their communities. In 2010, the New Mexico Environment Department passed a Home-Based Food Processing rule that allows certain types of value-added foods to be prepared in residential kitchens. These foods, such as jams/jellies, breads, cookies, cakes, pies, tortillas, candies and dry mixes can currently be sold at locations including farmers markets, road side stands, and fiestas. ~~addition, a new home processing rule~~

~~may soon make it possible to provide salsas and other value added products to institutional sales, and as processing centers are created, the need for clean and bagged products will be easier to accommodate.~~ As agriculture re-emerges as a viable economic opportunity in Santa Fe County, the need for the infrastructure to support these emerging markets gains importance. There is a need for a regional transportation system to move the products from southern and northern farms to distribution areas or facilities. La Montanita Co-Op Distribution Center and the Rail Runner train system offer viable transportation opportunities to support a community-based agricultural system.

Community Supported Agriculture programs or CSAs are another mechanism of community-based agriculture in which a long-term relationship of mutual support is created between local farmers and community members. The buyer pays the farmer an annual membership fee to cover production costs on the farm. In turn, buyer members receive a weekly share of the harvest during the local growing season. Distribution is usually done at farmers' markets or parking lots, but many other options are emerging as the regional food transportation system develops.

CSA programs provide many benefits to community. They support the local economy by keeping money in the community. More money in the community means more jobs locally. Other benefits to CSA programs include putting the community back in touch with the local natural resources while reducing the environmental impact.

Community-based agriculture also depends on centuries-old agricultural traditions like acequia associations, which maintain surface water and irrigation rights on farmland used for centuries throughout the County. In a region where water is provided primarily by snow melt and run off, acequias are integral to the production of food and to maintaining a way of life that has existed here for centuries. Centuries of agriculture have also produced vast knowledge about the kinds of crops that grow best here. Seed saving and the cultivation of native crops ensure our food security and the continuity of our cultural traditions.

As local, grass fed meats become more popular, local ranchers are finding new markets emerging for their meat, through CSAs, local grocery store outlets, and farmers markets. Dairy products are a natural byproduct of livestock production, too, and many of these products can be sold in local ~~many~~ venues.

Direct sales opportunities often have certain hours of commerce, and once completed, the excess food is donated to our local food assistance programs to support the hungry in Santa Fe County. The Women, Infant and Children (WIC) program and the Supplemental Nutrition Assistance Program (SNAP, formerly food stamps) programs are also going strong at farmers' markets, making food available to the nutritionally underserved. In 2015, the Santa Fe Farmers' Market promoted an EBT Double Bucks program that provided 2 dollars in tokens for every 1 EBT dollar. And many more entities are working to bring local food into local governmental and private institutions, such as senior centers, hospitals and detention centers.

The County's keys to sustainability lie in developing a thriving community-based agricultural system that supports the local production of agricultural products in as many forms as possible, including community gardens, programs to educate its citizens in how to be successful growers, water conservation mechanisms, and through the development of as many markets for the sale of local food as possible.

4.2.3 LOCAL FOOD SUPPLY / FOOD SECURITY

Santa Fe County residents should have the ability to secure nutritious, culturally appropriate food through just and healthy systems. Santa Fe County has a long and rich history of homeowners cultivating home gardens using traditional agricultural practices. Locally produced food is key to food safety, multiculturalism, nutrition, environmental sustainability, community development and social justice. These self-reliance efforts have historically improved access to and the availability of healthy food in our community. Santa Fe County wants to encourage homeowners to continue these self-reliance efforts through the implementation of policy initiatives, incentives, and the identification of and development of resources that will promote self-reliance efforts and increase food security for all members of our community.

Many constituents in the County are struggling with poverty, rising food prices, poor nutrition, and low access to healthy food vendors. Contributing to low quality food systems are the degradation of watersheds, loss of farm land and its impact on diminished access to traditional food sources. Rising costs of land, fertilizers, feed, and other inputs as well as low global food prices are affecting local food production.

There are a variety of initiatives that should be explored to look beyond the current system and locate deficiencies in the local food supply. It is important to begin identifying where the food gaps lie and finding solutions that will address local food supply and food security. Underlying these solutions is the ethic of 'self-reliance', and encouraging home gardening and food preservation as a way of life. One known solution includes the use of food distribution facilities, which support the processing, preserving, storing and distribution of healthy food. Other solutions include identifying future public transit links as mentioned in the previous section, and creating a mobile market vendor system to be able to link communities to access healthy and affordable food vendors. The goal for these initiatives would be to lower the amount of miles traveled to get to healthy foods. Therefore it is important that the County support, through land use measures, grocery stores and food outlets that provide healthy affordable foods in rural and underserved communities.

Supporting the purchase of locally produced food not only supports the local economy, but also promotes healthier eating habits and healthy lifestyles. The County can take action at the local level by reframing the procurement process in order to allow for the option to purchase locally produced food, when available, for public institutions such as the adult and youth detention centers, senior centers, schools and future County facilities. The process should be focused on buying local and simplified in order to create single source procurement options.

4.2.4 EXISTING COUNTY AGRICULTURE POLICIES

The County has supported agricultural policies and adopted resolutions as part of their continuing support for agricultural preservation and the acknowledgement of the importance of future initiatives to support the protection of agricultural land. Some of the initiatives include the following:

- Resolution No. 1999-137: The 1999 Santa Fe County Growth Management Plan, adopted October 26, 1999, identified agricultural land as "a non-renewable resource" and stated that: "Protection and support of the farming and ranching lifestyle, the relationship of human activities to the land, and the open landscape which dominates is essential to the vision and preferred development scenario for Santa Fe County."
- Resolution No. 2000-60: "A Resolution Adopting the Open Lands and Trails Plan", adopted May 22, 2000, which identifies agriculture as a cultural and historic life way worthy of protection, and which plan was

funded by General Obligation Bonds totaling \$20 Million approved by the citizens of Santa Fe County on November 3, 1998, and again on November 7, 2000.

- Resolution No. 2002-82: "A Resolution Stating Concern Regarding Local Agricultural Conditions in Santa Fe County", adopted July 30, 2002, which, among other things, declared that "economic survival of agriculture and rural communities is vitally important to the general health and welfare of New Mexico".
- Resolution No. 2010-23: Establishes a clearly delineated Santa Fe County policy to encourage and assist landowners who choose to voluntarily protect the open space character of their agricultural land in perpetuity. This resolution recognizes the benefits of conservation easements, the state income tax credits and the federal income tax deductions for those landowners that voluntarily decide to protect and support these agricultural lands.
- Resolution No. 2014-131: A Resolution to approve the 2014 Food Plan, "Planning for Santa Fe's Food Future: Querencia, A Story of Food, Farming and Friends," and adopted the document as the guiding policy document for food system development in Santa Fe County.
- Resolution No. 2014-135: A Resolution in support of New Mexico Grown Fresh Fruits and Vegetables for School Meals, which was a request by the Board of County Commissioners of Santa Fe County that the NM State Legislature appropriated \$1.44 million to support the purchase of locally grown fruits and vegetables for school lunches.

4.2.4.1 OTHER SUSTAINABLE AGRICULTURE POLICIES, TOOLS AND INCENTIVES

The following are land use tools that have been utilized in other communities in New Mexico and other states that may provide incentives and future direction for conserving arable agriculture and ranch land. Although not all of these tools may be viable options for Santa Fe County in the short term, they are worth exploring as possibilities for future land preservation initiatives in the long term.

4.2.4.2 PREFERENTIAL ASSESSMENT

Farmland is assessed for property tax purposes as agricultural lands. The difference between the value of agricultural lands and the valuation as, for example, residential real property, can be great.

As part of Santa Fe County's policy encouraging the preservation of agricultural land, the County Assessor, consistent with the New Mexico Property Tax Code, currently makes available preferential tax assessment to property owners whose land is used primarily for agricultural purposes in accordance with applicable requirements. Such valuation is available to the landowner whether or not such land is leased, provided that the lessee of such land uses the land primarily for agricultural purposes in accordance with applicable requirements.

4.2.4.3 CONSERVATION EASEMENTS

A conservation easement is a legal agreement that restricts development on a piece of property. It can be a useful tool in protecting agricultural land because it provides permanent protection for various conservation values, such as wildlife habitat, scenic viewsheds, and historic or cultural sites, including agricultural values. The agreement is held by a land trust, runs with the land, and is protected in perpetuity. The easement terms can be crafted to fit the needs of the landowner, as long as the conservation values are protected. Landowners can receive significant tax benefits by encumbering their land with a conservation easement, including a federal tax deduction and a transferable state tax credit.

An agricultural conservation easement (ACE) is a legal agreement restricting development on farmland. Land subjected to an ACE is generally restricted to farming and open space use (American Farmland Trust). An ACE provides permanent land protection but does not guarantee that a farm will remain a farm because it cannot require that land be actively farmed; the land may revert to open space.

4.2.4.4 ~~PURCHASE AND TRANSFER AND PURCHASE OF DEVELOPMENT RIGHTS (TDRs and PDRs)~~

Transfer of Development Rights (TDR). A TDR is a conveyance of development rights by deed, easement, or other legal instrument, authorized by ordinance or regulation, to another parcel of land and the recording of that conveyance. Transfer of development rights programs allow a farm owner to sell development rights from their property to a private developer who transfers those rights to develop the real estate. One of the primary purposes of TDR's is for the conservation of natural, scenic, and/or agricultural qualities of open land, areas of special character or special historic, cultural or aesthetic interest or value, or environmental protection. It also allows higher density in those areas that are deemed appropriate to support those higher densities.

Purchase of Development Rights (PDR). A PDR ~~Purchase of development rights~~ is a voluntary transaction in which a farmer receives a cash payment in return for signing a contract called a deed of easement, that restricts the use of the land to farming or open space. Most sales of development rights are permanent, though a deed of easement may specify a certain term such as 30 years. Support the County's management of PDR and TDR options that may include exchange of development rights, transfer of development rights and or purchase of development rights for open space, agriculture and environmental protection.

4.2.4.6 AGRICULTURE PROTECTION

Agricultural protection policies may be created to protect high-quality soils, separate conflicting agriculture and residential land uses and support agricultural uses to slow the conversion and fragmentation of the farmland base, especially for the acequia based farming. Effective agricultural policies may be created to manage the land uses allowed in each zone; the number and size of new farm parcels; the number, size, and siting of nonfarm parcels allowed; and setbacks for residential buildings from property lines.

An agricultural overlay district is a tool that potentially establishes alternative land development requirements within a specific area. An agricultural overlay consists of a physical area with mapped boundaries and written text that are either added to, or in place of, those of the underlying zoning district or regulations. The overlay district is intended to protect and enhance community resources that conventional zoning may not properly address.

Agricultural protection policies could be used to support agriculture and achieve the following purposes:

- Establish incentives such as Transfer of Development Rights and Density Bonuses to preserve and support contiguous irrigated agricultural land by accommodating the use of clustering lots, clustered and compact development in appropriate areas homes and structures to accommodate appropriate development.
- Ensure the integrity and conservation of irrigated agricultural land and water resources for future generations.

- Minimize and reduce potential contamination of underground and surface water supplies from the proliferation of septic systems associated with new development.
- Protect historic patterns and important visual qualities.
- Protect agricultural uses from the negative impacts of development and from uses that are not compatible with irrigated agricultural land.
- Develop Agriculture Overlay to protect traditional and contemporary agricultural uses.

4.2.4.7 PLANNING FOR SANTA FE'S FOOD FUTURE: QUERENCIA, A STORY OF FOOD FARMING AND FRIENDS.

Planning for Santa fe's Food Future was developed in 2014 by the Santa Fe City and County Advisory Council on Food Policy to ensure that a safe, healthy and affordable food supply will be available to all residents for decades to come. The tool examines various issues through the lens of food, including health, distribution, economy, education, agriculture, and land and water conservation. It also bridges local, state, and national issues pertaining to food.

The Santa Fe Food Plan recommends a variety of actions designed to promote food security (availability of healthy food, which is affordable to all residents), improve access to retail food outlets, that offer healthy and affordable food, encourage healthy eating by all residents to reduce obesity and diet-related diseases such as diabetes, educate consumers, support farmers and ranchers, enhance the food system infrastructure (distribution and storage facilities, transportation, processing), and protect the natural resources necessary to produce food.

4.3 GOALS, POLICIES AND STRATEGIES

Policy 14.2: Support the practicality of agricultural uses to include financing tools such as Transfer of Development Rights and mechanisms such as an agricultural overlay to support viability of agriculture.

Strategy 14.2.1: ~~Create~~ Promote a transfer of development rights program for agriculture and ranch lands.

Strategy 15.8.5: Provide incentives such as density bonuses to encourage the ~~Require~~ clustering of new development on acequia-irrigated agricultural land.

Figure 6-1: County Open Space, Trails, Parks and Trailheads Inventory and Level of Service

Facility	Amount
Open Space	Acres
<u>Arroyo de la Piedra Open Space</u>	<u>54.40</u>
Arroyo Hondo Open Space	86.84
Cerrillos Hills State Park	1098.24
Edgewood Open Space	29.82
El Penasco Blanco Open Space	93.40
El Rancho Open Space	5.54
<u>La Cieneguilla Open Space</u>	<u>150.00</u>
Lamy Open Space	91.16
Little Tesuque Creek Open Space	160.97
<u>Los Caminitos Wilderness</u>	<u>573.00</u>
Los Potrerros Open Space	40.04
Madrid Open Space	57.30
Old Pecos Trail Open Space	4.80
Ortiz Mountains Educational Preserve Open Space	1350.00
Rio en Medio Open Space	121.26
<u>San Pedro Open Space</u>	<u>160.00</u>
Santa Fe River Greenway	242.51
South Meadows Open Space	22.21
Talaya Hill Open Space	290.54
Thornton Ranch Open Space**	1904.08 <u>2585.21</u>
Total Open Space	5598.726 <u>7217.26</u>

Parks	Acres
Bennie J. Chavez Playground	0.5 <u>0.73</u>
Burro Lane Park	3.33
<u>Cerrillos Park</u>	<u>0.1</u>
Chimayo Multi-purpose Court	0.25
<u>Cundiyo Park</u>	<u>0.1</u>
El Rancho Playground	0.5 <u>0.2</u>
<u>Phillip C. Watts II Memorial Park</u> Galisteo Community Park	0.5 <u>0.25</u>
La Puebla Park	5.76
Lamy Park	50
Leo Gurule Park	4 <u>4.5</u>
<u>Nambe Community Center Park</u>	<u>1</u>
<u>Pojoaque Ball Fields</u>	<u>11</u>
Pojoaque Tennis Court	0.25
Rio en Medio Playground	0.5 <u>0.15</u>
<u>Romero Park</u>	45
<u>Agua Fria Park</u>	
Stanley Community Park	0.5 <u>0.25</u>
Sombrillo Tennis Court	0.25
Total Parks	111.34 <u>122.82</u>

Facility	Amount
Trails	Miles
Arroyo Hondo Open Space	4 <u>3</u>
Burro Lane Park	0.1
Cerrillos Hills State Park	6
Edgewood Open Space	3
La Piedra Open Space	1.8
La Puebla Park	0.2
Little Tesuque Creek Open Space	4 <u>1.72</u>
Ortiz Mountains Open Space	6
Rio en Medio Open Space	0.5
Romero Park	1
Santa Fe Rail Trail	10.5 <u>12</u>
Santa Fe River Trail	1
Spur Trail	3
Talaya Hill Open Space	5 <u>6.94</u>
Total Trails	34.0 <u>46.26</u>
Trailheads	Number
Arroyo Hondo Open Space	1 <u>2</u>
Cerrillos Hills State Park	1
Ortiz Mountains Open Space	1
Santa Fe Rail Trail	3
Santa Fe River Trail	1

Facility	Level of Service (LOS) per 1,000 Residents
Open Space (Acres)	87.1 137.96
Trails (Mile)	0.5 <u>0.88</u>
Parks (Acre)	1.7 <u>2.35</u>
Trailheads (Number)	0.1 <u>0.17</u>

* The 2010 unincorporated County population of 52,313 was used to calculate the LOS.

**This total includes BLM and State Lands managed by the County.

Santa Fe County
Sustainable Growth Management Plan
Preliminary Official Map -
Open Space

Legend

- Santa Fe County
- Growth Management Areas
- Community Plan Areas / Community Overlay Zoning Districts
- Municipalities
- City of Santa Fe Annexation Area
- Pueblo Lands
- Existing Santa Fe County Parks
- Existing Santa Fe County Trails
- Proposed Santa Fe County Trail Routes
- Planned Arroyo Hondo Trail Route
- City of Santa Fe Trails and Multi-Use Paths
- National Park Service Trails
- Santa Fe National Forest Trails
- U.S. Bureau of Land Management Trails
- State Park Trails
- Los Alamos County Trails
- Private Trails *
- Railrunner Alignment
- Railroad Lines
- Major Roads
- Major Streams and Arroyos
- Santa Fe County Open Space
- Proposed Trail Corridors
- Municipal Parks
- City of Santa Fe Open Space
- U.S. National Park Service
- U.S. Forest Service
- Federal Dam and Reservoir
- Los Alamos National Laboratory
- U.S. Bureau of Land Management
- Federal Wilderness Areas
- U.S. BLM Areas of Critical Environmental Concern
- Santa Fe River Watershed Closure
- State Parks
- State Land Office

* Public access may be restricted on private open space and trails.

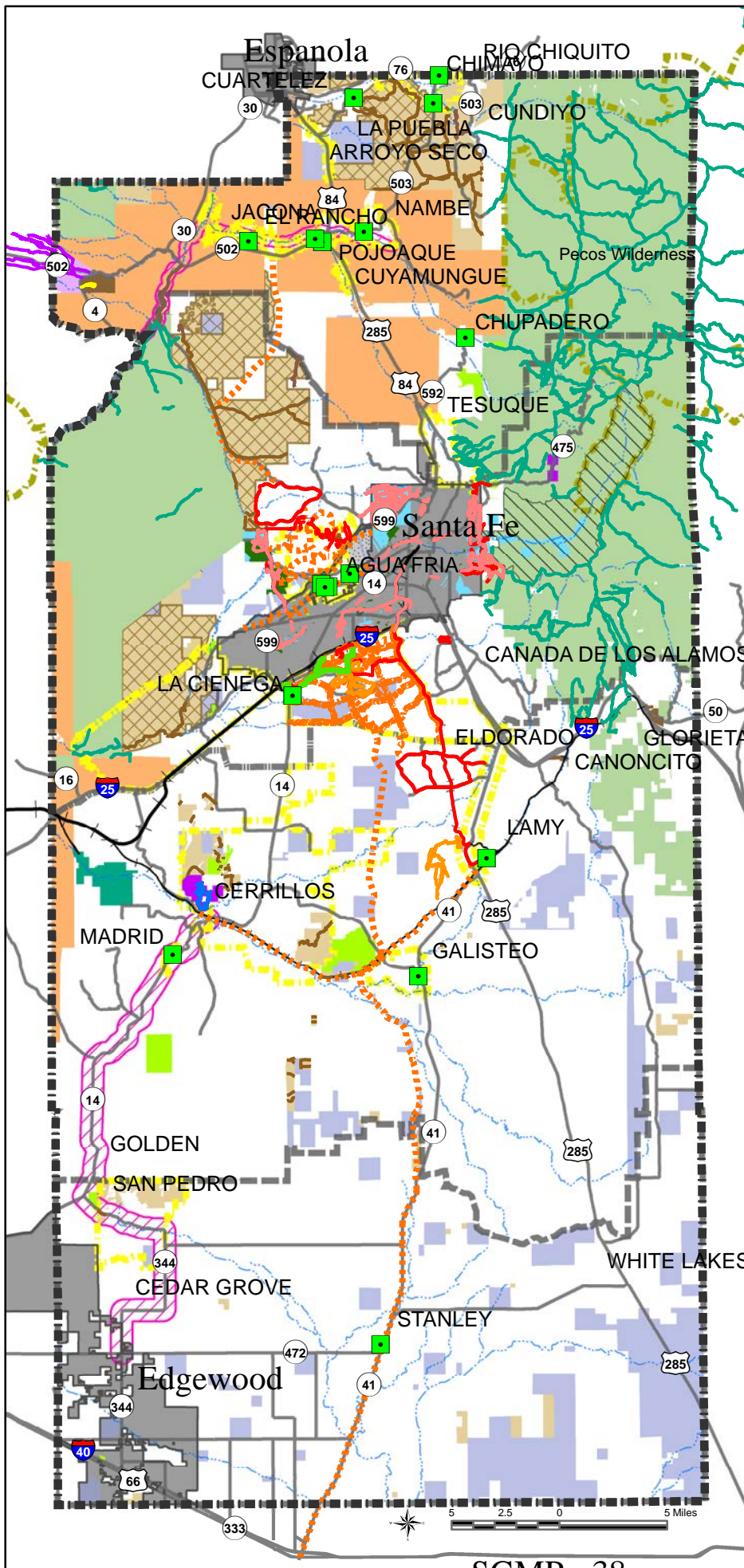
NOTE: This map depicts the best available data for the location of open space and trails features, based on data from Santa Fe County, the City of Santa Fe, the U.S. Bureau of Land Management, the U.S. Forest Service, and the New Mexico State Land Office. This map does not represent the surveyed or exact location of such features, and should not be used for travel purposes.



Santa Fe County
Growth Management
Department
Planning Division

September 30, 2015

SGMP_preliminary_official_map_open_space_2015_letter.mxd



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6.2.3 Priority Open Space Projects

Priority projects for the open space program have been identified through policies outlined in this document. The prioritized open space projects for the next two years are outlined below:

Open Space and Trails Plan

The Open Land and Trails Plan was developed through an intense, community based planning process in 2000. This plan established long-term strategies for open land and trails conservation in the County, and served as a guide for program operations and expenditure of capital resources for open space, trails and parks. Since that time, much has changed in Santa Fe County. The Open Space and Trails Program has grown to include over 6,600 acres of open space and 46 miles of trail. This Plan will identify policies, strategies and management issues and concerns surrounding open space in the county and update long range goals and objectives for consistency with this Open Space, Trails, Parks and Recreation Element of the SGMP. The Plan will include goals, policies and strategies to address the issues.

Open Space Property Management Plan

In order to improve the maintenance of County-owned open space, trails and parks, detailed site-specific management plans are needed at several priority open space properties. Management plans will determine the vision for the open space, evaluate the existing conditions and resources, set the management framework and maintenance priorities, and identify needed capital improvements.

Programming for Open Space Properties

Santa Fe County Open Space properties were purchased for many different purposes. Many of the properties need interpretation and programming to highlight significant cultural and historical periods in the area. These properties will be attractions for visitors and residents because of the educational and interactive qualities of the open spaces.

CHAPTER 10: TRANSPORTATION ELEMENT

10.2.1 TRANSPORTATION PLANNING ORGANIZATIONS

Coordination of planning for Santa Fe County falls within the jurisdictions of the following Transportation Planning Organizations and Agencies:

The Santa Fe Metropolitan Planning Organization (MPO). The MPO also sets priorities for funding of new or improved roads and transit using State and Federal funds within the Metropolitan area. The Transportation Policy Board comprised of City Councilors, County Commissioners and Tesuque Pueblo which is the governing body of the Santa Fe MPO. ~~Identify TCC as recommending body to MPO.~~ The Technical Coordinating Committee (TCC) of the MPO serves as a recommending body to MPO Transportation Policy Board (TPB). Map 14 shows the current MPO and RPA boundaries.

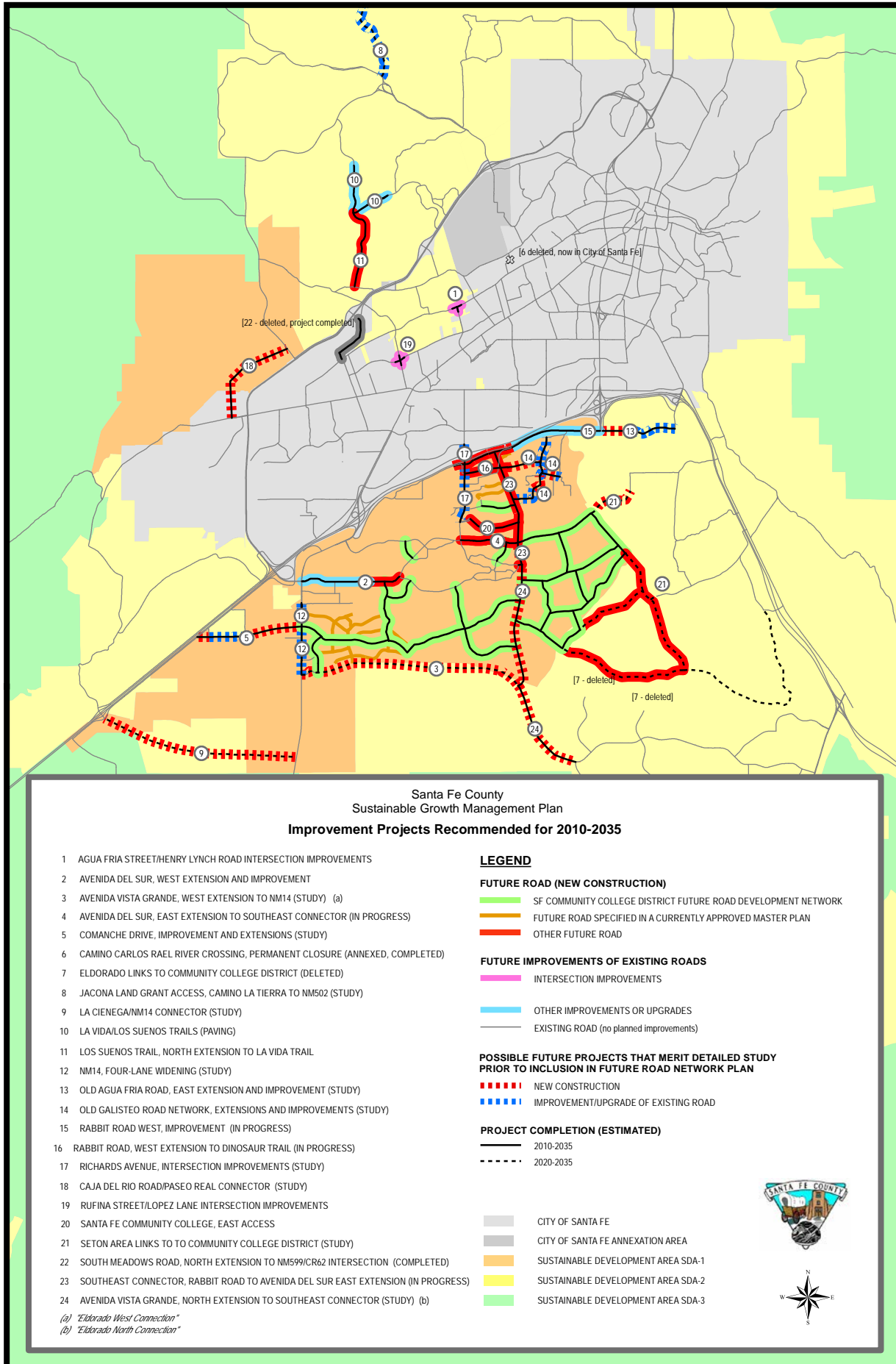
Boundaries of the NPRPO. The Northern Pueblos ~~Rural~~ Regional Transportation Planning Organization (NPTRPO). The NPTRPO sets priorities for funding of new or improved roads and transit using State and Federal funds outside of the MPO boundary.

~~The Regional Planning Authority (RPA). The RPA is the fiscal agent through which 1/16-cent GRT will be allocated for transit operations throughout Santa Fe County as well as the City of Santa Fe. It is anticipated that the GRT will generate approximately \$4.5 million in revenues with fifty percent (\$2.5 million) going to the Rail Runner service, \$1.9 million to the City of Santa Fe and Santa Fe County, and \$300,000 to the NCRTD for Rail Runner Express. The RPA, in collaboration with Santa Fe County and the City of Santa Fe, has approved a transit plan to serve City and County ridership needs with emphasis on connection to the Rail Runner commuter rail service. The RPA also allocates funding for roads through the County Capital Outlay Gross receipts tax.~~

The North Central Regional Transit District (NCRTD). The NCRTD transit operations serve the four north central counties of Los Alamos, Taos, Rio Arriba and Santa Fe Counties as well as Santa Clara Tesuque and Ohkay Owingeh pueblos. The NCRTD operates several transit routes or programs in Santa Fe County including the Greater Eldorado Express (GEE-Line) which began in October of 2007 with service to Eldorado. Service was expanded in January of 2008 serving riders in Edgewood, Moriarity, Stanley, Galisteo and Eldorado to destinations in the City of Santa Fe. These services are currently contracted through All Aboard America and run from 6:00 am to 7:04 pm. There has been steady interest among residents in the southern portion of the County to increase these transit services. The Transit Advisory Board for Santa Fe Trails, the City of Santa Fe bus system, has stated that services to Eldorado and the Community College District will be priority areas to be served by Santa Fe Trails in 2009. Ridership studies and route and mode analysis are needed to determine potential ridership.

The Middle Rio Grande Council of Government (MRCOG) functions as the RPO and provides transportation planning support to the outlying areas covering the entire Edgewood area and approximately the southern 1/5th of the County. The majority of data collection and analysis within the MR COG region considers region-wide functionality and connectivity to the New Mexico Rail Runner.

Future Road Network Improvements



10.2.2.5 FUTURE ROADWAY RECOMMENDATIONS

A detailed study conducted by the County examined the County's existing road network capacity and projected future growth within the Community College District (CCD) and projected traffic conditions in the County's urbanizing area. The CCD is the existing primary growth area in the County and is within the SDA 1 area identified as a primary growth area in this plan. The study concluded that over the next ten years there will be a need to remediate congestion on NM 14 and Richards Avenue, provide improved public safety access to Eldorado and the Community College District, and reduce the heavy dependence on Richards Avenue and I-25 by providing multiple, alternative, and more direct links between City and Community College District destinations.

Future roadway recommendations should be incorporated into the County's Capital Improvements Plan to coordinate and prioritize road projects. Potential and future road projects identified ~~in the study~~ include the following:

- Construction of the southeast connector road between Rabbit Road and Avenida Del Sur in Rancho Viejo. This project has begun, the projected completion date is August 2017.
- Construction of northeast connector from Rabbit Road to Richards Avenue at Dinosaur Trail. This project has begun, the projected completion date is December 2018.
- Four-lane widening of NM14 approximately 1.5 miles, from Camino Vista Grande to Camino Justicia.
- ~~Construction of a proposed southeast connector road between Rabbit Road and Windmill Ridge in Rancho Viejo~~
- ~~Construction of northeast connector from Rabbit Road to Richards Avenue at Dinosaur Trail~~
- West extension of Avenida del Sur from A Van Nu Po Road to NM14.
- Construction of an Eldorado North Connection to the Southeast Connector.

These projects would satisfy unmet travel demand and improve the performance of the region-wide road network. These projects would substantially increasing the carrying capacity for the priority growth areas within the Community College District road network by dispersing and thinning out traffic across the network's roadways, and by reducing the travel times to and from the District. The study also recommended further study of the following potential road connections and improvements:

- A connection from Eldorado West to NM14
- Connections between the proposed southeast connector and lower Old Galisteo Way and Old Galisteo Road in the Arroyo Hondo/Old Galisteo Road area, and
- Richards Avenue intersection improvements

Future roads projects including improvements to existing roads and construction of new roads should address improved connectivity and provide connectivity to designated community service areas and proposed growth areas.

1.1.1.1 Functional Classification of Existing and Future Roadways

Functional classification for roads was established by the Federal Highway Administration and is the process by which streets and highways are grouped into classes or systems according to the character of service they are intended to provide. Most travel along roadways is not served by a single type of roadway, such as by a residential street, but through a network of roads such as local streets,

neighborhood collectors and arterial roadways, each with its specific roadway function. The Functional Classification System is defined by the NMDOT Consolidated Highway Database. Functional Classifications for County roads are specifically defined in the Santa Fe MPO Metropolitan Transportation Plan. The following are the NMDOT Function Classification definitions for roads in Santa Fe County:

- **Principal Rural Arterial:** Serve corridor movements having trip length and travel density characteristics indicative of substantial statewide or interstate travel; connect all or nearly all Urbanized Areas and a large majority of Urban Clusters with 25,000 and over population; provide an integrated network of continuous routes without stub connections (dead ends). These facilities accommodate average annual daily traffic volumes of 2,000 to 8,500. These facilities are designed to provide minimal interference along relatively long distances and at relatively high speeds thereby allowing for efficient corridor movement. These roads provide access to important traffic generators not served by the interstate system as well as providing access to inter-modal facilities. These roads are key facilities in an integrated network without stub endings except where unusual geographic conditions exist. These facilities accommodate average annual daily traffic (AADT) volumes of 5,000 or more trips.
- ~~**Principal Urban Arterial:** The primary function of these facilities is to provide the greatest mobility for through movements in which direct access to adjacent land is discouraged. This road classification provides access to major traffic generators and to other inter-modal facilities. These facilities are designed to accommodate a high percentage of commercial vehicles and to serve most trips entering and leaving the urban area. These facilities accommodate average annual daily traffic (AADT) volumes of 7,500 or more trips~~
- **Principal Urban Arterial:** Serve major activity centers, highest traffic volume corridors and longest trip demands; carry high proportion of total urban travel; interconnect and provide continuity for major rural corridors to accommodate trips entering and leaving urban area and movements through the urban area; serve demand for intra-area travel between the central business district and outlying residential areas. These facilities accommodate average annual daily traffic volumes of 7,000 to 27,000 trips.
- ~~**Minor Rural Arterial:** These facilities provide a high level of mobility with minimized interference to through movements. These roadways provide inter-county access for relatively long distances at relatively high speeds. These roads form an integrated network without stub endings except where unusual geographic conditions exist. These facilities accommodate average annual daily traffic (AADT) volumes of 2,000 or more trips.~~
- **Minor Rural Arterial:** Link cities and larger towns (and other major destinations such as resorts capable of attracting travel over long distances) and form an integrated network providing interstate and inter-county service; be spaced at intervals consistent with population density; provide service to corridors with trip lengths and travel density greater than those served by Rural Collectors and Local Roads and with relatively high

travel speeds and minimum interference to through movement. These facilities accommodate average annual daily traffic volumes of 1,500 to 6,000 trips.

- ~~**Minor Urban Arterial:** These facilities interconnect with and augment the urban principal arterial system and provide a lower level of travel mobility and a higher rate of access than the principal arterial system. These facilities are characterized as moderate distance roadways with moderate travel speeds. Spacing of these roadways is approximately one half to two mile intervals depending on the urban density. These facilities accommodate average annual daily traffic (AADT) volumes of 4,000 or more trips.~~
- **Minor Urban Arterial:** Interconnect and augment the higher-level Arterials, serve trips of moderate length at a somewhat lower level of travel mobility than Principal Arterials; distribute traffic to smaller geographic areas than those served by higher-level Arterials; provide more land access than Principal Arterials without penetrating identifiable neighborhoods; provide urban connections for Collectors. These facilities accommodate average annual daily traffic volumes of 3,000 to 14,000 trips.
- ~~**Major Rural Collectors:** These facilities connect urban areas with populations over 5,000 and serve traffic generators typically of intra-county importance such as access for consolidated schools, employment centers. They may also cross county boundaries. These roads tend to collect traffic from local roads to rural minor arterials.~~
- **Major Rural Collectors:** In Rural Areas: Provide service to any county seat not on an Arterial route, to the larger towns not directly served by the higher systems, and to other traffic generators of equivalent intra-county importance such as consolidated schools, shipping points, county parks and important mining and agricultural areas; link these places with nearby larger towns and cities or with Arterial routes; serve the most important intra-county travel corridors. These facilities accommodate average annual daily traffic volumes of 300 to 2,600 trips.
- **In Urban Areas:** Serve both land access and traffic circulation in higher density residential, and commercial /industrial areas; penetrate residential neighborhoods, often for significant distances; distribute and channel trips between local streets and arterials, usually over a distance of greater than three quarters of a mile; operating characteristics include higher speeds and more signalized intersections. These facilities accommodate average annual daily traffic volumes of 1,100 to 6,300 trips.
- **Minor Rural Collectors:** In Rural Areas: Be spaced at intervals, consistent with population density, to collect traffic from Local Roads and bring all developed areas within reasonable distance of a Collector; provide service to smaller communities not served by a higher class facility; link locally important traffic generators with their rural hinterlands. These facilities accommodate average annual daily traffic (AADT) volumes of 150 to 1,100 trips.

- **In Urban Areas:** Serve both land access and traffic circulation in lower density residential and commercial/industrial areas, penetrate residential neighborhoods; often only for a short distance, distribute and channel trips between Local Roads and Arterials, usually over a distance of less than three-quarters of a mile; operating characteristics include lower speeds and fewer signalized intersections. These facilities accommodate average annual daily traffic (AADT) volumes of 1,100 to 6,300 trips.

Existing Transit Services

Operator	Service Component
SF Trails	Route 2 - Sheridan St., Cerrillos Road, Santa Fe Place
SF Trails	Route 4 - Sheridan St., St. Francis, Santa Fe Place
SF Trails	Route 22 - IAIA/SFCC, CCD, NM 599, RR Station-State Penn
SF Trails	Santa Fe Pick Up - Specials, Downtown Loop Shuttle
NCRTD	Route 150 - Chimayo
NCRTD	Route 160 – Santa Clara
NCRTD	Route 200 - Española to Santa Fe
NCRTD	Route 210 - Pojoaque – Nambe Trail
NCRTD	Route 220 - Tesuque Tribal
NCRTD	Route 230 - San Ildefonso Tribal
NCRTD	Route 270 - Turquoise Trail/NM 599
NCRTD	Route 280 - Eldorado to Santa Fe
NCRTD	Route 290 - Edgewood to Santa Fe
NCRTD	Route 400 - Los Alamos to Pojoaque
NCRTD	Mountain Trail Pilot Route (Santa Fe Ski Basin)
NCRTD	Pilot Route-La Cienega/Las Golondrinas*
*NCRTD will also begin a six month Pilot Transit route for the La Cienega/Las Golondrianas area in	

10.3 GOALS, POLICIES AND STRATEGIES

Policy 31.3: Protect and preserve right-of-way for future roadway needs, and include all funding options to pay for future transportation needs generated by new development.

Strategy 31.3.1: Coordinate with local representatives, the ~~Road~~ Transportation Advisory Committee Task Force, the MPO and NMDOT on the development of prioritized maintenance and improvement plans.

CHAPTER 14: GOVERNANCE ELEMENT

14.2 COMMUNITY PLANNING AND PUBLIC PARTICIPATION

14.2.1.2 COMMUNITY PLANNING AND COMMUNITY PLANNING COMMITTEES

The community planning process establishes a role for local public involvement through the development of a community plan, district plan or area plan in coordination with County planning staff. Each adopted community, district or area plan is an amendment to the County's SGMP for a specific geographic area. Community, district and area plans outline specific land uses and densities, design guidelines and implementation for traditional, historic and other communities.

To initiate a community planning process, a community needs to establish a representative planning committee, define a specific geographic area, and be authorized by the Board to initiate the process. Community planning meetings and activities are required to be open to the public and the residents within the area should have reasonable notice of the planning process. Community planning committees should use a consensus decision-making process. A consensual process can be described as general agreement between multiple viewpoints and opinions in order to generate effective alternatives to create the most viable decisions for the community planning committee.

The existing community planning process will evolve in order to create a more streamlined process for creating new community plans as well as revising existing plans. The community planning process includes community, district and area plans. The following plan elements should be addressed in each community plan:

1. Community vision statement: The vision statement should be a clear description of the desired future for the community.
2. A description of how the community fits within the development patterns within the context of the overall County.
3. Analysis of current land use and zoning and creation of map depicting existing land uses.
4. Examination of local natural resources including water quality and quantity issues within the community.
5. Examination of local infrastructure including utilities, telecommunications, roads and traffic.
6. Develop a future land use plan and implementation strategies such as a future land use map, design standards, and proposed densities, uses and zoning.

Community plans that have been adopted by the Board of County Commissioners are amendments to the SGMP. In 2015, Santa Fe County adopted Resolution 2015-18 in order to update existing community plans and to ensure their consistency with the SGMP. The community plan update process provided a means for implementation of adopted Community Plans through the framework of the Sustainable Land Development Code. The update process also provided communities to implement the community plans via the development of community overlay districts and proposed zoning for the respective community districts. The community plan updates were completed for adopted community plans in accordance with a streamlined community planning process. The 2015 Community Plan Updates amended the respective adopted community plans and are incorporated as amendments to the existing plans and the SGMP. Adopted community plans are listed in Figure 14-1.

Figure 14-1 Santa Fe County Adopted Community Plans

Santa Fe County Adopted Community, District and Corridor Plans
El Valle de Arroyo Seco Highway Corridor Plan adopted by Resolution 2003-4; <u>2015 El Valle de Arroyo Seco Community Plan Update by Resolution 2015-128</u>
La Cienega/La Cieneguilla Community Plan adopted by Resolution 2001-117 ; <u>2015 La Cienega/La Cieneguilla Community Plan Update by Resolution 2015-123</u>
Los Cerrillos Community Plan adopted by Resolution 1999-129; <u>2015 Los Cerrillos Community Plan Update adopted by Resolution 2015-99</u>
Madrid Community Plan adopted by Resolution 2000-119; <u>2015 Madrid Community Plan Update adopted by Resolution 2015-109</u>
Pojoaque Community Plan adopted by Resolution 2007-120; <u>2015 Pojoaque Community Plan Update adopted by Resolution 2015-122</u>
Rio Tesuque Community Plan adopted by Resolution 2000-165; <u>Tesuque Community Plan adopted by Resolution 2013-139</u>
San Marcos District Community Plan adopted by Resolution 2003-83; <u>2015 San Marcos District Community Plan Update adopted by Resolution 2015-110</u>
San Pedro Community Plan adopted by Resolution 2001-5; <u>2015 San Pedro Community Plan Update adopted by Resolution 2015-98</u>
Santa Fe Community College District Plan adopted by Resolution 2000-136
Santa Fe Northwest Community Plan adopted by Resolution 1999-120
Tres Arroyos del Poniente Plan adopted by Resolution 2006-41; <u>2015 Tres Arroyos del Poniente Plan Update adopted by Resolution 2015-100</u>
US 285 South Corridor Plan adopted by Resolution 2004-73; <u>2015 285 South Corridor Plan Update adopted by Resolution 2015-129</u>
Village of Agua Fria Community Plan adopted by Resolution 2006-116; <u>2015 Village of Agua Fria Community Plan adopted by Resolution 2015-97</u>
<u>Galisteo Community Plan adopted by Resolution 2012-36</u>
<u>Chimayo Community Plan adopted by Resolution 2015-94</u>

**PROPOSED REVISIONS TO MAPS IN LAND USE ELEMENT OF
SANTA FE COUNTY SUSTAINABLE GROWTH MANAGEMENT PLAN**

SGMP Map 1-1 Growth Management Areas

The boundary between the El Centro Growth Management Area and the Galisteo Growth Management Areas has been revised along N.M. 14, to the south of the Santa Fe Community College District, in order to place all of the proposed Sustainable Development Areas 1 (SDA-1) area and the Mixed Use land use category/zoning district along N.M. 14 in the El Centro Growth Management Area. This allows all of the SDA-1 area along N.M. 14 to be analyzed as a single geographic unit for utility planning purposes.

SGMP Map 2-1 Existing Land Use

The Existing Land Use Map was updated as of January 1, 2015, as a part of revising the various community plans, using current parcel tax classifications, structure data, and aerial photographs.

SGMP Map 2-2 Land Development Suitability Analysis

The Land Development Suitability Analysis (LSDA) has been updated, as recommended on page 39 of the SGMP, to be based on "...the fullest and most accurate information available". The LSDA has been updated to utilize the following new or revised GIS data sets:

- Use updated data regarding existing land use, parcel size, population density, and density of residential structures;
- Include critical habitat areas for endangered and threatened species that have been mapped by the New Mexico Game and Fish Department;
- Include conceptual regional wildlife movement corridors that have been mapped by the New Mexico Game and Fish Department;
- Use diversity of natural vegetative community types, rather than the simple presence of natural vegetation;
- Use updated data regarding the general extent of wetlands, from the U.S. Fish and Wildlife Service;
- Use the updated flood zone maps that were adopted by the County in 2012;
- Use updated stream, arroyo, and other water body location data, from the U.S. Geological Survey;
- Use updated data regarding the location of acequias, from the County GIS Division and the Office of the State Engineer;
- Include alluvial soils data (these are high-infiltration stream wash deposits), from the U.S.D.A. Natural Resources Conservation Service;

- Use updated data regarding the location of crop-raising areas, from the U.S. Department of Agriculture and from County parcel tax data;
- Use updated data regarding grazing parcels, from the County parcel tax data;
- Use updated data regarding the location and concentration of archaeological sites, from the New Mexico State Historic Preservation Office;
- Include data generated from U.S. Geological Survey elevation model data, related to visibility and prominence of landscape features;
- Use updated roads data available from the County GIS Division, for calculating road proximity;
- Use updated data regarding bus routes, from the City of Santa Fe the North Central Regional Transit District, for calculating proximity to bus routes;
- Include data regarding proximity to water lines, and use updated data regarding proximity to sewer lines;
- Use updated data regarding the extent of major water service areas;
- Include data regarding Sustainable Development Areas (SDAs) that have been established by the County;
- Use updated data regarding proximity to municipalities and municipal annexation areas; and
- Use updated data regarding the location of public schools, public parks, health care facilities, and fire stations, for proximity calculations.

The spatial resolution of the Land Development Suitability Analysis has also been substantially increased, to allow for a more fine-grained visualization of where more suitable and less suitable areas are located.

The environmental suitability factors – negative indicators of development suitability (such as habitat value and terrain limitations) – are first added together to create a map of Environmental Suitability. Next, the locational suitability factors – positive indicators of development suitability (such proximity to public facilities and existing developed areas, etc.) – are added up to create a map of Locational Suitability. Finally, the values of the Environmental Suitability map and the Locational Suitability map are added together to create a map of Total Land Development Suitability.

As noted on page 39 of the SGMP, the Land Development Suitability Analysis should only be used for general-level land-use planning and zoning, as a way of systematically visualizing areas that should arguably be prioritized with respect to more intensive and less intensive land uses. The Land Development Suitability Analysis has limited usability for site planning, evaluating sites for specific development proposals, or fine-grained zoning determinations – site-level and survey-quality data should be used for these purposes.

SGMP Map 2-4 Future Land Use Map

General Background:

The New Mexico zoning enabling law (Section 3-21-5, New Mexico Statutes), states that local government zoning regulations “are to be in accordance with a comprehensive plan”, and Section 2.1.6 of the SLDC states that, “The SLDC and all amendments thereto shall be consistent with the SGMP and applicable Area, District or Community Plans, the CIP and the Official Map”. Therefore, the Future Land Use Map in the SGMP should be sufficiently detailed and logically related to the SLDC zoning map so that it can be determined whether the County’s zoning map, or any amendments thereto, would be consistent with the SGMP.

The Future Land Use Map is the overall long-range vision of what the County wants with respect to the character and geographic extent of various land uses, whereas the SLDC zoning map governs the immediate, current regulation of land use and development.

Rural, Agricultural, and Residential Land Use Categories (see proposed revisions to Figure 2-8 “Future Land Use Categories” of SGMP): The classification and geographic extent of Rural, Agricultural, and Residential land use categories on the Future Land Use Map (FLUM) has been revised, based on the more detailed analysis of environmental and locational suitability factors, water availability, and existing parcel size, that was done as a part of the preparation of the SLDC zoning map. The zoning map and Future Land Use Map would be basically the same, or have a clear logical relationship, with respect to the classification and geographic extent of these land use categories.

Community Planning Areas:

The extent of areas covered by community plans that were recently updated or adopted would simply be shown on the Future Land Map, rather than any specific land use category boundaries. The land use plans contained in these community plans would be incorporated by reference into the SGMP, and would constitute the Future Land Use Map in these areas. This would remove any ambiguity as to what the Future Land Use Map consists of in community planning areas.

Santa Fe Community College District Plan Area:

The extent of the area covered by the Santa Fe Community College District (SFCCD) Plan would simply be shown on the Future Land Map, rather than any specific land use category boundaries. The land use plan contained in the SFCCD Plan would be incorporated by reference into the SGMP, and would constitute the Future Land Use Map in this area. This would remove any ambiguity as to what the Future Land Use Map consists of in the SFCCD Plan area.

Combination of Mixed-Use Residential and Mixed-Use Non-Residential Land Use Categories:

The Mixed-Use Residential and Mixed-Use Non-Residential land use are proposed to be combined into a single “Mixed Use” category. This would allow for more flexibility in establishing the boundaries of predominately residential vs. predominately non-residential zoning districts in these areas, which are

mainly located in the N.M. 14/I-25 southwest corridor, the vicinity of the Santa Fe airport, and along N.M. 41 on the southern County border. It is also proposed that extensive residential subdivisions that are currently shown in these mixed-use areas be placed in residential land use categories.

Location of Activity Centers:

Community and Neighborhood Centers:

Show the general location of where major regional or sub-regional commercial and employment uses should be concentrated, outside of community planning areas and the SFCCD. These areas typically consist of commercial and employment uses that serve markets of less than 25,000 people.

Regional and Sub-Regional Centers:

Show the general location of where major regional or sub-regional commercial and employment uses should be concentrated, outside of community planning areas. These areas typically include commercial and employment uses that serve markets of 25,000 or more people.

Community or District Plan Activity Centers:

All “Regional Centers” and “Community Centers” that were shown on the from Future Land Use Map contained in the 2010 SGMP, but which are located in community planning areas or the SFCCD, are proposed to be shown as “Potential Community or District Plan Activity Centers” on the Future Land Use Map. The general location of major commercial and employment areas that have been identified in community plans are proposed to be added to the County-wide FLUM; however, the exact extent and character of these centers would be defined in the individual community plans. Thus, the geographic distribution of all significant commercial centers that are envisioned could be viewed on the County-wide FLUM, while deferring to community plans where these centers would be located in community planning areas.

Major Public/Institutional Centers:

It is proposed that the general location of major public/institutional uses, that serve areas that are larger than individual neighborhoods or communities, be indicated on the Future Land Use Map.

Opportunity Centers:

These are unchanged from Future Land Use Map contained in the 2010 SGMP.

Addition of Commercial and Industrial Land Use Categories, with Specific Boundaries:

Where specific parcels proposed for commercial or industrial land use have been mapped (outside of community planning areas) as a part of the SLDC zoning map preparation, these parcels are proposed to be generally shown in corresponding land use categories on the FLUM. In some cases, small parcels that would constitute infill within or compact reasonable extensions to commercial zoning districts have also been included in commercial land use categories; however it is not proposed that these parcels zoned commercial at this time. In addition, the proposed Rural Commercial Overlay zoning district on N.M. 41 south of Stanley has also been incorporated onto the Future Land Use Map. These commercial and industrial land use categories, together with the general location of the activity centers and the extent of the Mixed Use land use categories described above, would be used to guide the location of future rezonings for commercial and industrial use. Most the land that is proposed for industrial zoning on the SLDC zoning map would actually be located within the Mixed Use areas shown on the FLUM.

Addition of Public/Institutional Land Use Category:

County facilities (other than open space), public schools, and other major state and local government facilities, as well as major private public facilities (such as the Santa Fe Opera and the Glorieta Conference Center), would be placed in a Public/Institutional land use category.

Conservation and Open Space Land Use Category:

Those County-owned properties which are intended to function primarily as open space would be added to the Conservation and Open Space land use category. Several major permanent private conservation areas, such as the community preserve owned by the Eldorado Community Improvement Association, and the tracts owned by the Nature Conservancy in the Santa Fe River Canyon area, are also proposed to be added to the Conservation and Open Space land use category. These conservation uses could be protected by a variety of means (see proposed revisions to Figure 2-8 of SGMP).