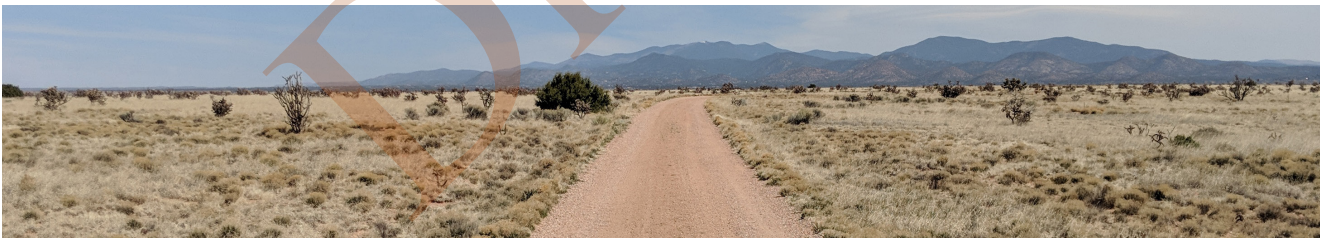




2019

San Marcos District Plan Draft



Acknowledgements

Draft 4.24.19

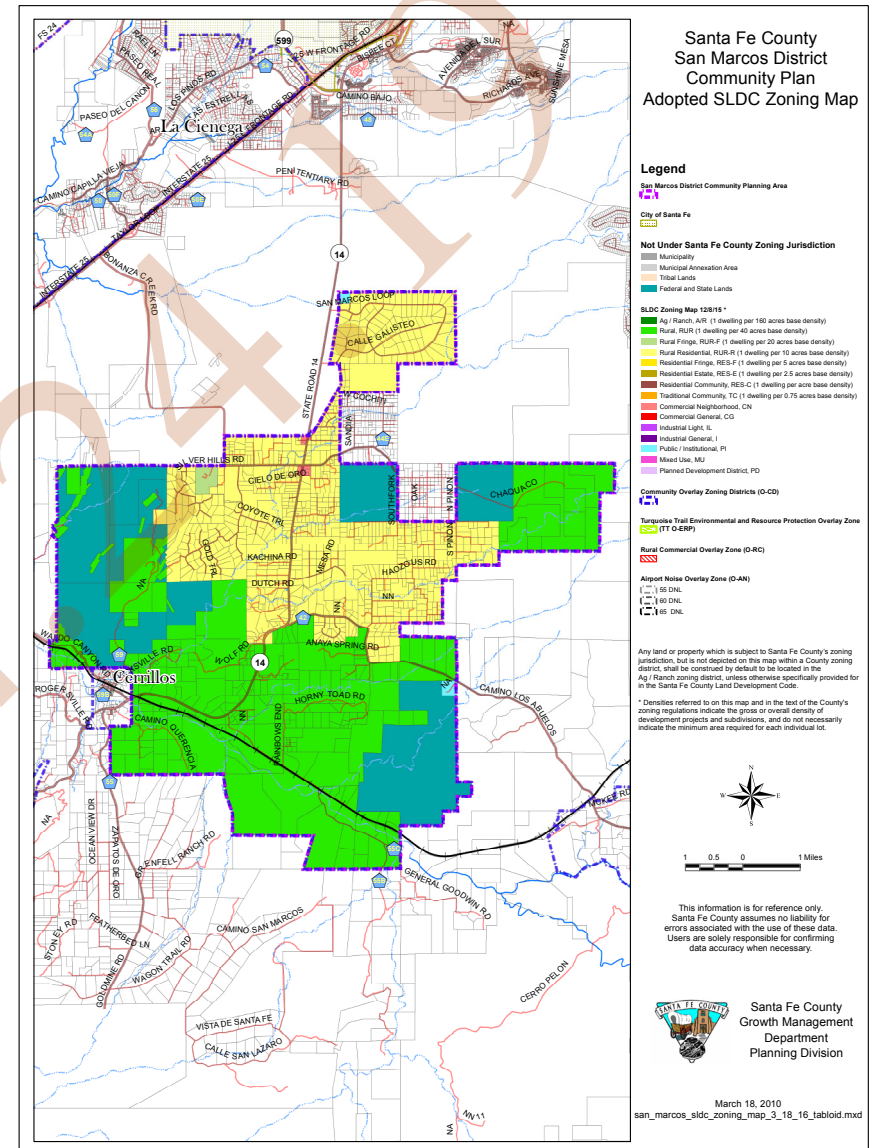
Contents

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Purpose and Intent

The San Marcos community underwent an extensive community planning process to create the 2006 San Marcos District Community Plan, adopted by the Board of County Commissioners. This plan was amended when Santa Fe County created the Sustainable Growth Management Plan in 2015. At that time, the 2015 San Marcos Community Plan Update was developed to update the Plan in accordance with the 2015 SGMP and to provide a framework for creation of the San Marcos Overlay District in the SLDC.

The 2019 San Marcos District Plan was initiated in 2017 because the 2006 San Marcos District Plan was over a decade old and no longer conformed to the SLDC, requiring revisions to bring it up-to-date and in compliance with other County documents. On August 29, 2017 the Board of County Commissioners unanimously adopted Resolution 2017-93 authorizing a planning process for the San Marcos District in accordance with the Sustainable Land Development Code (SLDC). The 2015 San Marcos Planning Committee submitted a Letter of Intent to Santa Fe County Board of County Commissioners requesting a new planning process in order to create a revised plan that could be incorporated into revisions of the SLDC reflecting the vision and direction of the community. Conditions in the area change over the years and the resident population shifts, necessitating occasion updates to reflect the desires and vision of the communities being served. County Planning staff, in coordination with the planning committee, developed a public participation plan that assured diverse representation of the community district. The San Marcos District Planning Committee is composed of membership from San Marcos landowners, residents, and community stakeholders. The community planning process was open for public participation throughout the process and new members were always welcome.



Scope of This Plan

The San Marcos District is defined as a Contemporary Community within Section 1.5.3.3 of the Sustainable Growth Management Plan:

“Several settlement areas of the County were defined in the 1999 General Plan as Contemporary Communities. Many of these communities are located in loose clusters away from traditional settlements as a result either of large subdivisions or many adjacent small land divisions. Some are located in traditional settlement areas, but the dominant development pattern has been determined by subdivisions or land divisions plat needs, not the social and functional needs of a community of residents.

Contemporary communities have opportunities to support and reinforce their evolution to functioning community centers and neighborhoods. Local planning will support the continued development of these areas to evolve into full communities with sensitivity to local character, unique cultural attributes and landscapes; diversity and choice of housing; effective provision of services and social centers for residents and specific local infrastructure needs. Another opportunity for contemporary communities is to coordinate the creation of area, district, and/or contemporary community plan, especially in areas that have a ranching tradition such as in southern Santa Fe County.

Examples of contemporary communities include the greater Eldorado area, San Pedro, San Marcos the Tres Arroyos areas.”

The San Marcos District residents affect and are affected by development adjacent to their boundary and along the HWY 14 corridor. These residents do not live in isolation from the rest of Santa Fe County and interdependencies create ramifications on other property owners in terms of traffic created by development, air and noise pollution, and water demands on the ground water sources, among other considerations. Though this area cannot be isolated in any way from its surroundings, for the purpose of this plan, the goals and recommendations are intended for only properties within San Marcos boundary as it is currently defined.

Section 1: Plan Context

San Marcos District Description

San Marcos District, with its 1,700 residents, diverse business and residential environment, and striking natural views represents a unique segment of Santa Fe County. The historic San Marcos Pueblo, though not a visible marker of the area, gives the District its name. Unlike many other traditional communities in Santa Fe County, the District centers itself around a stretch of the Turquoise Trail Scenic Byway, starting with the Turquoise Trail Charter School and the commercial neighborhood around the San Marcos Café and Feed Store at the northern end of the boundary. Spanning approximately 44 square miles along the stretch of NM 14 between Santa Fe and the town of Cerrillos, the community comprises equestrian services, a local café, restaurants, eco-tourism, artist studios, film venues and experimental agriculture. The District attracts diverse residents to an area near the city but distinctly rural in character. The Turquoise Trail Scenic Byway, an international attraction, and recreational and historical resources such as the Cerrillos Hills State Park provide exceptional opportunities to explore the District's rich history and beautiful natural backdrop.



History

Archeological evidence suggests that the first people arrived in the San Marcos area more than 10,000 years ago. About 700 years ago, during a particularly rainy period in the Southwest, a pueblo was built on the north bank of the largest arroyo in the district. Called Corn Pueblo (in Keres) or Turquoise Pueblo (in Tewa), the pueblo is most widely known by its Spanish name, San Marcos. With reliable springs, land especially suited for growing corn, and nearby mineral resources including lead for decorating pottery and turquoise from the Cerrillos (little Hills) mines, San Marcos prospered. It soon became one of the largest pueblos in the Southwest. For nearly 400 years the fortunes and population of San Marcos varied with cycles of rain and drought, and with the comings and goings of different peoples.

Spanish Franciscans settled at San Marcos Pueblo in 1635, building the Iglesia de San Marcos atop one of the pueblo room blocks (just a stone's throw from present day Highway 14). The San Marcosenos were early participants in the 1680 Pueblo Revolt. When the Spanish departed New Mexico the surviving San Marcosenos moved to Santa Fe, eventually abandoning the pueblo altogether. When General Diego de Vargas returned to New Mexico in 1692, he found the San Marcos Pueblo in ruins. Colonization of the area proceeded slowly under Spanish and later Mexican rule. The Spanish Crown designated the San Marcos Grant in 1754. The Grant's 1,895 acres were reserved for Santa Fe's poor to graze their livestock, but it was only used irregularly.

In 1872, United States Government surveyors opened up lands within the San Marcos District to homesteaders. Settlement remained modest until 1879, when more than a thousand miners descended on the Cerrillos hills in search of gold. The camps of Carbonateville, Bonanza City, Poverty Hollow, Turquesa, Hungry Gulch, and Cerrillos Station sprang up seemingly overnight in what is today San Marcos District. The mining boom ended in 1890 and by 1899 Cerrillos Station, now the Village of Cerrillos, was the only remaining mining settlement. Settlement continued slowly with fewer than 30 homestead claims through the late-nineteenth and early-twentieth centuries. Hard times followed in the 1920s and 30s when many of these small holdings were consolidated into larger ranches during the Great Depression. In the 1930s, the dirt road connecting San Marcos to Santa Fe was paved to accommodate travel between Cerrillos and Santa Fe. This Road would eventually become the Turquoise Trail National Scenic Byway which bisects the District. The small ranches that once characterized the San Marcos area, however, continued to become less profitable through the mid-twentieth century. Beginning in the 1960s through the 1990s ranches were subdivided into smaller parcels, leading to the rural residential character that defines much of the San Marcos District today. For the unabridged history, see Appendix A.

Section 1

Santa Fe County Policy Documents

SGMP



SLDC



Santa Fe County
Sustainable Land Development Code
Adopted by Ordinance 2016-9
December 13, 2016



SGMP



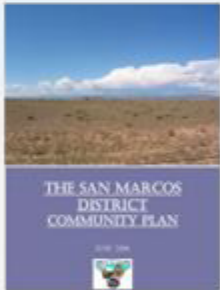
SLDC



Santa Fe County
Sustainable Land Development Code
Adopted by Ordinance 2016-9
December 13, 2016



2006



San Marcos
Overlay Text
and Use
Matrix

2015



2019
San Marcos
Overlay Text
and Use
Matrix

2019 San Marcos Planning Process
Replace 2006 and 2015 Plans in SGMP
Replace SLDC Overlay

Document Organization and Policy Context

The San Marcos District Plan will amend the Santa Fe County Sustainable Growth Management Plan for the area. Santa Fe County operates according to three complementary regulatory documents, the Sustainable Growth Management Plan (SGMP), the Sustainable Land Development Code (SLDC) and the Santa Fe County Zoning Map (Zoning Map). The SGMP lays the foundation for all SLDC and Zoning Map implementation and modifications. When the original SGMP was adopted in 2010, all of the most current community plans were included in this document, with the provision that all future amendments to community plans would become part of the SGMP and thus become part of the foundation for all future changes to the SLDC and Zoning Map. All three of the County's policy documents must align.

When the San Marcos Planning Committee formed for the 2019 Update, residents inquired about how the SLDC and Zoning Map would be modified through the process. For the County's documents to change, the San Marcos District Plan must first address the community's vision and goals for the area, which will give justification for proposing future changes in the SLDC. The intent of District Plans within Section 2.1.3 of the Sustainable Land Development Code is to:

“... provide specific planning and design for single use and mixed use development specialized around a predominant activity. A district plan may contain specific planning and implementation steps and may be used to guide development applications, to develop facilities and services, infrastructure, annexation, assessment districts and other district needs.”

The San Marcos District Plan can also play an important role in justifying funding for future infrastructure development in the area. Santa Fe County's Infrastructure and Capital Improvement Plan (ICIP) is a five-year plan that is designed to identify new infrastructure needs and to request capital outlay funding from the state legislature. An extensive public input process is conducted annually in the spring to assist in identifying new projects for inclusion in the ICIP. Any member of the community can request a project. County staff and commissioners consider inclusion or justification in a community plan when ranking projects in the ICIP and other capital planning mechanisms. Therefore, thinking about and including or justifying projects in the plan helps secure funding for community-level infrastructure improvements from County and State sources.

The San Marcos District residents and Santa Fe County staff will undertake different roles in implementing the goals and actions of this plan. The Implementation Strategy identifies specific actions for achieving the goals of this plan. The residents may be more effective in their role by joining in a Community Organization. Community Organizations are recognized by Santa Fe County as representing the County's defined community district and have standing when presenting opinions or recommendations regarding County developments.

San Marcos Planning Committee Objectives

San Marcos Planning Committee aims to:

- create a community planning process guided by the SGMP to ensure diversity of representation by providing information and receiving public input on the planning process to include geographical representation of property owners, residents, business owners and other stakeholders such as the equestrian, agriculture, arts, and economic development communities.
- recognize the historic value of the area, including predecessors to the current inhabitants, such as the San Marcos Pueblo, as well as the traditions of equestrian and arts communities in the area.
- honor the treasured landscape of the Turquoise Trail Scenic Byway and steward the natural attributes for which many people cherish the area.
- build a Plan that reflects a cohesive District vision that values, respects, and celebrates the many different individuals and initiatives that comprise the area.
- align the District more closely with County standards, maintaining freedom for residents while balancing protection of space with the needs of the community such as live-work, artist studios, and rural lifestyles.
- address the changing needs of the community through the planning process and the Plan document.
- strengthen the connections to the past and culture of rural lifestyles by supporting lifestyles of the residents of the community, including equestrian and agricultural uses of the land.
- share the San Marcos sense of identity with the residents, business-owners, and visitors.
- follow a process that ensures the community's vision and recommended actions are implemented.

Initial Key Issues

- Development immediately adjacent to San Marcos District boundary threatens integrity of Turquoise Trail Scenic Byway rural character
- Fire hazards increasing
- Guest house and short term rental development starting to alter the residential composition of the area
- Limitations on visitor parking, home occupancy regulations, signage rules for small businesses, especially arts galleries putting pressure on small-scale commercial establishments
- Limitations placed on equine, goat, chicken, and agricultural use
- Littering problems along HW 14
- Night lighting causing light pollution
- Noise pollution in the area concerns residents
- Obstacles to equestrian business and lifestyles
- Onerous setbacks inhibit use of property
- Private well use monitoring
- Poor access to quality internet and cellular service
- Property usage and diversity not currently supported
- Road maintenance discrepancies between County and private roads, expensive to comply with private road requirements
- Residential densities seem to be increasing
- Residents are affected by development immediately adjacent and connected via NM 14 to San Marcos District
- Speeding along HW 14 causing dangerous driving situations
- Water resources diminishing for current and future residents and development
- Watershed becoming polluted

Implementation and Community Participation

The 2019 San Marcos District Plan was authorized by the Board of County Commissioners Resolution 2017-93, in accordance with procedures from the Sustainable Land Development Code Planning Process Section 2.1.5:

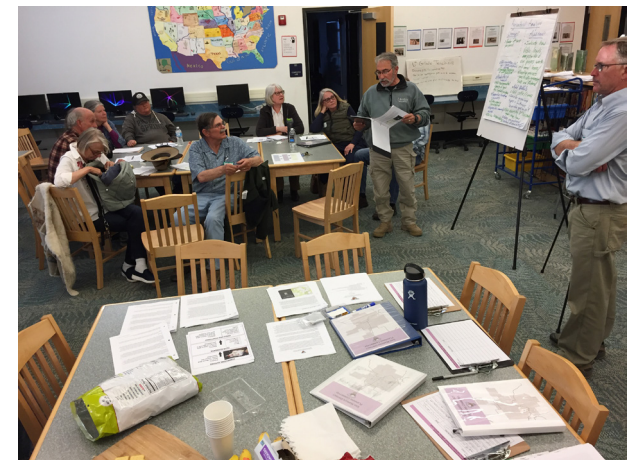
2.1.5.3. All planning sessions and activities shall be open to the public and advertised throughout the community and coordinated by County planning staff. Open discussion and diversity of opinion shall be encouraged. The area, community or district plan shall document resident, property owner and business owner participation and representation.

2.1.5.4. County planning staff in coordination with the planning committee shall develop a public participation plan that assures representation of a diverse cross section of the community. The public participation plan may include public meetings, survey, establishment of topic specific subcommittees, outreach to community groups and interested parties.

The Letter of Intent from the San Marcos Planning Committee included a draft Public Participation Plan to present to the Board of County Commissioners, bringing forth a concerted effort before beginning the planning process to engage the community.

In January of 2018, planning staff went to the community to talk to businesses and residents about the upcoming Kick-Off meeting. Along with flyers placed at the San Marcos Café and Feedstore, a message was displayed at the Fire Station's marquee, and a letter and flyer were sent out to every residence in the District.

The February 7th, 2018 Kick-Off meeting was held in the Turquoise Trail Charter School gym and brought together over 120 residents to learn about the process of updating the current San Marcos Plan. Following the Kick-Off meeting, the Planning Committee, including residents and business owners, met monthly at the Turquoise Trail Charter School's library to create this plan.



Community Vision

San Marcos District Vision Statement

The people of San Marcos treasure their connection to the land and to place. Rural lifestyles, with dark skies, horses, open landscapes, and the ability to work from home enables residents to stay in the countryside and appreciate and protect the natural beauty for which the Turquoise Trail Scenic Byway was formed. The community members value balance with nature in their water use, respect for the Wild, and small-scaled business. Many artists, equestrian services and home businesses thrive in the quiet and private neighborhoods that comprise San Marcos District. The community cherishes independence from city life and seeks to be a role model for education, natural and cultural resource management, and a sustainable lifestyle.



San Marcos District Vision

In the future, the community of San Marcos will:

- balance a healthy wildfire ecosystem and watersheds
- balance a sense a freedom and protection for residents and the natural environment
- conserve our natural resources: air, water, soil, dark skies, and ecology
- cultivate horse businesses and extensive horse-friendly trails
- enable rural lifestyles, sharing respect for neighbors, and allowing flexibility for alternative and unique ways of life
- encourage use of renewable energy
- enhance scenic views, movie sets, Scenic Byway
- ensure enough water for residents
- ensure sustainable residential land use patterns and appropriate infill
- envision a safe community
- have healthy connections between schools and community
- inspire rural character and lifestyle have a thriving and sustainable equestrian community
- instill a recognizable identity and sense of place
- share the Code of the West ethic of live and let live
- preserve our cultural heritage
- promote private use of land for agricultural purposes
- promote public health, safety and general welfare
- provide adequate and helpful signage and infrastructure such as high speed internet
- respect the quiet and private nature of the District, promote non-motorized recreational trails
- set an example for education, sustainability, and resource management
- showcase personal ownership of horses, goats, and chickens
- support growth of small-scale and home-based businesses, reasonable growth, and responsible development



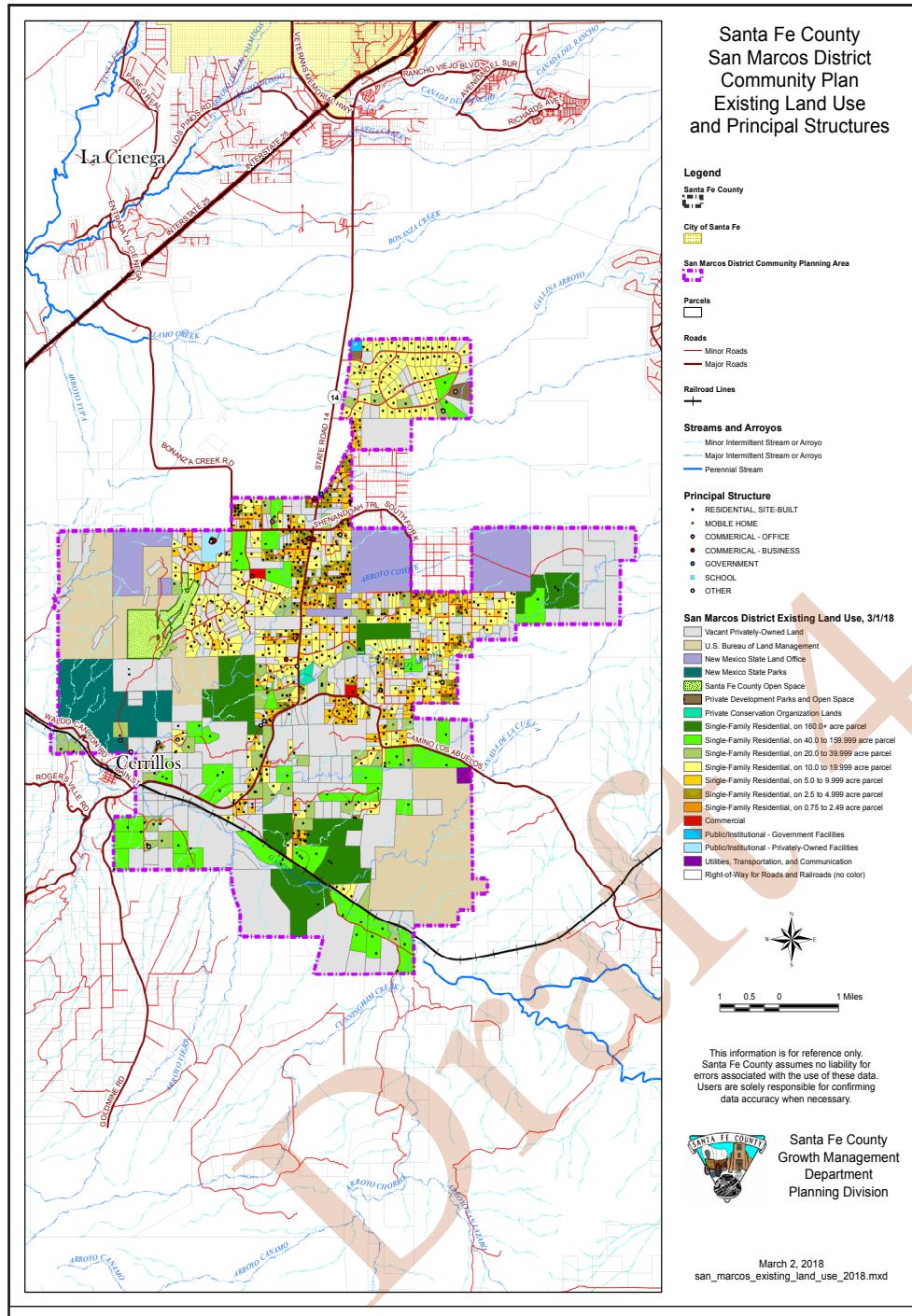
Community Context— Demographics and Housing

The estimated population of San Marcos in 2018 was 1,727, based on the number of houses multiplied by the persons per household in 2010 (2.19) and subtracting 10 percent for the average number of vacant houses in 2010.

San Marcos Population 2018
1,727
San Marcos Housing 2018
876

Because the San Marcos District does not have a corresponding Census area boundary, the numbers are estimated based on another Census unit, the Census block. The starting point for the estimated population and the estimated number of dwelling units is the U.S. Census blocks (Year 2000 and 2010) that included any portion for the San Marcos District Community Planning Area. Where the Census blocks were split by the Community Planning Area boundary, the number of housing units and population were split and apportioned based on the proportion of residential structures in the Santa Fe County structures database (as of April 1, 2010) that fell within as opposed to outside of the Community Planning Area.

Of the residents in the San Marcos area, the majority (61%) were Non-Hispanic White. Additionally, almost 50 percent of the population in 2010 was age 35-64. A detailed population breakdown for 2010 may be found in table one below. Again, because the area of San Marcos does not have a corresponding Census area, the numbers were estimated from the Census Blocks. Some of the Census Blocks in the



Section 1

San Marcos District overlap with the Northfork and Silverado neighborhoods. Therefore, between 30 to 50 percent of the age, ethnicity and population from the Northfork and Silverado neighborhood is included in the San Marcos District data.

Future population projections for San Marcos District estimate an additional 152 people moving into the area by 2030 and an additional 80 housing units over the same period.

Area Distribution

San Marcos area currently contains five zoning categories outside of public lands: Rural, Rural Fringe, Rural Residential, Commercial Neighborhood and Public Institutional. By area, the Rural category is allotted the most acres, 57 percent of the total private areas. The Rural area has the lowest density, 1 dwelling per 40 acres. The next largest area is Rural Residential, with 42 percent of the total San Marcos District. Within Rural Residential zoning, 1 dwelling per 10 acres is allowed. The remaining area is divided between Rural Fringe, Commercial Neighborhood, and Public Institutional, together making up just 0.75 percent of the total area.

Business Environment

Residents of San Marcos District show enterprising and resourceful ways of living outside of the City of Santa Fe. Many home-businesses and energy- and water-saving improvements to their homes allow them to rely minimally on City and County amenities. For example, some of the most innovative water-saving methods and energy-efficiency technologies can be found on the retrofitted San Marcos houses. The San Marcos District has a fluid and dependent relationship with the City, County and State in terms of essential services, like the HW 14 and 42, fire prevention, water filling station, and school.

There are 64 registered business licenses within San Marcos District, mostly home-based, with specializations ranging from corrugated piping and horse movie trucks to bed and breakfasts, natural healing, and a printing press. The licenses are distributed throughout the District, despite the small commercial area. Based on the US Census Journey-to-Work data, 60 percent of the residents in San Marcos District travel between 20 to 35 minutes to work every day. A 20 to 35 minute commute is the distance from the District to the City, indicating that about 60 percent of residents work in the City of Santa Fe.

Draft 4.24.19

Section II: Plan Elements





What makes this place?

From the beginning of the San Marcos process, the Planning Committee has circled around a central question: What makes this place?

Unlike any other community in Santa Fe County, the San Marcos District does not center around a historical village or town center, nor even a church. This District spans a large area, with about 44 square miles of land. Some of the residents do not even know the exact boundaries of this jurisdiction, or perhaps that they live within a designated Community District. People in the District do not pretend to rely solely on the amenities of the area for all their needs. There is no grocery store or bank. Many people travel to Santa Fe for work and other necessities; however the District does provide enough for a certain way of life. Water is becoming scarcer and people are beginning to haul water from a filling station for their animals and themselves. Access to properties via public and private roads bring up discussions of funding and reasonable expectations for maintenance. Moving into the future, residents will have to rely more on each other and on County infrastructure to allow them to live a “rural” lifestyle. And yet, this area has an identity and pride. So what makes this place? It is a value to live with horses, a love and respect for the land, and a desire to live outside of the strict rules that govern a city.



Scenic Corridor and Roads

Turquoise Trail Scenic Byway

The Turquoise Trail National Scenic Byway is 62 miles long and winds through rustic villages and colorful rock outcroppings that emerge along the roadside. Follow this scenic byway between Santa Fe and Albuquerque and retrace the trail forged centuries ago by Native Americans, Spanish Conquistadores and American miners. Named for the rich turquoise gemstone deposits found in the area, the Turquoise Trail (NM14) is an old country road that connects two of the major metropolitan areas in New Mexico as well as the two Interstate Highways: I-25 and I-40. Traveling the Turquoise Trail, one can experience majestic scenic vistas of hills and mountains through yucca, piñon and juniper trees.

This scenic byway runs north-south in Santa Fe County and includes twists and turns through the majestic Cibola National Forest. Two organizations are largely responsible for protecting and enhancing the Turquoise Trail National Scenic Byway: (1) The Turquoise Trail Association- a business community organization credited with the designation of the national scenic byway status and (2) the Turquoise Trail Preservation Trust (TTPT)- a non-profit organization that's leading the implementation of the Corridor Management Plan. The Trust also designed the gateway signage for both north and south ends of the Trail.



The View

The Turquoise Trail Scenic Byway starts just outside of the City of Santa Fe and heads down HWY 14 through San Marcos District. This Byway showcases the area's mining history and takes visitors through the villages of Cerrillos and Madrid, giving them a taste of the Old West. This landscape, with views of the basin and scenic hills, has attracted residents and inspired filmmakers who have made the area a backdrop for many films. The natural beauty and open vistas in the area are one of the region's biggest natural resources that distinguish the character of the District.

San Marcos area is home to the Gray Vireo, a state-listed threatened species. These birds typically prefer open pinyon-juniper woodland with a shrub component. Threats to this species include loss or alteration of suitable nesting habitat and wintering habitat. This area is also home to a few Species of Concern. The Pinyon Jay, which is essential for the health and propagation of pinyon trees, is a medium-sized jay that looks like a miniature crow. The Pale Townsend's Big Eared Bat finds its home here, along with the Bendire's Thrasher.

San Marcos area, like much of the region, is known for its clean air. The American Lung Association gave Santa Fe County's air quality a B grade in 2016, down from an A following a day between 2012 and 2014 in which ozone levels barely exceeded Environmental Protection



Agency (EPA) standards. EPA standards have increased in 2015, setting the bar at 70 parts per billion down from 75. From 2007 to 2013, Santa Fe County scored all A's for low levels of ozone and B's and A's for its levels of particle pollution. Santa Fe County has often been known for having the cleanest air in America, in 2011, the World Health Organization said the air here was among the cleanest in the world.

The National Scenic Byways program, recognized by the U.S. Secretary of Transportation, was established to help recognize, preserve and enhance selected roads throughout the United States. "The term "scenic" goes beyond vistas, to represent natural and man-made panoramas, electrifying neon landscapes, and ancient and modern history coming alive, native arts and cultures." "Believed to be an ancient path, Turquoise Trail travels between Albuquerque and Santa Fe. The natural geological formations found here are like nowhere else on Earth. See nature up-close in the Cibola National Forest and Sandia Mountain Wilderness Area. Appreciate the distinctive, artistic communities of Madrid and Los Cerrillos." Turquoise Trail Corridor Management Plan Version 2.0 was completed in July 2006 and sets out a vision for the Turquoise trail corridor. Importantly, the plan identifies intrinsic assets along the byway and sets out strategies to protect, enhance, and interpret those assets for the public. Some assets, like sunsets, grassland wildlife and other scenic qualities, apply to the entire corridor, other assets, like the Cerrillos State Park, the first strip

Transportation

Residents and guests to the San Marcos area enter from the North and the South via State Highway 14, 'the Turquoise Trail.' The Turquoise Trail is designated by the USDOT as one of America's Scenic Byways. As such, the Turquoise Trail receives a lot of tourism by car, motorcycle and bicycle year-round. People in the community have voiced a concern for improved bicycle facilities along HWY 14, like paved bike lanes. NMDOT owns and maintains HWY 14. In their current 'Prioritized Statewide Bicycle Network Plan,' NMDOT has identified the northern segment of HWY 14 as a Tier 1 Priority Bikeway and the remainder as a tier 2 Medium Priority Bikeway. Bike facility improvements to HWY 14 should occur in the near future.

Santa Fe County maintains County Roads (CR) 42 'Camino Los Abuelos,' CR44 'Shenandoah Trail' and CR45 'Bonanza Creek Road,' from which people can access the area coming East and West. Santa Fe County also owns and maintains CR44A San Marcos Rd. E., 44B Pueblo Rd., 44C Calvin Rd., and CR44D Mesa Rd.

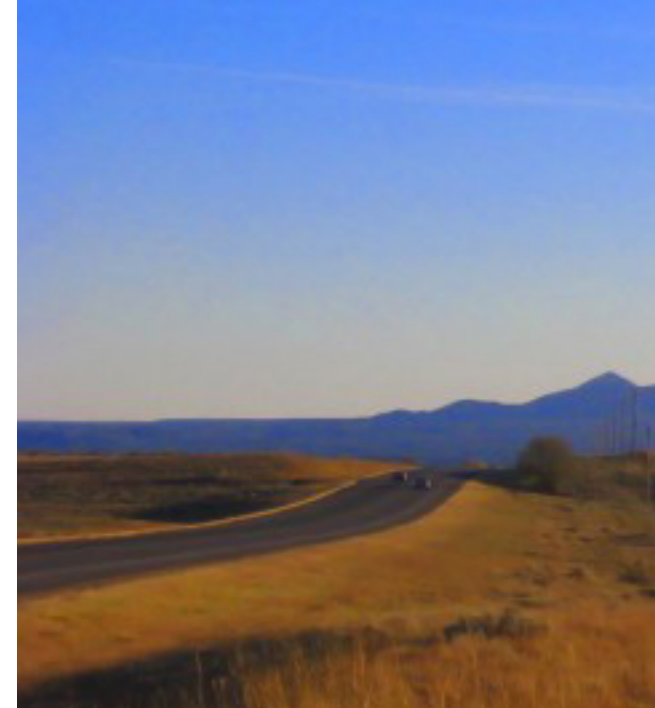
Many private roads also lead to the residential areas of San Marcos District. These roads are privately owned and maintained.

In the 2015 Community Plan update, residents noted that open space and trails are important for the San Marcos area. There are two planned recreation trails in the San Marcos planning area that connect to on-road bike lanes, other trails in the County and State Park and County open space areas:

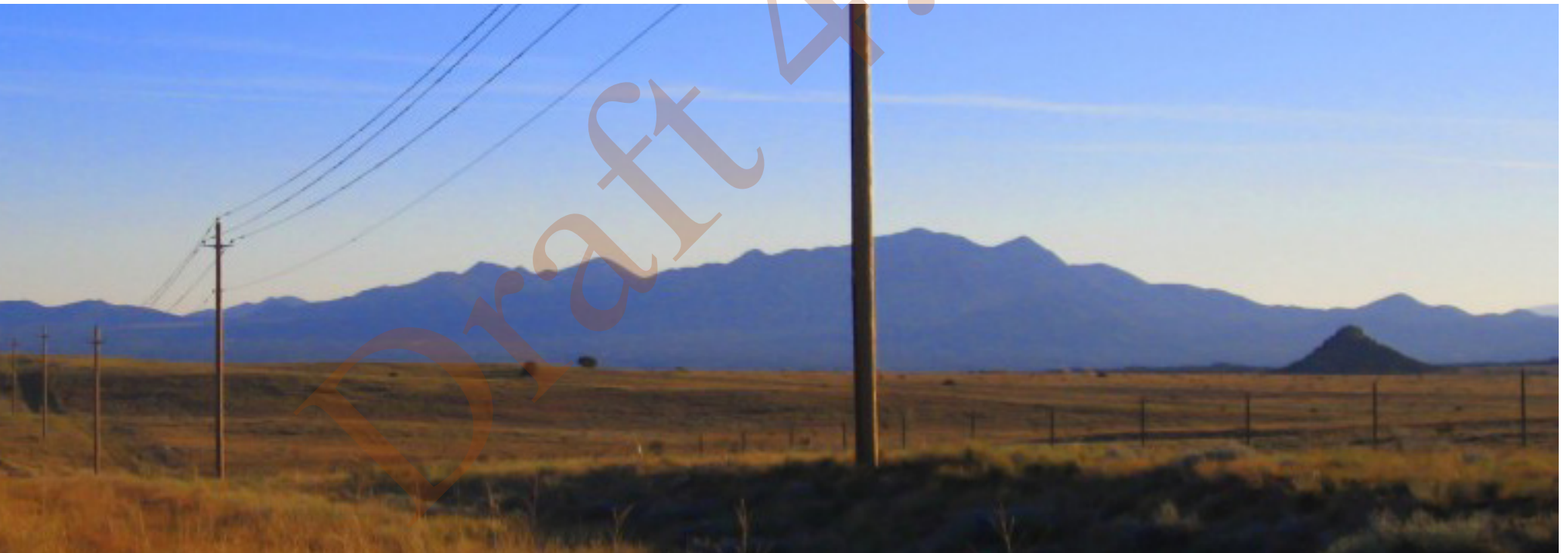
- The Galisteo Basin trail crosses the southern area of San Marcos linking the Cerrillos State Park/NM 14, the County Thornton Ranch Open Space, and the Village of Galisteo/ NM 41. It also intersects the north-south NM Central/Kennedy line trail on the east side of the Thornton Open Space area.
- The north-south NM Central/Kennedy line trail connects the Community College District area extending to the southern County line. It also connects to the Arroyo Hondo which extends west to NM 14, and the Spur Trail which connects to the Santa Fe Rail trail.

Public transit service in the San Marcos Area is provided by the North Central Regional Transit District (NCRTD), which operates three weekday routes: Route 270 Turquoise Trail, Route 280 Eldorado, and Route 290 Edgewood. Santa Fe County is a voting member on the NCRTD Board.

Providing additional transit service to the San Marcos area will be studied by NCRTD in their



upcoming, 5-Year Service Plan. Additional Information about NCRTD and their transit service can be found at: <http://www.ncrtd.org>.



Agriculture

San Marcos District has less irrigated agriculture than most other parts of Santa Fe County. Synergia Ranch, a private ranch managed as a “Center for Innovation & Retreats,” hosts an organic orchard and sites for innovative agriculture. People propagate plants in small-scale nurseries in the District. San Marcos area does not have the acequia infrastructure that exists in the northern part of Santa Fe County and thus more of the agricultural activity in this area is dry-land agriculture and ranching. Currently, there are 162 acres of privately owned farms that do not use irrigation (“dryland farming”) and 152.61 acres of irrigated farming in San Marcos District, based on analysis of the County Assessor’s data.

An oasis in the desert, Synergia Ranch is set on 111 acres of high desert prairie, dotted with pinon and juniper trees. Synergia Ranch started its orchard in 1976 on a wind-swept plateau south of Santa Fe. Now thirty years later, the four hundred fruit trees planted have flourished. Though the vegetable farm is less than half an acre, the soil, drip irrigation and intensive farming methods make it produce abundantly. In 2010, the vegetable farm was certified organic.



San Marcos prides itself on its equestrian culture and ethic. Many residents own horses and many horse-based businesses locate themselves in this District because of the history and prevalence of equestrian uses. San Marcos considers itself a supportive, responsible, community-minded horse environment. Many people have horses for their own personal use. Horse-based businesses are also a large part of the local economy.

There are many businesses and services supporting the regional equestrian community, such as:

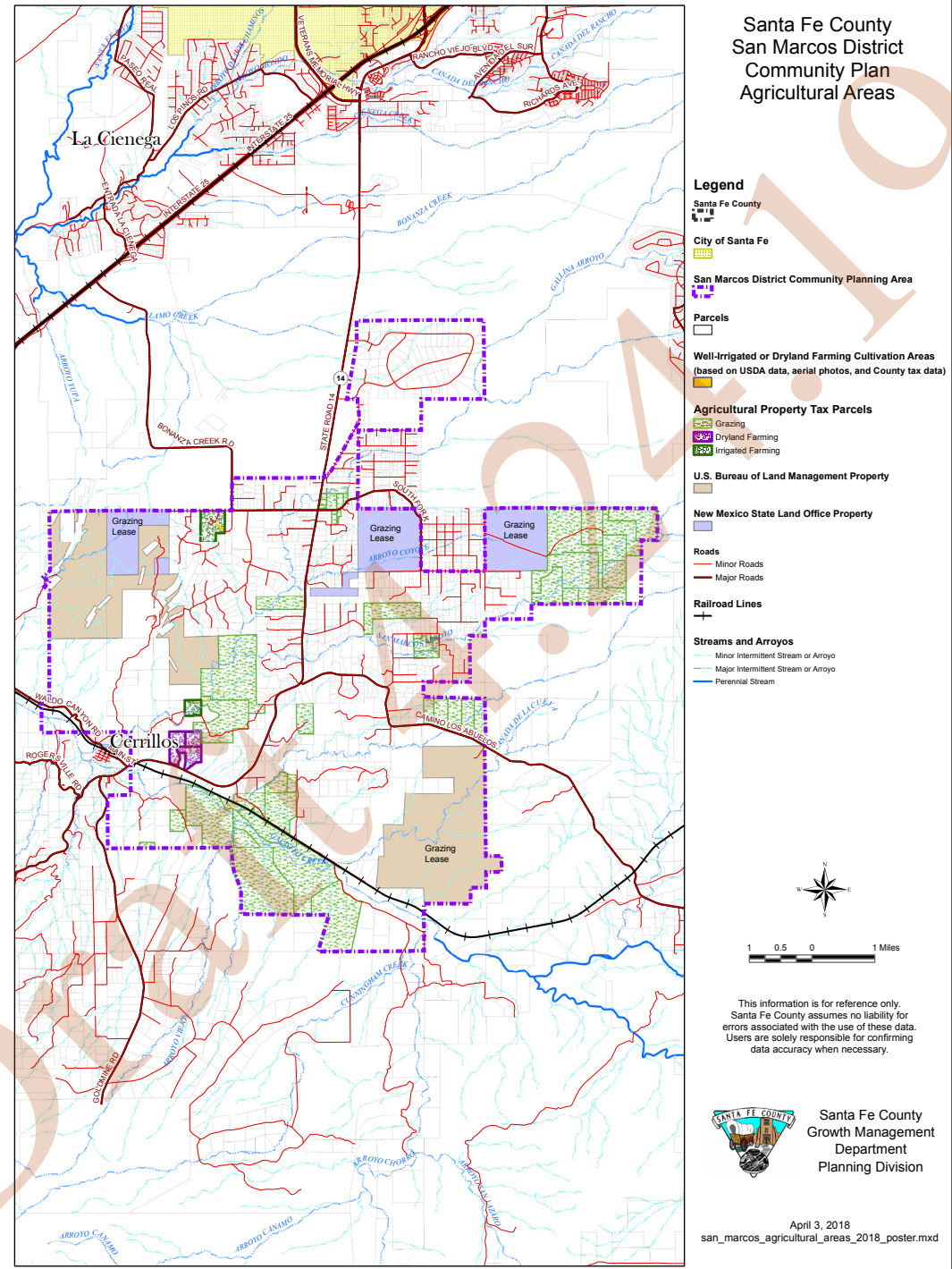
- a regional full-service horse hospital, hosts a facility for intensive care, elective and emergency surgery including colic surgery, long-term hospital care and monitoring, as well as reproductive services.
- various equine therapy services including physical and psychological wellness programs
- a horse shelter sits at the southern boundary of the District and provides needed services for the region's abused and neglected horses.
- There are also horse facilities, supply stores, and services such training stables, saddle suppliers, and farriers (horse-shoers) that support and make their living in the District.

With all of the equestrian activity in the area, the by-product, manure, is readily available. The community takes pride in managing horse properties and by-products responsibly. The San Marcos District supplies manure for agricultural purposes all around the Santa Fe region.

Ranching and Grazing

During the early 20th century, San Marcos was comprised of many large ranches. In the 1950s, the Byrne Ranch lay East of HWY 14, while the Hughes (formerly Jarrett) Ranch and Calvin Ranch spread West and East of the road to the San Marcos Arroyo. The Thornton Ranch was and is still today East of the current San Marcos District. The Sweet Ranch lay North and South of the Santa Fe Railroad tracks extending to the Ortiz Grant. Today, the Bonanza Creek Ranch borders San Marcos to the North. Eaves Movie Ranch and Synergia Ranch are located in the northwest section of the District.

Though much of the large ranch land has been subdivided into smaller residential properties, the San Marcos area retains a ranching and grazing character. Today, large swaths of leased land, along with a few private properties, are used for grazing a diversity of livestock and many property owners keep pastures for horses. Regionally, this part of Santa Fe County is still used for grazing, according to the Santa Fe County Assessor's Agriculture and Grazing Tax Benefits Overview and map. There are areas identified for grazing on state and federal lands within the San Marcos area.



Natural and Cultural Resources

San Marcos Pueblo

San Marcos area was named for the San Marcos Pueblo. Around 700 years ago, during a particularly rainy period in the Southwest, a great pueblo was built on the North bank of the largest arroyo in the District. This pueblo, called Corn Pueblo in Keres or Turquoise Pueblo in Tewa, is most widely known by its Spanish name, San Marcos. Blessed with reliable springs, land especially suited for growing corn, and nearby mineral resources, including lead for decorating pottery and turquoise, San Marcos prospered. It soon became one of the largest pueblos in the Southwest. For nearly 400 years the fortunes and population of San Marcos varied with cycles of rain and drought, and with the comings and goings of different people. Possibly the greatest change happened around 1635 when Spanish Franciscans came to live in the area, building the Iglesia de San Marcos Mission atop one of the pueblo room blocks. The San Marcosenos were early participants in the Pueblo Revolt of 1680, and when the Spanish departed New Mexico, the surviving San Marcosenos moved into Santa Fe, eventually abandoning the Pueblo altogether. By 1692, when Diego de Vargas returned to New Mexico, the San Marcos Pueblo was in ruins and the entire Galisteo Basin depopulated. Today, the San Marcos Pueblo site is owned by the Archaeological Conservancy and used to train young professionals.

The San Marcos Pueblo site is protected by the Galisteo Basin Archaeological Sites Protection Act, a federal act administered through the BLM, protects archaeological sites on federal property and with willing land-owners. For example, Santa Fe County, though not a federal entity, abides by the regulations in the Act. These protections include preservation and interpretations of these significant sites.

Map of San Marcos
Nels C. Nelson 1915



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Mining and Soil

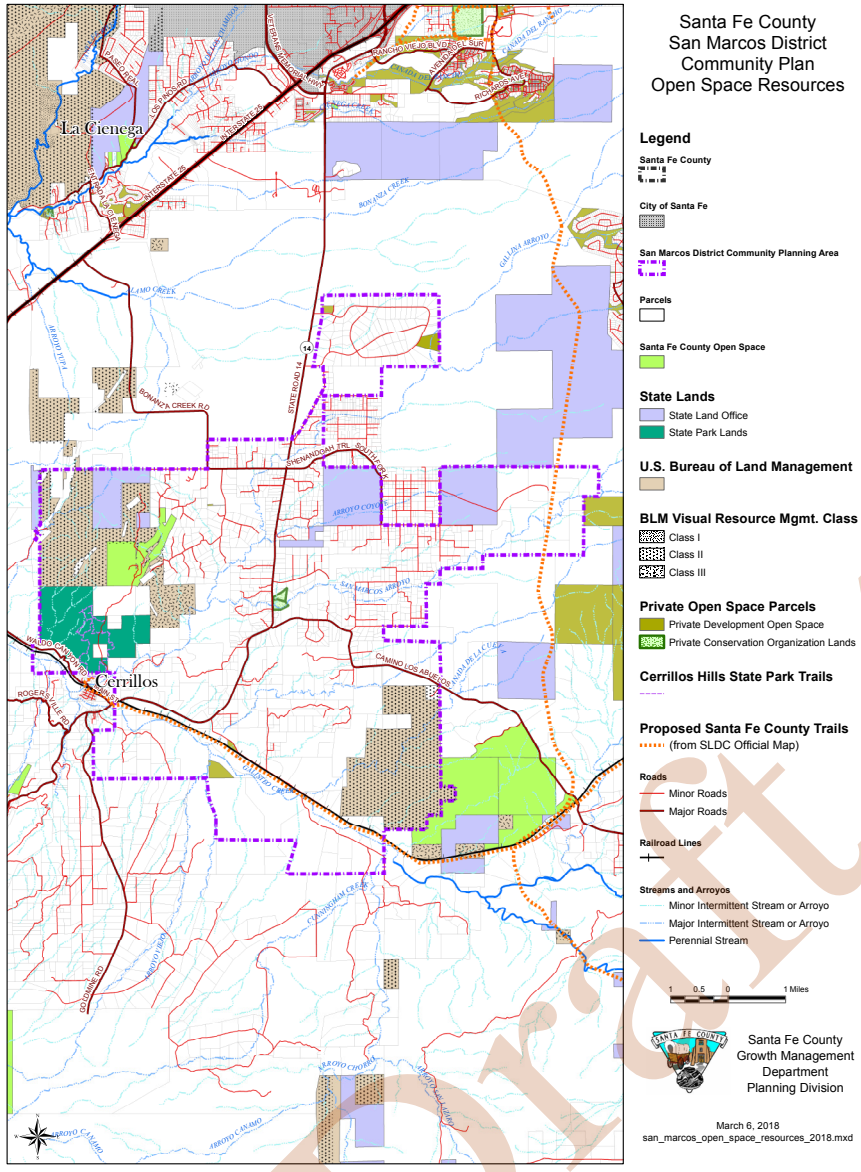
During the 19th and 20th century, San Marcos area was the site of many mining operations, notably in what is today the Cerrillos Hills State Park, where historic mining sites are preserved and interpreted for the public. Pueblos like Cochiti and Santo Domingo used turquoise from the Cerrillos Hills to make jewelry that was traded as far West as Navajo country. It is unclear when mining began in the area, but with expansion in 1881 of the railroad and resulting tourism, the Pueblo turquoise jewelry found a new niche and miners traveled to the area in search of riches.

San Marcos soils include Zozobra-Jaconita complex, Khapo sandy loam, and Arent-Urban land-Orthents complex in the northern part of the District. By the San Marcos Arroyo, the soil composition includes Zozobra-Jaconita, Chupe Riverwash, Zia fine sandy loam, Agua Fria-Paraje, and Vitrina-Haozous. Garden of the Gods area of the District, with the definitive rock formations has Rock outcrop-Skyvillage complex, Penistaja family sandy loam, Kech-Cerropelon-Rock outcrop complex, and Penistaja family loam. Next to the Cerrillos Hills, the sand composition is primarily Kech-Cerropelon Rock outcrop, with some Truehill extremely gravelly loam and Sandoval-Badland complex.

Open Space, Trails and Parks

Santa Fe County acquired Cerrillos Hills State Park in 2000 to preserve the unique mining history of the area and to protect the environmental landscape of the area. The County and the State of New Mexico entered in to a Joint Powers Agreement in 2009 to establish a long term partnership to operate, maintain and improve the Cerrillos Hills State Park. On Cerrillos Hills State Park's six miles of trails people can experience scenic views of northern New Mexico through hiking, mountain biking and horseback riding. Besides these formal trails, there are informal trails throughout the District that are used





for walking and horseback riding. There has also been an identified need for recreational facilities such as a soccer field, which would serve both the school and the residents.

Multiple agencies own property in San Marcos District. Santa Fe County Open Space owns 437 acres, Bureau of Land Management (BLM) manages 3,876 acres, the State Land Office (SLO) has 1,826 acres, and New Mexico State Parks (State Parks) owns 1,059 acres in the Cerrillos Hills Park. Each agency has a different mission for public access and use. Santa Fe County aims to make its own Open Spaces available for recreation, while balancing conservation. The BLM leases property for grazing and agriculture, as does the SLO, with little emphasis on recreation. State Parks uses Cerrillos Hills for cultural and historical interpretation. There are also several private conservation easements, with 39.6 acres under protection.

The Bureau of Land Management (BLM) owns numerous tracts of land in the San Marcos District, including a lot in the southeast portion and a lot in the northwest portion of the District totaling 3,876.8 acres. BLM lands also provide trails for a range of recreational activities. The BLM has several areas with unique or sensitive culture resources that are designated for special management. These areas within San Marcos District, which are classified as Galisteo Basin Areas of Critical Environmental Concern (ACEC), have reduced access and restrictions on surface-disturbing activities. The BLM’s “Cerrillos Hills/Burnt Corn Special Recreation Management Area (SRMA)” seeks to, “Manage this area to provide access to trails and open space, opportunities for routine exercise and escape, and learning local history and prehistory.”

The State Land Office (SLO) owns five large properties within the San Marcos District totaling 1,826.3 acres. The mission of this agency is to optimize revenues generated from State Trust Lands to support the beneficiaries of the State, notably schools, universities, and hospitals. The SLO holds agricultural leases on the properties within San Marcos District, as well as a small mineral lease at the base of their northwest parcel. They employ two Trust Archaeologists, as well as a Conservationist, Range Conservationist, and Forester in their Field Operations staff.



Infrastructure and Community Services

Water and Infrastructure

San Marcos area does not have any perennially flowing surface streams. County water system does not service the San Marcos District. All of the San Marcos residents depend on wells or hauling water for their home water use. Santa Fe County Utilities Department operates a 24-hour Self Service Water Dispensing Facility, call “Ojo de Agua.” The facility, located at 13-B Camino Justica in the Santa Fe County Public Safety Complex, provides water for residents and businesses in the San Marcos District that have dry or underperforming wells. Customers are required to prepay to their accounts before using the dispensing facility. Roughly 500 customers are registered to use the dispensing facility as of spring 2018. Water at the facility is sourced from the Rio Grande via the Buckman Treatment Plant.

This facility is owned and operated by Santa Fe County. Santa Fe County residents and commercial customers can set up an account with a pre-paid card to use the facility by visiting the Santa Fe County Utilities Office. A commercial customer is defined as anyone purchasing 10,000 gallons or more at one time. Residents are charged \$0.01 per gallon and commercial customers are charged \$0.02 per gallon. For residents to haul water, they must have a truck with a towing capacity over 2,300 lbs. In addition, they must have a trailer, a water tank, a storage tank and pump at their house. The cost of hauling water not only includes the price of water at the filling station, it includes maintenance and fueling of a heavy-duty truck, maintenance of a water storage system, and the time required to collect the water. Maintenance of private roads also contributes to the cost, as carrying water over an unmaintained road proves difficult.

Although the County does not keep data on the number of businesses and



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households currently engaged in rainwater collection, the Sustainable Land Development Code (SLDC) does require that new residential developments and new or remodeled non-residential developments in the County collect rainwater using cisterns. For residential structures, the County's rainwater harvesting requirement states that rainwater must be captured from a minimum of 85 percent of the roofed area and be placed into a rain barrel, cistern or other catchment system including passive water harvesting and infiltration techniques. For non-residential structures, systems shall be designed to capture rainwater from all of the roofed area to be connected to a drip irrigation system to serve landscaped areas.

Santa Fe County has incomplete data about the number or status of working wells in the area. The United States Geological Survey (USGS) operates several ground water site inventory wells in the District that monitor aquifer depth. Recent hydrologic studies of the area are unavailable. Unlike northern parts of the County, there are no acequia systems in San Marcos. There are also no community water systems in the District. While old planning documents relied on development based on water availability, current zoning does not differentiate development areas based on water.

Septic

Santa Fe County does not operate any wastewater treatment in the San Marcos area, therefore all residents rely on private septic systems. New Mexico Environment Department regulates septic tanks, though Santa Fe County's Sustainable Land Development Code regulates how many septic tanks may be on a property (an accessory dwelling must share a septic tank with the principal residence SLDC 10.4.2.4).





The following assets serve the San Marcos region. Some public services, like the Senior Center, are located outside of the District boundary but are intended for use by the San Marcos residents along with others living along HWY 14.

Fire Station

San Marcos area has two unmanned volunteer fire stations. Dispatch for residents in this area comes from Turquoise Trail (unmanned) and Rancho Viejo (manned) fire stations.

There will be a new volunteer-run fire station in Cerrillos, which will serve the Turquoise Trail fire district. The cost is estimated at \$1.27 million.

School

San Marcos District hosts the Turquoise Trail Charter School, a charter school available to the City and County through a lottery process. The school, which was one of the New Mexico's first charter schools, serves 525 students in Pre-K through 6th grade. Turquoise Trail Charter School was named the 2014 NMCCS Charter School of the Year at the New Mexico Coalition for Charter Schools' annual conference. The award is awarded to a school that exemplifies the best in charter school education in the state. The curriculum focuses on the interrelated theories of multiple intelligences, learning styles, the value of arts

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and developmentally appropriate practices.

Electric

San Marcos residents receive their electric power from the Public Utility Service Company of New Mexico (PNM) and from private residential solar.

The cost to extend a power line out to a private property depends on the distance. One resident by the Allan Houser foundry gave the example of splitting a line extension with his neighbor, which cost around \$12,000.

Broadband

There is currently limited broadband in the area.



Draft 4.24.19

Section III: Land Use Plan

Draft 4.24.19

The San Marcos District is a largely rural district. The Code of the West is a guide for neighbors new and old in keeping with that spirit to help people who have chosen to build and/or live in the rural areas of Santa Fe County.

The San Marcos District Land Use Plan and Land Use Map are an important component of the community plan. The Land Use Plan reflects the elements outlined in the community planning process and brings them together into an actionable framework to guide future development decisions, zoning and regulations, and capital improvement projects. The Land Use Plan is intended to help align the community vision with the County's policy documents relating to development and land use, environmental stewardship, and economic conditions. The Land Use Plan also aims to address the following Land Use Issues identified during this process:

- Setbacks for residential cause unreasonable development standards
- Equestrian culture and economy facing conflict with new development
- Art studios and small-scale businesses have trouble meeting development standards

The San Marcos District Land Use Categories were developed through the San Marcos District Community Plan Update in accordance with the Sustainable Growth Management Plan (SGMP) Use Categories. The San Marcos District Land Use Plan includes six Land Use Categories: Rural, Rural Fringe, Rural Residential, Commercial Neighborhood, Public Institutional and Federal and State Public Lands.

The community identified the need to better align the existing and future uses with the Vision for the District. The community strives to preserve, protect and enhance the intrinsic and valued features of the area while enabling residents to build a vibrant local economy.

It is the intent of this San Marcos District plan to establish reasonable, context-sensitive standards, appropriate for the independent and rural character of the area.

The Land Use Plan provides descriptions of the Land Use Categories based on conditions identified through the planning process to better match the character of the community.



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SAN MARCOS DISTRICT LAND USE CATEGORIES:

Rural. The purpose of this district is to designate areas suitable for a combination of agricultural, equestrian, residential and other compatible uses. The intent of Rural is to protect agricultural uses from encroachment by development and to support agricultural, ranch, very large lot residential, ecotourism, equestrian uses, home-based businesses and arts studios. Density transfers and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas. Parcels in this area are generally greater than 40 acres and are located in the southern portion of the district.

Rural Fringe. The purpose of this district is to designate areas suitable for a combination of estate-type residential development, agricultural uses and other compatible uses. This zone also serves to protect agricultural and environmental areas that are inappropriate for more intense development due to their sensitivity. The Rural Fringe accommodates primarily large lot residential, retreats, ecotourism, equestrian uses and renewable resource-based activities, seeking a balance between conservation, environmental protection and reasonable opportunity for development.

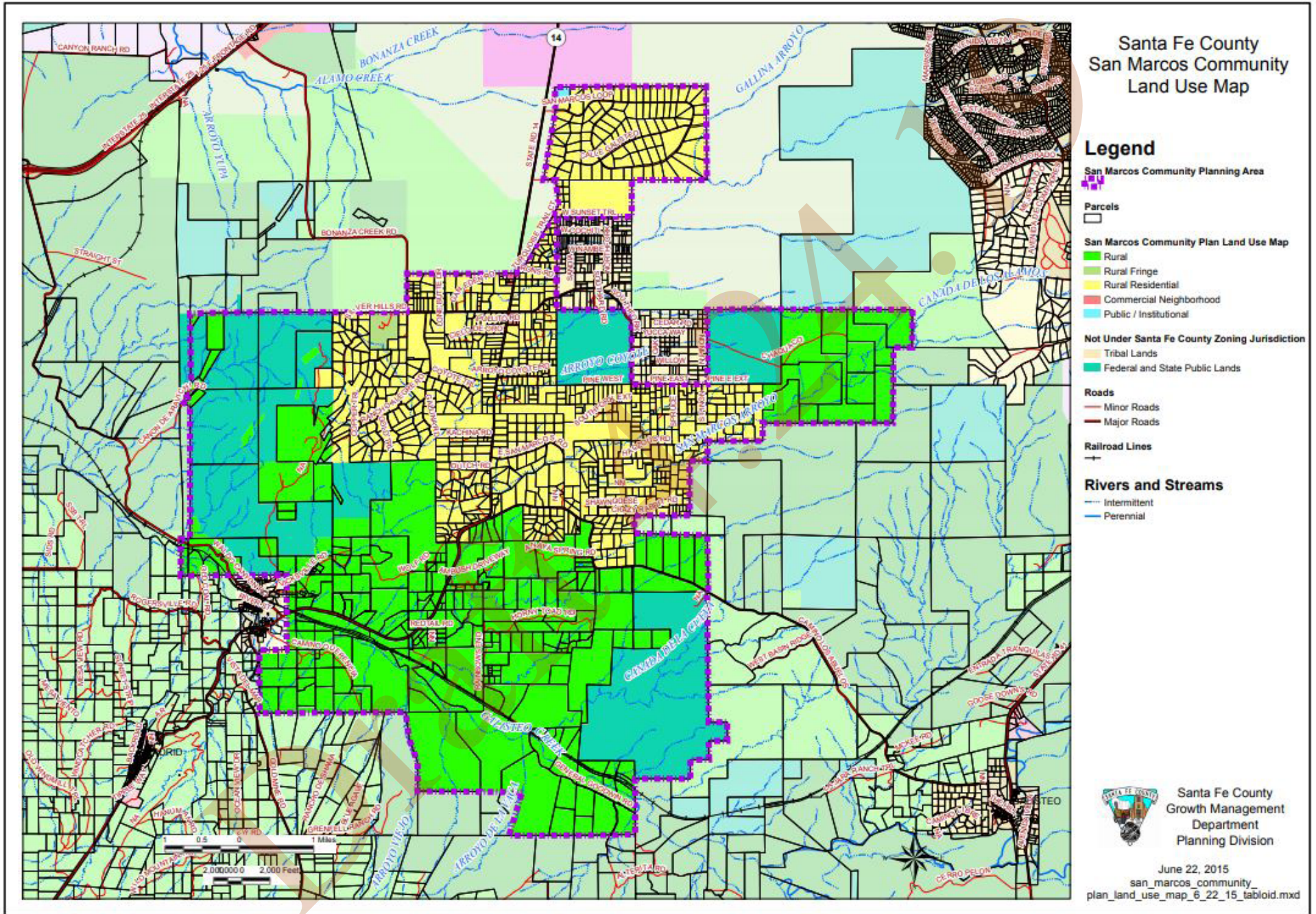
Rural Residential. The purposes of this district is to provide for the development of single-family homes on large lots, either individually or as part of rural subdivisions; to preserve the scenic and rural character of the County; to provide consolidated open space and agricultural lands; and to recognize the desirability of carrying on compatible agricultural operations and home developments in areas near the fringes of urban development while avoiding unreasonable restrictions on farming or ranching operations. Uses that support rural character of the broader area shall be allowed including

agricultural production, small-scale renewable energy production, home-based businesses, artist studios, bed and breakfasts, agrotourism, equestrian and boarding facilities, and farmers markets.

Commercial Neighborhood. The purpose of this district is to allow for low-rise, low-intensity convenience retail, dining, galleries and personal services, as well as office uses that are intended to serve the needs of residents. Building height and maximum building size should be scaled to be compatible with adjacent neighboring residential areas. Commercial development should be buffered from residential areas. Generally, the desired location of these commercial areas is at the periphery, focal point, or along a major access road. In San Marcos the two designated Commercial Neighborhood areas are in close proximity to NM 14.

Public Institutional. The purpose of the Public Institutional category is to accommodate governmental, education and non-profit or institutional uses, including public or community parks, recreation facilities and public, non-profit, and institutional residential uses, but excluding any such uses of an extensive heavy industrial character. Development in this area should be multi-use and designed with community input in order to meet community goals and objectives.

Federal and State public lands. The SMD planning area includes areas which are under the ownership and jurisdiction of the State and Federal government. These areas are not subject to local government zoning.



Proposed San Marcos Overlay Zones

Through the community planning process, two overlay zones have been proposed to better align the existing and proposed uses within the district with the vision for the District. These areas are indicated in general terms on the San Marcos District Future Land Use Map. Establishment of these overlays may require an amendment to the County Zoning Map for the implementation of the San Marcos District Plan.

Agriculture Overlay. The intent of the Agriculture Overlay is to support the vision of the San Marcos District with goals and policies in the Agriculture and Ranching Element of the SGMP, the County's Code of the West and the County Agriculture and Ranching Implementation Plan. The Agriculture Overlay accommodates the development of the agricultural use and business that would not cause a detriment to any abutting residential lands. This overlay is appropriate for areas where agriculture and ranching may logically locate because of established land use patterns, and agricultural potential in either greenhouse or land-based environments. The Agriculture Overlay allows a mixture of agricultural land uses and also establishes appropriate scale and intensity for these uses. The Agricultural Overlay is appropriate for use throughout

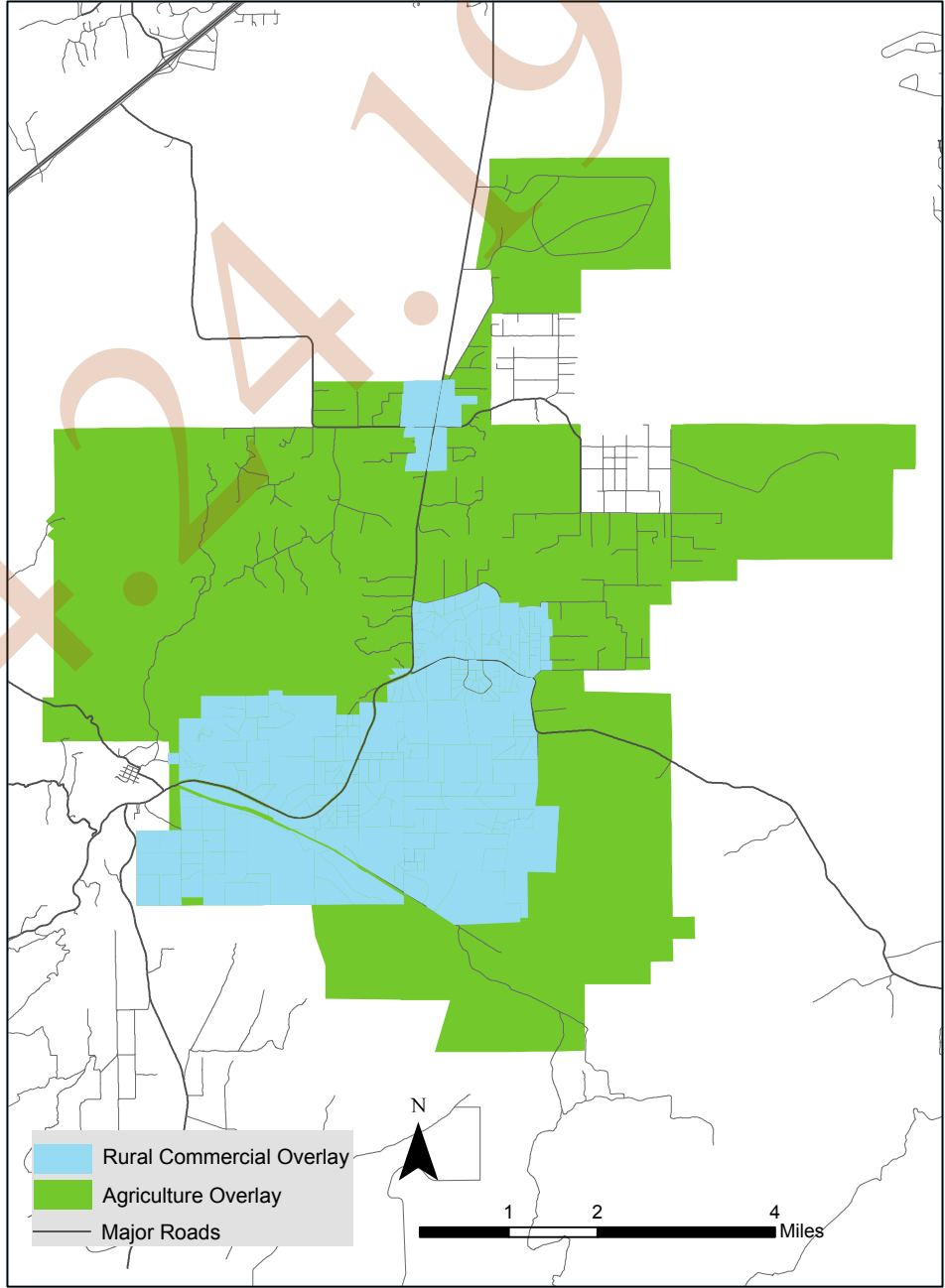
the San Marcos Community District. The Agriculture Overlay District should accommodate both small-scale commercial and home-based businesses.

Rural Commercial and Arts Overlay.

The Rural Commercial and Arts is intended to support the vision and needs of the community and to retain the predominantly rural character of the District. Commercial uses that are small in scale are appropriate (i.e. compatible with existing land use patterns, existing residential areas, land ownership characteristics, and geographic features near the property) within this overlay zone in order to support the community vision of future economic and ecological sustainability to promote self-sufficiency for the community. Commercial development should support local employment and provide local services which do not disrupt the quiet of the District. The Rural Commercial and Arts Overlay is identified in general terms on the San Marcos Future Land Use Map. The Rural Commercial Overlay is located along NM 14 within the District both east and west of the highway. This area is envisioned to continue as mixed-use area supporting neighborhood-scale convenience retail, home businesses, and commercial uses, community facilities and agricultural/equestrian facilities. Commercial services are intended to be low-intensity and primarily serving a local audience. The area is envisioned to support an arts corridor compatible with existing

land use patterns, existing residential areas, land ownership characteristics, and geographic features near the property. The Rural Commercial and Arts Overlay District should accommodate both small-scale commercial and home-based businesses.

San Marcos Proposed Overlay Zones



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Implementation Strategy

From the Goals, Strategies and Actions developed by the San Marcos Planning Committee, the following items have been identified and organized Goal to guide implementation of the Plan.

Goals, Strategies and Actions:

Goal 1: Support the traditional use of the San Marcos area for agricultural and equestrian purposes.

Strategy 1.1: Support a healthy equestrian community, enabling a rural lifestyle and stewardship of the land and animals

Action 1.1.1: Preserve, support, promote and revitalize agriculture and ranching as a critical component of the local economy, culture and character.

Strategy 1.2: Promote continued use of land for agricultural purposes and agricultural lifestyle, creating cultural and economic connections to support sustainably practiced agriculture (water, manure, proper care of animals)

Action 1.2.1: Support local food systems and food security

Strategy 1.3: Support stewardship of the environment through farming and ranching businesses that enable the continued rural lifestyle and character of the District

Action 1.3.1: Direct economic development to the most desirable and efficient locations and environmental settings through flexible zoning and design standards

Action 1.3.2: Identify capital facility needs necessary to promote economic development in the Commercial Neighborhood, Rural Commercial and Arts Overlay Zone in support of targeted small-commercial industries and include these projects in the CIP as they are identified and funding is procured.

Action 1.3.3: Rural and agriculture dependent commercial and industrial uses should be supported at appropriate locations in rural and agricultural areas.

Goal 2: Protect natural resources of the area such as significant lands, scenic vistas, environmentally sensitive areas, dark skies, clean air and water.

Strategy 2.1: Conserve and protect water and natural resources to ensure enough water for residents, while providing a safe and healthy watershed and reservoirs

Action 2.1.1: Encourage innovative water saving techniques and technologies to reduce potable water use

Action 2.1.2: Create flexible ways of water harvesting on medium-sized new buildings and new additions and accessory structures, with educational information on how to maintain and best use rainwater for personal and commercial purposes

Strategy 2.2: Encourage use of renewable energy and sustainable land use patterns to conserve natural resources, which enable a rural lifestyle, while also setting an example for education, sustainability and resource management

Strategy 2.3: Inspire rural character and lifestyle of the region by enhancing scenic views (including the Turquoise Trail Scenic Byway), maintaining the archaeological assets of the area, creating trails that coexist well with the landscape and archaeological assets, setting an example for education, sustainability and resource management, including a balanced wildfire ecosystem.

Action 2.3.1: Protect the integrity of parks, trails, and historical/archaeological sites in the area by maintaining a reasonable buffer between significant lands and new development.

Action 2.3.2: Design standards should be established to require developments to be compatible with surrounding areas including landscaping, signage, parking and screening

Action 2.3.3: Promote outreach and education to support environmental protection and conservation

Action 2.3.4: Coordinate with the Agricultural Extension Office, Natural Resources Conservation Service and other entities to develop informational programs and publications focusing on best management conservation practices

Action 2.3.5: Scenic viewsheds should be preserved and protected as an important resource

Action 2.3.6: Create standards for sensitive siting, design and screening of new development to minimize

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visual and physical impacts to the land where other more appropriate building sites exist

Action 2.3.8: Limit development on steep slopes, visible ridges and peaks

Action 2.3.9: Limit development near prominent natural features such as distinctive rock and land forms, vegetative patterns, river crossings and other landmarks

Action 2.3.10: Preserve distinctive natural resources

Action 2.3.11: Protect night sky views through prevention of light pollution

Strategy 2.4: Continue and expand rainwater harvesting in the District, along with education about rainwater uses and cistern maintenance

Strategy: 2.5: Encourage use of native vegetation, southwestern plants and drought tolerant natural landscaping materials in the landscaping of public and private development, including roadway and right-of-way landscaping

Goal 3: Develop and provide adequate public facilities and infrastructure to support residents and a diverse and sustainable local economy

Strategy 3.1: Promote water conservation and protection for natural resources to share the available water between residents, businesses and the animals and plants that inhabit the District

Strategy 3.2: Support the development of infrastructure improvements to internet and cellular technologies for residents and businesses in the District

Action 3.2.1: Advocate for adequate public facilities, services and housing to support compatible economic development

Action 3.2.2: Support incentives to encourage local businesses to retrofit buildings to achieve code compliance

Action 3.2.3: Support the development of critical economic infrastructure systems to support economic development

Action 3.2.4: Support adequate broadband communications

Strategy 3.3: Enhance traffic control in support of public health and safety, residential and commercial development while balancing the cost of maintaining roadways

Strategy 3.4: Encourage use of renewable energy, especially on all public buildings, to protect and preserve natural resources while also setting an example for education, sustainability and resource management

Strategy 3.5: Pursue a diverse and sustainable local economy to allow small-scale arts and rural-compatible businesses

Action 3.5.1: Small business development, enterprises, and compatible home based businesses should be supported

Action 3.5.2: support mixed-use development that balances employment-generating land uses with residential land uses

Action 3.5.3: Support renewable energy infrastructure to enhance local energy independence as a means to improve economic opportunities

Goal 4: Protect and preserve the District's archaeological, historic, cultural, community and scenic resources.

Strategy 4.1: Create more identifiable San Marcos elements

Action 4.1.1: Work with NM DOT to create road signage and interpretive wayside exhibits

Action 4.1.2: Work with Santa Fe County to develop a community center and informational website

Strategy 4.2: Protect the District's built and natural resources

Action 4.2.1: The design of new development should be compatible with the character and intensity of surrounding areas.

Action 4.2.2: Create development standards for the siting and installation of renewable energy production facilities

Action 4.2.3: Support the Galisteo Protection Act through coordination with the Galisteo Basin Archaeological Sites Protection Act (GBASPA)

Strategy 4.3: Create a thriving arts and agricultural economy that respects rural, quiet and private character of the District with dark skies and clean air.

Strategy 4.4 Encourage use of renewable energy and promote water conservation to conserve natural resources, as well as maintain a healthy natural environment.

Goal 5: Land use development should comply with the principles of sustainable development establish in the San Marcos District Plan.

Strategy 5.1 Support the rural lifestyle that residents of San Marcos area have chosen because of its low density, quiet and private nature.

Strategy 5.2 Support amenities for growth of small-scale and home-based businesses to allow residents the opportunity to provide for themselves and share their professional expertise.

Action 5.2.1: Encourage standards for new development to be compatible with the scale of surrounding uses.

Strategy 5.3 Align District standards with County setback standards.

Strategy 5.4 Protect Cerrillos water system and reservoir from impacts of development.

Strategy 5.5 Limit scale of development to protect water resources through lot coverage requirements.

Strategy 5.6 Support alternative lifestyle choices by allowing temporary structures, while also finding reasonable construction and infrastructure requirements.

Strategy 5.7 Respect the standards established for the Turquoise Trail Scenic Byway, along with the County standards for guiding development along highway corridors.

Actopm 5.7.1: Develop standards for agricultural and rural/arts overlay to allow small-scale and home-business uses.

Reserved for possible project list

and

Appendix: References by Section

Section 1:

Draft 4.24.19