SANTA FE COUNTY & TESUQUE VALLEY PLANNING COMMITTEE

TESUQUE COMMUNITY PLAN 2013

Adopted December 10, 2013 by Santa Fe County Commissioners via Resolution 2013-139 amending Resolution 2010-210, the Sustainable Growth Management Plan

TCP Cover

SANTA FE COUNTY & TESUQUE VALLEY PLANNING COMMITTEE

TESUQUE COMMUNITY PLAN 2013

Adopted by Santa Fe County Resolution 2012-139

Amending Resolution 2010-210, The Sustainable Growth Management Plan, December 10, 2013

ACKNOWLEDGEMENTS

Community Members

Special thanks to the numerous community members who contributed valuable time, information and insight into the planning effort. This Plan is the product of everyone who participated.

Planning Committee Members

The Tesuque Planning Committee and the Santa Fe County Growth Management Department & Planning Division are forwarding this Plan for approval. The Committee represents those individuals who were committed to completing the directive of Resolution 2011-134 which authorized a community planning process to amend the Rio Tesuque Community Plan. The following individuals have worked consistently and tirelessly to finish the task.

Tesuque Valley Planning Committee

Margo Cutler, Chairperson
David Dougherty
Jeanne Boyles
Alfred von Bachmayr
Sue Barnum
Gretchen Goff
Cam Duncan

In Memory of Alfred von Bachmayr

Alfred's keen insights, commitment and generosity of time and spirit throughout the planning process were essential to the success of both the process and the plan. He will be greatly missed by everyone in the community.

County Officials

Daniel Mayfield, Commission District 1
Miguel Chavez, Commission District 2
Robert A. Anaya, Commission District 3
Kathy Holian, Commission District 4
Liz Stefanics, Commission District 5

County Manager

Katherine Miller

Growth Management Department & Planning Division

Penny Ellis-Green, Growth Management Director
Robert Griego, Planning Manager
Sarah Ijadi, Senior Planner
Elisabeth Salinas, Community Planner
Tim Cannon, Senior Planner
Erick Aune, Transportation Planner
David Griscom, Economic Development Manager

Public Works Department

Adam Leigland, Public Works Director
Diego Gomez, Road Maintenance Manager
Beth Mills, Community Planner, Open Space & Trails

Other Santa Fe County Staff

Juan Rios, Constituent Services Liaison
Kristine Mihelcic, Public Information Officer

Contents

SECTION I: INTRODUCTION 1

Executive Summary 3

Introduction 3

Plan Area Description 3

Document Organization 4

Purpose & Intent 4

Major Recommendations 6

Planning History & Community Outreach 7

Related Plans, Policies and Programs 8

Relation to the 2000 Rio Tesuque Community Land Use Plan and Zoning District Ordinance 2000-13 10

Community Context 12

A Brief History of Tesuque 12

Demographics, Housing and Employment 14

Existing Land Use and Development Patterns 17

Existing Zoning 17

SECTION II: PLAN ELEMENTS 21

Scenic Corridor and Roads 23

Introduction 23

Scenic Corridor and Implementation of the Aamodt Settlement 24

Cars, Bicycles, People and Wildlife 25

Drainage and Erosion 27

Illegal and Dangerous Driveways 27

Bridge Improvement/ Replacement 27

Dark Night Sky Lighting Standards 27

Regional Transit Stop 28

Overhead Utilities 28

Privacy Fences and Walls along the Scenic Corridor 29

Land Uses, Densities & Development Patterns 31

Introduction 31

Land Use Map & Designations 32

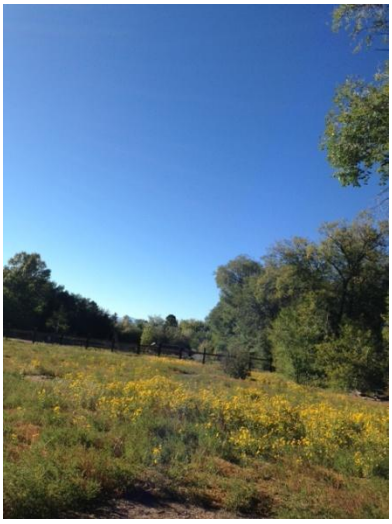
General Provisions 43

Density and Minimum Lot Sizes 43

Home Occupations 43
Private Roads and Driveways 44
Secondary Dwelling Units 45
Terrain management, Slope & Ridgetops 45
Floodplain 45
Interconnecting Set asides 46
Dark Night Sky 46
Lot Coverage 46
Protection Of River Corridors, Streams, Arroyos And Acequias 46
Natural Landscaping 47
Non-Conforming Uses 47
Enforcement 48
Agriculture, Acequias & Riparian Areas 49
Introduction 49
Social Trails 53
Introduction 53
Official Map 54
Forest Road 415 54
Public Access to Forest Land & Trails 55
Fire Safety & Prevention 58
Community Facilities 60
Water Supply and Wastewater Treatment 62
SECTION III: IMPLEMENTATION 65
Strategic Work Plan 67
Introduction 67
Implementation Matrix 67
Appendix 77

Figure 1Tesuque Census Data, 2000 & 2010 16
Figure 2 Land Use & Zoning (Existing 2012) 20
Figure 3 Scenic Corridor Schematic Plan 30
Figure 4 Future Land Use Map & Designations 42
Figure 5 Agriculture & Acequia Study Map 51
Figure 6 Forest Trails & Access Study Map 57
Figure 7 Water & Wastewater Study Map 64

SECTION I: INTRODUCTION



Executive Summary

Introduction

One of the main goals of this community plan is to ensure that Tesuque maintains its rural agricultural character as a distinct, viable village. Tesuque residents do not want Tesuque to become a bedroom community for Santa Fe.

Tesuque has struggled to maintain its distinctive landscape and rural quality, as Santa Fe, a city of over 68,000 within a metropolitan area of 175,000, continues to grow around it. Through this community plan and past community efforts and partnerships, Tesuque continues to reinforce its historic development patterns and maintain a healthy ecosystem, enabling a sustainable future as a small distinctive rural community.

Plan Area Description

The Tesuque Valley Community Plan Update covers the Traditional Historic Community of Tesuque located just north of the City of Santa Fe in the unincorporated area of central Santa Fe County. The plan area lies between the City of Santa Fe to the south, the Santa Fe National Forest to the east, the Pueblo of Tesuque to the north and US Highway 285 to the west. The area includes approximately 2,950 acres encompassing the Rio Tesuque and surrounding foothills. This river valley, at the base of the foothills of the Sangre de Cristo Mountains, is home to over 900 residents.

Document Organization

The document is divided into three sections:
Section I: Introduction & Executive Summary provides a general overview of the plan and planning process. It also provides the community context including a brief history of the area; demographic, housing, and economic trends; existing land use and development patterns; and existing zoning.

Section II: Plan Elements addresses issues of particular concerns organized under the following plan elements:

- Scenic Corridor and Roads
- Land Use, Densities and Development Patterns
- Acequias, Agriculture and Riparian Areas
- Social Trails
- Public Access to Santa Fe National Forest and Trails
- Fire Safety & Prevention
- Community Facilities
- Water Supply and Waste Water

For each element, there are goals, an overview of issues and opportunities, key information and implementation strategies. Implementation strategies are action tasks such as proposed policies, regulations, partnerships, or "next steps" needed to achieve the desired goal. Policies that may be codified in the County's land development code are identified as "Zoning Recommendations".

Section III: Implementation provides a concise guide to plan implementation. This section describes strategies intended to achieve community goals, provides a timeline for implementing those strategies and identifies appropriate funding sources (when applicable), responsible parties, and potential partners to assist with plan implementation.

Purpose & Intent

The purpose of the 2013 Tesuque Valley Community Plan Update is to articulate the community's vision and goals for the future, identify and document past and recent history, describe current conditions and major trends and provide recommendations and strategies for achieving the community's vision and goals. When adopted, it will amend the Santa Fe County Sustainable Growth Management Plan as a Community Plan and replace the Rio Tesuque Community Land Use Plan adopted in 2000. It is anticipated that zoning and design regulations based on this plan's recommendations will be drafted and amend the County's land development code.

New Challenges and Opportunities

This plan update documents and addresses new and continuing challenges and opportunities facing the community. These include the extended drought, the implementation of Aamodt settlement, the recession, the proliferation of second homes in the plan area, Tesuque's proximity to the City of Santa Fe and the Santa Fe National

Forest, changes to Santa Fe County growth management policy framework, and concerns regarding code enforcement.

Each of these contextual factors has significant potential impact on Tesuque. The extended drought has raised concerns about Tesuque's heightened vulnerability to wildfire and highlighted the need for Tesuque residents to take steps to prevent wildfire and enhance the Fire District's capacity to respond to a major wildfire event. Wildfire is addressed in this plan update in the "Fire Safety and Prevention" plan element.

The implementation of the Aamodt settlement has the potential to significantly alter the community. Implementation of the settlement will involve extending water infrastructure to serve Pueblo and County residents, including Tesuque residents. Tesuque residents have expressed concern that implementation of the settlement in the plan area may impact the community's roads and detract from their scenic attributes. The implementation of the Aamodt settlement is mainly addressed in the "Scenic Corridor and Roads" plan element which recommends a high level of coordination between County Public Works Department, the Planning Division and the Bureau of Reclamation to ensure that the Pojoaque Basin Regional Water System project is in alignment and supports plan goals, objectives and projects related to the preservation of scenic attributes, increased safety, quality of life improvements and enhanced fire protection.

The recent recession and concomitant reduction in development pressure has created a window of opportunity for the community to update their community plan of 2000 in light of evolving conditions and priorities. It has also given the community opportunity to observe the impact of insufficient development regulations and enforcement. Issues related to code enforcement and community impacts from development are mainly addressed in the "Land Uses, Densities & Development Patterns" plan element.

The proliferation of second homes in the plan area has highlighted the need to revisit zoning provisions of the 2000 Tesuque Valley Community Zoning District Ordinance as well as to take steps to increase cohesion among Tesuque residents. Tesuque has experienced the impact of "amenity migrators", people who move to an area because of its unique character and natural beauty and daily visitors coming to enjoy the scenery and access the forest. The recent growth in the number of second homes in the area is pronounced. According the 2010 census, between 2000 and 2010, the population of Tesuque increased by less than 2%, while the number of homes increased by 30%. The plan primarily addresses the recession and proliferation of second homes in the "Land Use, Densities and Development Patterns" plan element and addresses cohesion among residents and shared space in the "Community Facilities" plan element.

Tesuque's proximity to Santa Fe and the Santa Fe National Forest has opened it to significant volumes of traffic from motorists, bikers, and hikers seeking to access public lands and other amenities. This plan primarily addresses visitor use impact in the "Public Access to Santa Fe National Forest and Trails" plan element.

The County's adoption of the Sustainable Growth Management Plan (SGMP) in 2010 and shift in zoning and regulations anticipated with the pending adoption of the Sustainable Land Development Code (SLDC) provides new tools and policy levers to influence future growth patterns. The update was developed to make use of these tools and to advance the planning objectives of the SGMP.

The plan update also addresses community concerns regarding code enforcement and education and community participation in governmental functions. Over many years, Tesuque residents have formed important community alliances to address concerns regarding the impact of continued development; unenforced regulations and development codes and to express their strong desire to maintain Tesuque's rural and cultural heritage. These alliances include Tesuque Valley Community Association, Rio Tesuque Acequia Association, the Tesuque Volunteer Fire District and several ad hoc grassroots organizations. While organized to address the concerns of the greater community, many Tesuque residents have been frustrated by the lack of representation in the development review planning and approval process. In response, the Tesuque Valley Planning Committee developed this plan update to address community needs, provide a policy framework for land use and zoning decisions by County officials as well as provide a guide for developers. The plan is founded on sound planning principles, reflects extensive citizen feedback and is in compliance with the SGMP.

Major Recommendations

Major recommendations and strategies include:

- New Land Use Designations and Map with provisions based on topography and existing uses, lot sizes and patterns to ensure compatibility among various land uses, to reinforce historic patterns and protect scenic and natural resources.
- Allowing secondary dwelling units as a conditional use to support multi-generational households and aging in place.
- The establishment of a Rural Commercial Overlay Zone to support existing and appropriately located commercial establishments that provide neighborhood goods and services.
- Refinement of minimum lot size and gross density requirements that better reflect existing conditions and support rural lifestyles.
- Reaffirmation that minimum lot size and gross densities should not be adjusted down when community water and sewer systems are provided.
- General support for the on-going implementation of the Bishop's Lodge Master Plan.
- Strategies for proactive code enforcement and education.
- Strategies for preserving social trails.
- General provisions for home occupations, non-conforming uses, illegal driveways and dark night skies.
- Incentives for preserving contiguous agricultural lands and open space.
- A Scenic Corridor plan and provisions that ensure that improvements to Bishops Lodge Road and Tesuque Village Road reflect the current character while improving safety.
- Strategies for the provision of appropriate public parking for regional access to Santa Fe National Forest.
- Strategies to protect surface and ground water including waste water treatment system for the area associated with the village core and Griego Hill.
- Strategies to reduce wildfire vulnerability and enhance response capacity.
- Enhanced walking, biking, and transit opportunities.
- Strategies for enhancing the safety of Tesuque roads.
- Opportunity to create a community center in Tesuque.

- Recommendation for community members to form a committee to address land use and development issues in the planning area; to address code education and code enforcement issues; and to otherwise support implementation of the plan as a precursor to forming a Community Organization

Planning History & Community Outreach

1974-78 Las Tres Villas
1998 Traditional Historic Community
2000 Rio Tesuque Community Land Use Plan

Background: Residents of Tesuque have been involved in planning efforts for many years starting with the Las Tres Villas planning effort of 1974-1978. Their dedication has resulted in both the designation of the area as a Traditional Historic Community in 1998, (via Ordinance 1998-6), and in 2000, the adoption of the Rio Tesuque Community Land Use Plan, (via Resolution 2000-165), and the associated Tesuque Valley Community Zoning District, (via Ordinance 2000-13). In 2010 residents recognized the need to revisit and update their community plan in light of new challenges brought on by extended drought, the Aamodt settlement, the recession, and by the County's adoption in 2010 of the SGMP and the pending adoption of the SLDC.

Spring 2011- Fall 2011

Phase I: Initial Key Issues and Authorization: In the spring of 2011, a subcommittee of the Tesuque Valley Community Association formed and began meeting regularly to identify initial key issues and develop a survey. Through the survey, they gathered community input and confirmed the need to revisit, update and amend the community plan. Collaboration with the County began in the August of 2011 when members of the subcommittee and concerned citizens requested and received authorization from the Santa Fe Board of County Commissioners via Santa Fe County Resolution 2011-134, to begin a community planning process for the purposes of updating and amending their community plan.

Fall 2011- Spring 2013

Phase II: Research, Analysis & Plan Development: County planning staff and the planning committee began meeting on a regular basis to research, map and analyze initial key issues and existing conditions. In May of 2012, the planning committee organized and convened a meeting with a diverse group of community members to discuss findings, review and revise community goals and objectives and identify topics to be addressed in the plan. This lead to a series of meetings held over the summer, which were organized by topic and attended by key stakeholders, community partners and information providers. The outcome of these meetings established plan elements, goals and initial strategies. Over the course of the next nine months, planning staff and the committee mapped, researched and analyzed additional information, best practices and a variety of planning techniques to refine the strategies and develop a preliminary land use plan.

Spring 2013- Fall 2013

Phase III: Community Review Draft and Final Draft Approval: In early May of 2013, the committee and the county staff hosted two community workshops to present and discuss findings and major plan recommendations in order to seek community wide input and feedback. The community workshops were advertised in the paper, on the county website and invitations were mailed to all property owners in the plan area. Over 50 people attended, providing valuable information and insight. The committee reviewed input from the workshops and incorporated it into a "Community Review Draft" which was distributed for community review on July 12th. On July 29th, 2013, the committee and county staff presented the draft plan at a community open house and met with individual community members to seek further input, answer questions and address

concerns. To encourage community review and attendance, county staff sent out informational brochures providing background information and a summary of the draft plan to all property owners in the plan area. The community presentation was also advertised in the paper and on the county website. Over 40 community members attended and provide positive feedback on the draft. On July 31st, county staff and the committee set up an informational table at the annual Tesuque Fire Station Barbeque where they provided copies of the draft plan, answered questions and recorded further input.

Next Steps: Approve as Amendment to SGMP Fall 2013

In September of 2013, after review and analysis of community input, the BCC Review Draft was completed and submitted to the Growth Management Director for an internal review and introduction to the Board of County Commissioners for approval as amendment to the County's Sustainable Growth Management Plan, (SGMP).

On December 10, 2013, the Board of County Commissioners adopted the plan as amendment to the SGMP via Resolution 2013-139.

Next Steps:

The Tesuque Valley Community Plan will be implemented on an on-going basis through a variety of mechanisms including zoning amendments to the SLDC, capital improvement projects, community projects and programs. Implementation will be initiated and monitored by the community through a formal community organization as envisioned by the SGMP. Santa Fe County and other governmental agencies will have an important role as collaborators in implementation as well as supporting plan goals and objectives.

Related Plans, Policies and Programs

As part of the Tesuque Community Plan planning process, the following plans, policies, codes and programs were reviewed in order to understand the current policy and regulatory framework that guides development in the area and determine appropriate amendments to the framework:

Santa Fe County Plans and Ordinances directly related to the planning area:

- Tesuque Traditional Historic Community, Santa Fe County Ordinance 1998-6: Establishes Tesuque as a Traditional Historic Community under state law, a designation which prevents Tesuque from being annexed.
- Rio Tesuque Community Plan 2000: As an amendment to the County's Sustainable Growth Management Plan, the community plan provides a vision for future growth and development in Tesuque and provides policy direction for the 2000 Tesuque Valley Community Zoning District Ordinance.
- Tesuque Community Planning District (Resolution 2000-165): Adopts the Rio Tesuque Community Plan of 2000.
- Tesuque Valley Community Zoning District (Ordinance 2000-13): As an amendment to the County's Land Development Code (Ordinance 1996-10), the ordinance outlines zoning standards and other requirements for new development in Tesuque in accordance with the Rio Tesuque Community Plan and County policy.

- Community Planning Ordinance 2002-3: Outlines the goals, process, and standards for developing community plans.

Other relevant Santa Fe County Plans, Programs and Ordinances:

- Santa Fe County Sustainable Growth Management Plan (SGMP) Resolution 2010-10: Adopts the Santa Fe County Sustainable Growth Management Plan which provides policy direction for managing future growth across the County, including direction on creating, adopting, and implementing community plans.
- Santa Fe County Land Development Code (1996-10): Provides zoning regulations and standards for new development. The Land Development Code implements the County's Growth Management Plan of 1999 and includes the Tesuque Valley Community Zoning District as an amendment. The County is currently working on a comprehensive rewrite of the 1996 Land Development Code in order to implement the SGMP,
- Santa Fe County Ordinance 2001-05: Excludes properties in traditional communities from having to grant additional right-of-way for non-conforming road easements adjacent to proposed developments. The Ordinance was adopted as an amendment to the 1996 Land Development Code (1996-10) and its provisions may be repealed when the SLDC—the county's new land development code currently under development—is adopted unless the provisions are incorporated into the SLDC.
- Santa Fe County Open Space Program: The Santa Fe County Open Space Program currently manages about 161 acres of open space southeast of the planning boundary along Little Tesuque Creek. The area includes the La Piedra trail which provides a connection to the Dale Bale trail system.
- Santa Fe County Conservation Plan: Identifies opportunities and initiatives to conserve water.
- Santa Fe County Capital Improvement Plan: Guides public investment in projects to serve existing and future development.
- Santa Fe County Community Wildfire Protection Plan: Identifies areas at high-risk of wildfire including Tesuque; identifies fire mitigation programs and policies.

Regional Authorities:

- Regional Planning Authority (RPA)- A joint City of Santa Fe, Santa Fe County planning body. In the past, the RPA has had a critical role in land use, transit, and energy issues. However, currently the RPA is not active.
- Metropolitan Planning Organization (MPO)- A federally funded transportation policy-making organization responsible for programing federal transportation dollars and for transportation planning. The MPO planning area borders the community planning area to the south and the organization is involved in monitoring and addressing conditions on Bishop's Lodge Road south of the planning area.

Recognized Tesuque Valley Acequia Associations:

- Acequia Madre de Tesuque
- Acequia del Cajon Grande
- Acequia Chiquita

- Cy Moore Ditch
- Acequia Del Medio
- McCune Ditch (historic)
- Beaty Ditch (historic)
- Carsuelo Ditch (historic)
- Tesuque Pueblo Ditch

State and Federal Agencies:

- Office of the State Engineer and Interstate Stream Commission- Responsible for administering the state's water resources. The agency has had a major role in contributing to the following:
    - Jemez y Sangre Regional Water Plan- The Jemez y Sangre Regional Water Plan projects future water usage and identifies strategies to provide adequate water supply across Los Alamos County and portions of Santa Fe, Sandoval, and Rio Arriba County.
    - Aamodt Settlement- the Aamodt Settlement resolves water rights disputes among Nambe Pueblo, Pojoaque Pueblo, San Ildefonso Pueblo, Tesuque Pueblo and non-Indian water users in the Pojoaque Basin which includes the Tesuque Valley Community Plan Area. The settlement will provide financial resources for water infrastructure in Pojoaque Basin for Pueblo and County residents. The Bureau of Reclamation is currently preparing an environmental impact statement for the proposed design and building of the Pojoaque Basin Regional Water System, Santa Fe County, New Mexico. Details regarding the Aamodt Settlement and the environment impact statement, including opportunities for public involvement can be found here:
        - http://www.santafecountynm.gov/county_commissioners/daniel_mayfield/aamodt_outreach
- NM Environment Department- Administers programs and regulations to promote a healthy, high functioning environment. The agency's responsibilities include the administration of the Liquid Waste Program and Drinking Water Program.
- NM Department of Transportation- Responsible for planning a safe, integrated, and multi-modal transportation system. The agency's responsibilities include managing construction activities on state roads and highways.
- US Forest Service: Manages the Santa Fe National Forest.
- Bureau of Reclamation: Lead federal agency for managing and implementing the Aamodt Settlement.

Tesuque Pueblo:

- Tesuque Pueblo is located north of the planning boundary. Tesuque Pueblo's casino, commercial, and residential development have been significant sources of economic development in the region.

Relation to the 2000 Rio Tesuque Community Land Use Plan and Zoning District Ordinance 2000-13

The Rio Tesuque Community Land Use Plan was adopted by the Board of County Commissioners by resolution 2000-165 as an amendment to the County Growth

Management Plan in 2000. While this plan replaces the Rio Tesuque Community Land Use Plan, many issues, goals and strategies identified in the previous plan are still relevant today and have been brought forward in this document. Please see Appendix C for a review of the Rio Tesuque Community Land Use Plan.

The corresponding Tesuque Valley Community Zoning District Ordinance 2000-13 which was adopted and amended the County Land Development Code (1996 -10 as amended), codified much of the Rio Tesuque Community Land Use Plan and will remain in effect until a new Tesuque Community District Ordinance is adopted for this plan. Much of the 2000-13 ordinance is still relevant today. This plan identifies sections that should be brought forward as part of any new Tesuque Valley Community Zoning District Ordinance, (see Appendix A). The drafting process for a new Tesuque Valley Community Zoning District will be a collaborative effort between community members and County staff and when adopted will establish zoning and standards for the plan area.

COMMUNITY CONTEXT

This section assembles economic, demographic, land use, regulations, and historic information to provide an understanding of the community context today and how it evolved.

A BRIEF HISTORY OF TESUQUE

The name "Tesuque" Is a Spanish version of the Tewa Indian '~at' unge' onwi" which means, "cottonwood place. Tesuque Village was historically part of Tesuque Pueblo which dates back at least to 900 AD. Historically, Tesuque Pueblo is noted for its exceptional pottery and for launching the initial offensive against the Spanish Colonists in 1680, which temporarily expelled the conquerors from the region.

The first of Hispanic settlement in the Rio Tesuque area occurred in 1732 after the De Vargas 'Reconquest' of 1692. In 1732, Antonia Montoya sold Juan de Benavides a piece of land containing much of what is now Tesuque. EI Rancho Benavides extended from what is now the southem boundary of Tesuque Pueblo to the junction of the Big and Little Tesuque rivers between the mountain ridges on the East and West of the river. El Rancho Benavides became known as San Ysidro (the patron saint of farmers and the name still used for the local church) and later Tesuque Village. In 1752, Juan de Gabaldon obtained much of the Rio Tesuque region in a land grant from the Spanish Territorial Governor. In 1776, Fray Francisco Dominguez visited Rio de Tesuque village and documented that it contained 17 families with 94 people.

The acequias were, and are, much more than merely a means of fairly distributing crop irrigation water. In fact, the acequias are an important cultural heritage linking the whole community. In addition to providing irrigation water, acequias also supplied the community's drinking water, served as routes connecting individual habitations and through the "mayordomos" control of water rights, provided an effective political system that structured the entire village society. Land transaction and acequia records through the Spanish and Mexican periods show continued use of the valley and its water for agricultural purposes. A number of those same acequias irrigate the valley today, with

over 150 registered water users belonging to the five acequia associations of the valley. The patterns and configurations of land division and land use in Tesuque today reflect this historic acequia network and the associated agricultural uses of the past.

The watershed that encompasses the plan area is traversed by the Rio Tesuque, which has long been used by both the Native American and Spanish settlers as a route into the nearby Sangre de Cristo Mountains, for purposes of moving herds of sheep and cattle, hunting and the gathering of firewood, piñones and other food sources and raw materials. Portions of the historic trail system remain intact today and are used by both residents and nonresidents, primarily for recreational uses.

Numerous houses and buildings used for business and residential purposes undoubtedly date back to the mid-1800s. Archdiocese records date the current San Ysidro de Tesuque sanctuary at 1886. The Tesuque Elementary School began serving this community and neighboring communities in 1930 and is one of the oldest schools in the Santa Fe Public School system. In 2005, a new school was built on the site incorporating most of the old building. Bishop's Lodge Resort and Spa, was initially purchased and developed as a personal retreat by Archbishop Lamy in the mid-1800s and many of the historic buildings, have been preserved; most notably the Archbishop Lamy Chapel which recognized on the National Register of Historic Places.

In the 1950's, 60's and 70's the community continued to flourish as a distinct rural community with a rich mix of agriculturally based uses which included:

- A tree nursery
- Apple orchards
- Custom butcher shop
- Iris farmers
- Williams Chicken Ranch
- Harvey family egg and dairy production for La Fonda
- Trout ponds for fish raised and delivered to Lamy to be served on the Santa Fe Super Chief
- Mushroom growers
- Vegetable gardens
- Irrigated pastures for livestock

Although there are fewer small farms and agricultural uses have downsized, the lives of the current area residents are still intermeshed through many of these environmental, economic, cultural and historical commonalties. Numerous rural endeavors are seen in the community today:

- beekeepers
- Apple and mixed fruit orchards
- Peacock and chicken owners
- Aspiring vintners and distillers
- Vegetable gardens
- Irrigated pastures for horses and other livestock

The late 1970s through the present brought a wave of newcomers seeking a rural lifestyle close to amenities that the City of Santa Fe offered. Contemporary subdivision began to develop on of the hills that encompass the valley and new home sites were developed on the valley floor.

Demographics, Housing and Employment

According to recent census data, total population growth for the Tesuque Census Designated Place, (CDP) which is congruent with the planning area, has been relatively low for the County. Between 2000 and 2010 the population increased from 909 to 925 people representing a 2% increase over the decade. However, growth in the number of housing units is extremely high for the County. According to the census data, the numbers of residential units increased by 33% in the same period while the number of vacant housing units increased by 131%. This most likely represents a substantial increase in vacation and or second homes and the build out of homes associated with the Bishop's Lodge Resort, (see Figure 1 Census Data, page 16)

Residents of Tesuque have grown older in the last decade. In 2010, 23% of the population was 65 years or older representing a 52% increase since 2000 and less than 9% of the population was under the age of 18 representing a 41% decrease since 2000. Continued increases in the elderly population may increase the need for services in the area.

According to American Community Survey 5-year estimates, Tesuque has lower unemployment rates and a larger percentage of its residents in the workforce than Santa Fe County as a whole, including the City of Santa Fe. Tesuque's median annual household income of $105,538 is nearly double the City and County median annual household income of $53,698. However, although Tesuque may be regarded as affluent, an estimated 8% of households in the community have incomes of less than $14,999. The community recognizes diversity as an indicator of a healthy, resilient community and is strongly committed to maintaining economic diversity.

The limited amount of commercial development and community services in the planning area limits employment opportunities available within the community. Most working residents travel outside the community for work. The average commute time of 24 minutes is only about 4% higher than in Santa Fe County as a whole. A higher percentage of Tesuque residents work from home (15.8%) than do all County and City residents (9.7%).

Major employers in the planning area are listed below. In addition to these employers, a number of Tesuque homes employ a significant number of people. The number of employee associated with each of the major employers in the planning area is as follows:

- Bishops Lodge Resort- 85
- Tesuque Elementary School- 21
- Santa Fe Mountain Center- 18
- Shidoni Foundary and Galleries- 25
- Tesuque Glass Works- 4
- Tesuque Village Market- 25
- Green Galleries- 3
- Holistic Center-2-4
- Post Office- 3
- El Nido (currently closed)
- San Ysidro Church- 1

Tesuque CDP Census 2000 & 2010						
Population						
	2000		2010		Change 200-2010	
	no. of people	% of total population	no. of people	% of population	change in no. of people 2000-2010	% change 2000-2010
Total Population	909	N/A	925	N/A	16	2%

Ethnicity						
	2000		2010		Change 200-2010	
	no. of people	% of total population	no. of people	% of population	change in no. of people 2000-2010	% change 2000-2010
Hispanic or Latino	324	36%	252	27%	-72	-22%
Not-Hispanic or Latino	585	64%	673	73%	88	15%

Age						
	2000		2010		Change 200-2010	
	no. of people	% of total population	no. of people	% of population	change in no. of people 2000-2010	% change 2000-2010
Under 18	134	15%	79	9%	-55	-41%
18 & over	776	85%	846	91%	70	9%
20-24	N/A	N/A	36	4%	N/A	N/A
25-34	N/A	N/A	61	7%	N/A	N/A
35-49	N/A	N/A	149	16%	N/A	N/A
50-64	263	29%	381	41%	118	45%
65 & over	141	16%	214	23%	73	52%

Housing						
	2000		2010		Change 2000-2010	
	no. of units	% of total units	no. of units	% of total units	change in no. of units 2000-2010	% change 2000-2010
Total Housing	541	N/A	718	N/A	177	33%
Occupied Housing	455	84%	519	72%	64	14%
Vacant Housing	86	16%	199	28%	113	131%
Owner Occupied	307	67%	341	66%	34	11%
Renter Occupied	148	33%	178	34%	30	20%
Occasional Use Housing	N/A	N/A	139	27%	N/A	N/A

FIGURE 1 TESUQUE CENSUS DATA, 2000 & 2010

`

Existing Land Use and Development Patterns

The planning area consists of primarily single family residential uses on rural lots ranging from less than a 1/2 acre to 40 acres, (see: Existing Land Use & Zoning Map on page 20). Most residences rely on septic systems and use domestic wells or community wells drawing on ground water. Residential development on the valley floor and on Griego Hill have remained consistent with the historic acequia development pattern that accommodates houses while preserving land for small scale farming and gardening sited for irrigation by the acequias. Lots associated with the western foothills reflect contemporary subdivisions patterns and range in size from 2.5 acres to 12.5 acres. The eastern foothills, adjacent to the Santa Fe National Forest, host several large lot estates and horse properties. There are also a limited number of condominiums scattered throughout the planning area and two trailer parks located off of Tesuque Village Road which houses 20 - 24 units.

Commercial development is limited to Bishop's Lodge Resort and Spa in the southern portion of the plan area and a few small establishments located at or near the intersection of Bishops Lodge Road and Tesuque Valley Road:

- Green Galleries- gallery which includes an outdoor sculpture collection and art consultant service.
- Tesuque Village Market- Includes a full-service restaurant and small grocery store.
- Potential El Nido Restaurant (currently closed but potential for reopening)

There are numerous businesses and home occupations throughout the plan area. The following commercial businesses are notable:

- Shidoni Foundry- Bronze metal foundry with weekly demonstrations that are open to the public.
- Shidoni Galleries- Gallery which includes an outdoor sculpture collection.
- Tesuque Glass Works- Gallery and studio with an apprentice program for emerging glass artists and daily glass blowing demonstrations.
- Santa Fe Mountain Center- Administers a program to provide experiential learning opportunities for at risk and marginalized youth, a harm reduction, needle exchange program, STD and HIV prevention programs, and training and youth organizing for native communities.
- Holistic Center- A medical clinic which specializes in pain management, holistic cardiology and internal medicine.

Community facilities and services include the Tesuque Volunteer Fire Department, the U.S. Post Office, Tesuque Elementary School, San Ysidro Church and Cemetery, and the various acequia associations.

Existing Zoning

Many of the standards, guidelines and regulations from the Tesuque Valley Community Zoning District SF County Ordinance 2000-13, as well as new regulations & standards

needed to implement land use recommendations of this plan, will be brought forward as part of a future Tesuque Valley Community Zoning District. This section summarizes **existing zoning (2013),** established by the Tesuque Valley Community Zoning District 2000-13, (see complete ordinance in Appendix A). The area has two zoning classifications: The Tesuque Traditional Village Zone which covers most of the development on the valley floor including a commercial node in the village core and the Basin Fringe Zone which covers most of the residential development on the hills surrounding the valley floor.

Tesuque Traditional Village Zone

The boundaries of the Traditional Village Zone follow the general boundaries established for the Tesuque Traditional Community District in the 1980 Comprehensive Plan. (See: Existing Land Use & Zoning Map on page 20). The zoning boundary provides a generalized area covering most of the valley floor but is not tied to any geographic feature, parcel boundaries or legal description.

Permitted Uses: This is a mixed-use traditional community zone with different standards for regulating residential and commercial uses:

Commercial uses are allowed anywhere in the zone with the following conditions:

- Minimum .75 acre and 1.5 acre maximum lot size.
- Maximum 20% lot coverage which includes roof area of all structures, parking areas and driveways.
- Performance standards for Rural Character, (see complete ordinance in Appendix A).

There is a preference but no requirement for commercial development to locate within the commercial node described as a 500' radius from a point on CR 73 midway between the intersections of CR 73/CR73 A and CR73/ Griego Road, (See Existing Land Use & Zoning Map page 20).

Residential uses are allowed anywhere in the zoning district with the following conditions:

- 1 dwelling unit is permitted per acre, (minimum lot size is 1 acre. However in meeting performance standards density transfers are allowed which can result in smaller minimum lots sizes).
- 2 dwelling units are permitted on lots of 1.5 acres or larger with advanced liquid waste system.
- Lot coverage = 20% = total roof area of principle and accessory structures.

Minimum lot size shall not be adjusted down when community water and sewer systems are provided except:

- Protection of open space / agricultural lands, (see Appendix A for full ordinance).
- Affordable housing, (see Appendix A for full ordinance).

Tesuque Basin Fringe Zone

The Tesuque Basin Fringe Zone includes the remaining areas outside of the Tesuque Traditional Village district but within the Tesuque Valley Community Zoning District. The boundaries of this zone are not parcel based and the majority of lots are non-conforming under the minimum size regulation of the current ordinance.

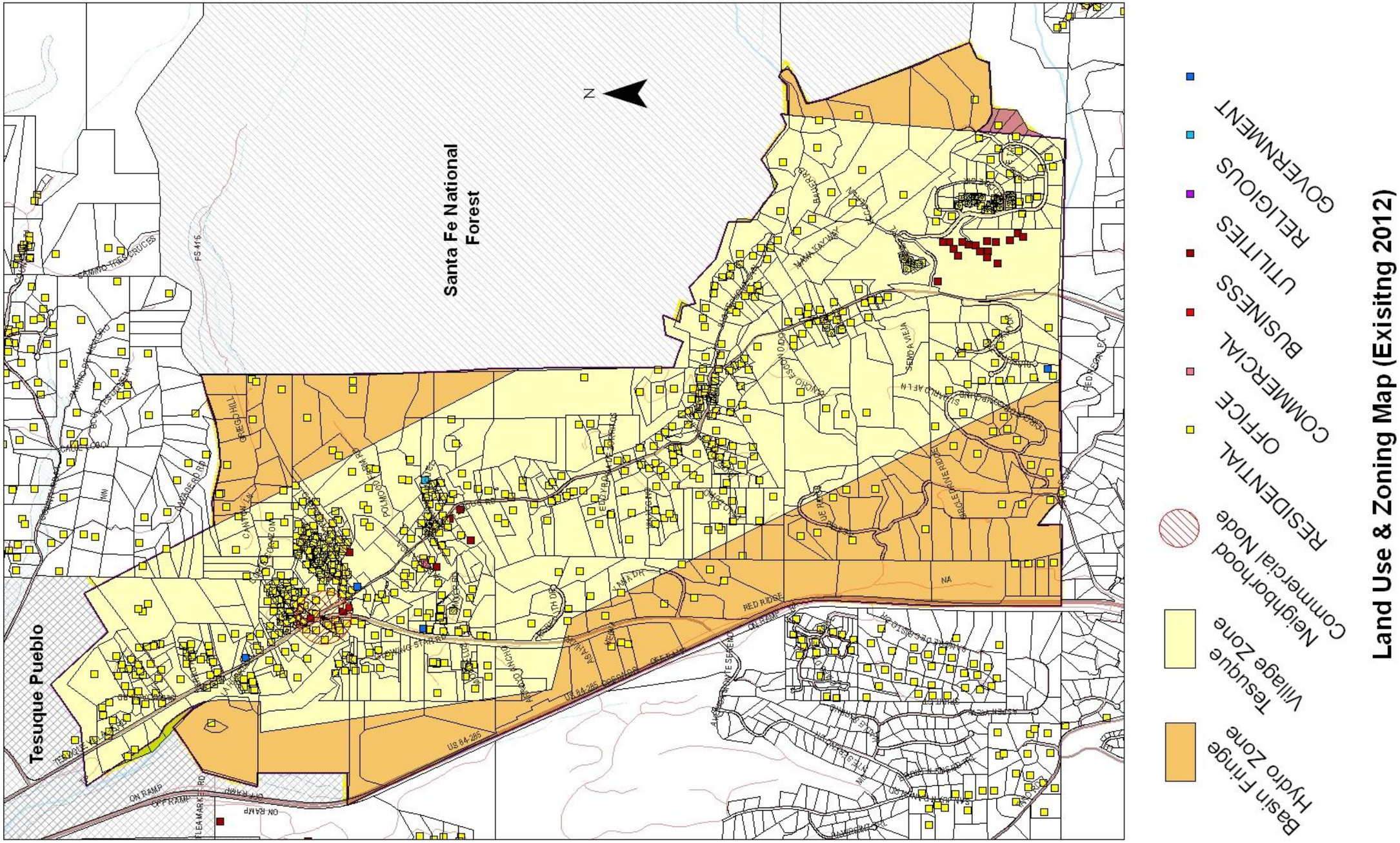
Permitted Uses: this zone is primarily residential due to its reference to the Basin Fringe Hydro Zone but it does not rule out commercial uses so it is assumed that commercial uses would follow same regulations stated above. Residential Uses are allowed anywhere in the district with the following conditions:

- Lot size requirements are based on Article III, Section 10 for Basin Fringe Zone
    - Min 12.5 acres
- Lot size shall not be adjusted down when community water and sewer systems are available except as noted above.

Tesuque Scenic Highway Corridor

It should be noted that the Tesuque Valley Community Zoning District (Ordinance 2000-13) also established a Tesuque Scenic Highway Corridor for lands adjacent to US 84/285 which provided standards for a 300' noise impact setback and allowed berms and landscaping to mitigate noise levels. The noise impact regulations are viewed as irrelevant due to the reconstruction of US 285 which mitigated highway noise levels.

FIGURE 2 LAND USE & ZONING (EXISTING 2012)


Land Use & Zoning Map (Exisitng 2012)
Basin Fringe Hydro Zone
Tesuque Village Zone
Neighborhood Commercial Node
RESIDENTIAL OFFICE
COMMERCIAL
BUSINESS
UTILITIES
RELIGIOUS
GOVERNMENT
Santa Fe National Forest
Tesuque Pueblo
N
RED RIDGE
US 84-285
FS 416
GREGG HILL
CAMINO FRAY CRUCES
CAMINO DE MEDIO
CAMINO DE LOS CRISTIANOS
CAMINO DE LOS ABUELOS
CAMINO DE LOS ANGELES
CAMINO DE LA CRUZ
CAMINO DE LA CRUZ
CAMINO DE LA CRUZ

SECTION II: PLAN ELEMENTS

Scenic Corridor and Roads

Bishop's Lodge Road and Tesuque Village Road provide a scenic corridor, a spine through the community that connects us to our history and to each other. Preserving this unique corridor as well as our network of traditional narrow roads supports our rural lifestyles and the historic character of the valley.

Introduction

As with many roads that weave through traditional communities in northern New Mexico, Bishop's Lodge Road has all the characteristics of a winding, historic country road that could be found in Europe. Tesuque residents are committed to maintaining this aesthetic, complete with its over-arching tree canopy, narrow and curving road surface, and lack of paved road shoulders.

Bishop's Lodge Road and the Tesuque Village Road form the spine of Tesuque and connect the long narrow valley that follows the contours of the Tesuque River. Low speed limits are appropriate and necessary given the number of curves in the road, and limited sight distance in many areas.

Rights-of-way for acequias and the natural channels of streams, creeks and arroyos that adjoin or cross the road must also be maintained and respected. Because of visibility and safety concerns as well as the desire to maintain a visual connection to the pastures, orchards and natural features of the landscape, residents want to encourage owners of land along these roads to build appropriate walls and fences.

Equestrians, pedestrians and cyclists use the Scenic Corridor to connect with their neighbors, the post office, the market, the elementary school, the forest and even the City of Santa Fe. Increasing safety for all users while preserving the rural character of the Scenic Corridor requires low impact intervention in specific locations.

SCENIC CORRIDOR AND IMPLEMENTATION OF THE AAMODT SETTLEMENT

Protect the intrinsic qualities of the Scenic Corridor from impacts of the project.

There is concern that when the Aamodt Settlement is implemented in the planning area, the historic rural character of the Scenic Corridor will be degraded or completely lost, that the road will be widened and that the trees, acequias and natural features along the way will be destroyed.

Due to the significance of the Scenic Corridor to the community, every effort should be made to seek alternative alignments for the water lines associated with the Aamodt settlement. However, in the event that proposed alignment of the pipes through the plan area results in Tesuque Village Road and Bishop's Lodge Road being dug up and reconstructed, the objective of this plan is to affect the design and timing of the project to limit impacts to the Scenic Corridor and seek improvements that are aligned with plan goals and objectives

Implementation Strategies

- Adopt Tesuque Scenic Corridor Road Policy and Standards that provide for the preservation and maintenance of features that contribute to the rural character of the corridor including narrow roadway with minimum paving, adjacent acequias and stream beds, and mature trees and landscaping.

- Conduct a road survey that maps cultural resources, important scenic features including heritage trees and tree canopies, existing roadway widths and rights-of-way. Develop preservation standards for implementation through a Scenic Corridor Overlay Zone which will establish permit conditions for all new road construction and improvement projects.

- Work within the existing right-of-way and maintain current narrow lane widths and limited pavement. Limited expansion should only be considered in order to provide on-road bike lanes and pedestrian paths in locations described below and identified on the Scenic Corridor Schematic Plan, (See page 30)

- Using context sensitive design principles; identify the various area types along the Scenic Corridor and draft a series of road cross sections that reflect the existing conditions in order to guide appropriate road design and maintenance standards for future County road improvements and maintenance projects.

- Reclassify Bishop's Lodge Road (73A) from the City Limits to its terminus at the intersection of Tesuque Village Road as a Major Collector Rural.

- Through the County Public Works Department and Planning Division, communicate community plan goals, objectives and projects to the Bureau of Reclamation throughout the design and construction of the Pojoaque Basin Regional Water System including their preparation of the Environmental Impact Statement (EIS).

CARS, BICYCLES, PEOPLE AND WILDLIFE

Increase safety for all users while preserving the rural character of the scenic corridor with low impact focused intervention in specific locations.

Bishop's Lodge Road and Tesuque Village Road are single purpose roads designed to serve motor vehicles. There has been an increase in pedestrians, equestrians, wildlife and particularly cyclists on the roads. They have become an expected part of the speed control and mood change for motorists. However, certain sections remain dangerous for all users. This is due to a combination of traffic exceeding the posted speeds, driveways with limited visibility, narrow road widths, unmarked and unmitigated wildlife corridors, poor road conditions and in some places steep and curvy road configuration.

Implementation Strategies

Transition Zones – Slowing Traffic Down

There is a need to slow down traffic entering Tesuque from the north and west on Tesuque Village Road and from the south on Bishop's Lodge Road and make drivers aware that they are entering into a traditional village area with slower speeds, narrow rural roads and the occasional walker, cyclist and horseback rider. Additionally there is a need to slow traffic on approach from the north to the Tesuque Elementary School.

- Analyze and implement appropriate traffic calming measures including additional signage, striping, edge treatments, at-grade reflectors and sharrows for transition zones between the higher speed areas, 50 MPH - 35MPH, associated with traffic coming into the valley on Bishop's Lodge Road and Tesuque Valley Road and the slower speed areas, 25 MPH, associated with the traditional historic community.
- Identify and implement appropriate traffic calming measures to increase safety for pedestrians and cyclists at the intersection of Bishop's Lodge Road (CR 72A) and Big Tesuque Canyon.

Bike Routes and On-Road Bike Lanes

Several options should be considered to alleviate the fear and potential danger resulting from car and cyclist sharing dangerous sections of the road.

- Connect cyclists to the City of Santa Fe and surrounding areas through a formalized bike route to follow Tesuque Village Road to US 285 west frontage to connect with Tano Road and Camino Encantado, both of which are designated bike routes.
- Support SGMP and CIP directive to establish an on-road bike lane on Tesuque Village Road by "retrofit through widening" on the northern section, and "retrofit through striping" on the southern section.
- Keep speed limits low on Bishop's Lodge Road to accommodate an in-traffic bicycle route from its intersection with Tesuque Village Road to the intersection with the south entrance of Bishop's Lodge Resort.

- Support an on-road bike lane for a limited section of road on Bishop's Lodge Road to provide the ability for southbound vehicles to pass cyclists biking up the steep climb from approximately the entrance of Bishop's Lodge Resort to the top of the hill.
- Amend the SGMP to remove or change the Future Roadways Map and language that refers to Bishop's Lodge Road as a "priority 2" for "retrofit through widening".

Pedestrian Circulation in the Village Core

The village core is centered at the intersection of Bishop's Lodge Road and Tesuque Village Road and includes small-scaled commercial and community development. The lack of safe pedestrian connections limits community members from walking to, from and in-between the post office, the school and the village market. Currently most people walk along the very narrow shoulders of the road way and find portions of the walk particularly difficult due to the guard rails. Within the village core area, the existing road right-of-way associated with Tesuque Village Road varies from approximately 130' at its widest to approximately 65' at its narrowest. The right-of-way associated with Bishop's Lodge Road varies between approximately 25 feet and 40 feet. With appropriate design both rights-of -ways may accommodate safe pedestrian paths.

- Develop a pedestrian circulation plan that establishes safe pedestrian connections and crossings between the elementary school, the Village Market, the RTD Blue Route Transit stops and the post office and which includes appropriate traffic calming measures.
- Analyze and implement traffic calming measures to slow down traffic as it approaches the Tesuque Elementary school from the south on Bishop's Lodge Road.

Equestrian Uses

Tesuque roads and shoulders are occasionally used by people on horseback primarily on their way to access local and Santa Fe National Forest trails. There is a need to identify specific routes that are aligned with roads and address safety concerns associated with the mix of roadway users and equestrians.

Wildlife Crossings and Corridors

There are several areas in the Scenic Corridor where wildlife crossings often result in conflict with auto traffic. Some of these locations are well-known by the community and are shown on the Scenic Corridor Schematic Plan page 30.

Minimize conflict between traffic and wildlife.

- Coordinate with wildlife conservation organizations, state and federal agencies to determine high frequency wildlife crossing areas within the plan area and adopt Best Management Practices plan for wildlife control and crossing.
- Road drainage design and improvements should consider conjunctive use by wildlife.

Dangerous Curves
Specific sections of Bishop's Lodge Road are dangerous due to sharp curves and cars driving faster than the posted speed, including the area just north of the Bishop's Lodge Property at the "S" curve and the curve at the intersection of Big Tesuque Canyon.

- Analyze a variety of approaches to increase safety without widening the road.

Drainage and Erosion

Difficult terrain, road design and lack of preventative maintenance on both county and privately maintained roads has caused or contributed to soil erosion, impaired road surface and degradation of adjacent properties, stream beds and acequias.

Reduce drainage and erosion problems along Bishop's Lodge Road, Griego Hill Road and resulting degradation of adjacent properties while maintaining the rural character of the existing road profile.

Implementation Strategies

- Develop a comprehensive storm water management plan for the village core area
- Implement Low Impact Development (LID) best practices and preventative maintenance practices on all future county road improvement and maintenance projects in the plan area.
- In general, use bar ditches in lieu of curb and gutter.

Illegal and Dangerous Driveways

Existing illegal and dangerous driveways continue to pose a danger to vehicles, cyclists, pedestrians and equestrians.

Implementation Strategies

- Require all future county road improvement and maintenance projects to inventory all driveways within the project area and include improvements to mitigate existing illegal or dangerous driveways.
- Establish enforceable standards including thorough inspection processes to prevent future problem driveways, (see Enforcement page 48)

Bridge Improvement/ Replacement

The bridge on Big Tesuque Canyon just beyond the intersection with 72 A may be unsafe due to its age and deteriorating condition. It should be assessed to determine its condition and provide appropriate mitigation measures.

Dark Night Sky Lighting Standards

Preserve the true natural night sky that our ancestors enjoyed.

As a rural road, road lighting in the corridor is minimal and should remain that way.

New road lighting should only be considered at key intersections and should be limited to lighting created for the purpose of enhancing pedestrian and traffic safety during evening hours.

Implementation Strategies

- All new road improvement or maintenance projects (private and public) in the plan area should exclude roadway lighting except as needed at key intersections.

Zoning Recommendations

- Develop rural roadway lighting standards that conserve energy and protect the night sky.
  - LEDs should be preferred or required over other lamp types.
  - All lighting should be shielded

REGIONAL TRANSIT STOP

Accommodate aging-in-place goals by supporting transit options for community members.

The North Central Regional Transit District (NCRTD) provides bus services to City of Santa Fe to and from many small communities in the region. Recently, NCRTD established two transit stops within the plan area: One close to the Tesuque Valley Market and another just south of the post office within county right-of –way. Both transit stops should eventually be improved to provide shade and seating and be included as important destinations in the pedestrian circulation plan.

OVERHEAD UTILITIES

Enhance the character of the Scenic Corridor and reduce the risk of accidents, fire and the danger of downed electric wires by converting overhead lines to underground.

Utility distribution lines mounted on utility poles following road alignments in the Scenic Corridor detract from the scenic quality and pose fire risks to the community. There may be opportunities to convert overhead utilities in the Scenic Corridor to underground utilities as part of the Aamodt Settlement implementation or future road and utility improvement and maintenance projects.

Implementation Strategies

- Adopt policy for the conversion of overhead utilities to underground utilities as part of new road or utility improvement or maintenance project.
- In measuring the benefits of underground utility lines, consider safety and harder to measure intangibles of quality of life concerns and scenic character. Costs should be considered from the perspectives of consumers, the utility providers, and the county. Cooperative funding should be from all entities.

Zoning Recommendation

- Require all future road and utility improvement and maintenance projects in the Scenic Corridor to inventory overhead utilities and work with utility providers to convert overhead utilities to underground utilities.

PRIVACY FENCES AND WALLS ALONG THE SCENIC CORRIDOR

Accommodate both visual privacy needs on private property and a more open scenic corridor.

The proliferation of privacy fences and walls abutting Bishop's Lodge Road and Tesuque Village Road has decreased visual connections to the scenic natural and historic agricultural landscape and detracts from rural character. Privacy fences and walls impede the view and reduce the sense of openness. However, it is important to recognize that the Scenic Corridor traverses several distinct environments distinguished by land uses, topography and historic development patterns. In some areas there is very limited setback area for walls and fences.

Implementation Strategies

- A 25 foot design overlay zone should be established on properties that abut Bishop's Lodge Road and portions of Tesuque Village Road that are in the Scenic Corridor in order to provide design standards and guidelines for new fencing, walls, building setbacks and terrain management.

- Conduct a survey to determine area types and identify unique contextual elements that influence wall and fence design. Based on the survey, develop appropriate setback and design standards for walls and fences. Resulting standards should vary depending on area type. This can be done in conjunction with recommended road survey, (see above section, "Scenic Corridor and Implementation of the Aamodt Settlement").

- Provide current and existing property owners with graphic examples of various walls, fencing, and landscaping alternatives that can accommodate both visual privacy needs on private property and a more open scenic corridor.

    - Encourage fencing and walls that do not interfere with public views.
    - Fencing and walls adjacent to the corridor should be constructed of materials that will complement the surrounding scenic resources and, where feasible, be combined with landscaping.
    - Chain link and plank board fencing is discouraged.

- Enforce current regulations pertaining to fencing and walls on properties that did not get proper permits. Note: many walls and fences may have been in existence before the code and should be legal non-conforming.

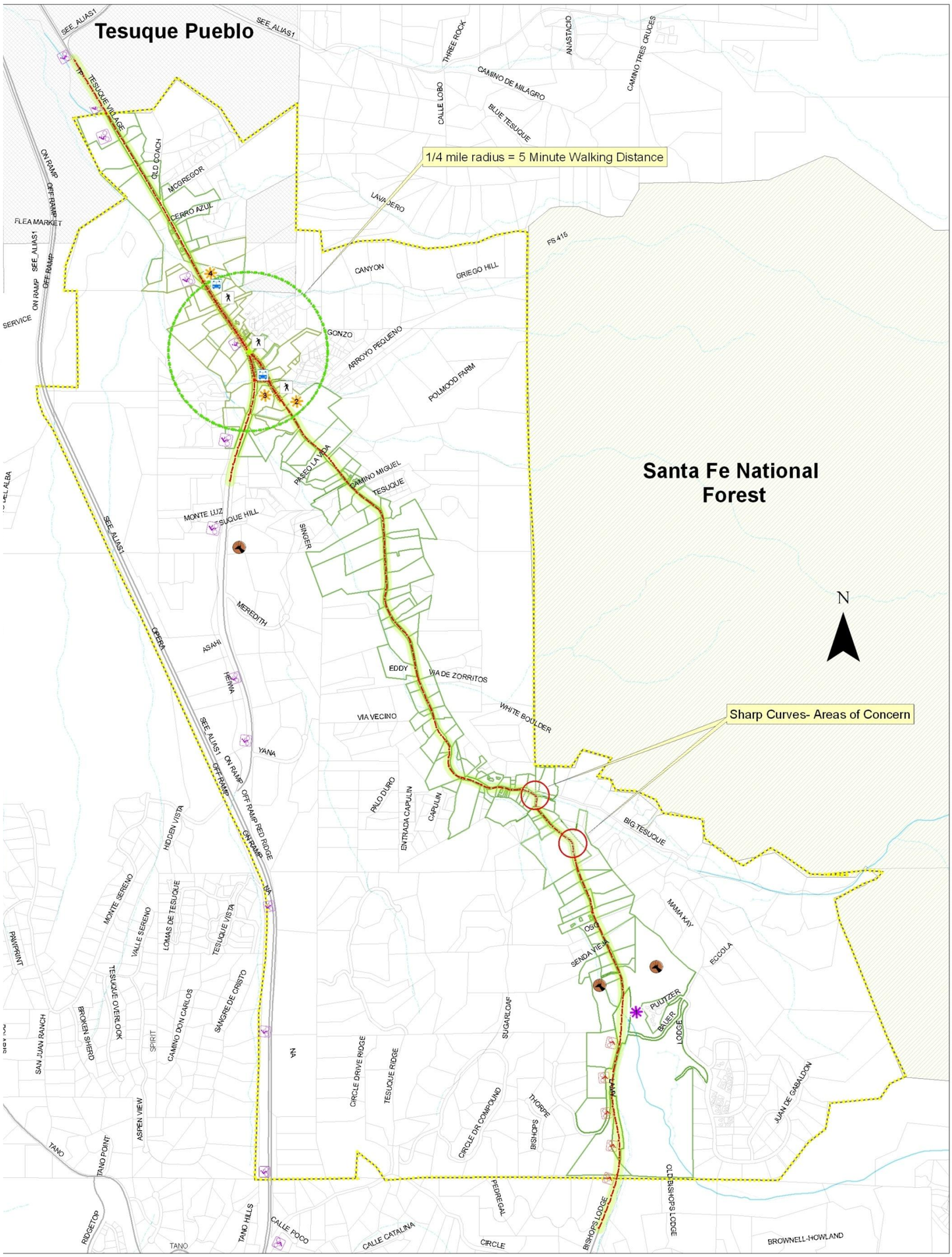


FIGURE 3 SCENIC CORRIDOR SCHEMATIC PLAN

TVCP SCENIC CORRIDOR SCHEMATIC PLAN

- TVCP Plan Area Boundary
- Tesuque Valley Scenic Corridor
- Existing RTD Stop
- Proposed On-Road Bike Relief Lane: Retrofit through road widening
- Proposed On-Road Bike Lane: Retrofit through restriping
- Proposed Pedestrian Paths
- Wildlife Crossings
- Proposed Cyclists Parking: County ROW
- Tesuque Elementary School
- Tesuque Village Market
- U.S. Post Office

Land Uses, Densities & Development Patterns

The traditional community pattern is based on the acequia systems, small farms, rural roads, the natural terrain, small scale buildings and self-sufficiency. New development and land uses should reflect the existing unique character of Tesuque and support aging in place, rural lifestyles and the ability to enjoy the quiet tranquility of this place.

Introduction

This section identifies issues, objectives and strategies pertaining to land uses, densities, development patterns, home occupations and code enforcement. The overall goal of preserving the existing land uses, development patterns and densities stems from the consistent refrain of "we want Tesuque to remain the way it is today!"

It provides land use designations and map, (see page 42) and corresponding general provisions to address the following issues:

- Review of the land use element of the SGMP and the Rio Tesuque Community Land Use Plan revealed the need to establish and map land use designations that more closely reflect existing land uses, densities and development patterns.
- Home occupations and non-conforming uses over the years have evolved into commercial developments without appropriate oversight of impacts to adjacent property owners and the community at large.
- The lack of County oversight and enforcement of the nuisance regulations, (Ordinance 2009-11), zoning standards and terrain management regulations has led to negative impacts on the natural environment, residents and overall community welfare.

- There is an opportunity to support traditional family living arrangements, aging in place and mixed income objectives without additional land divisions by allowing "secondary dwelling units" that are appropriately located, sized and provided with high performing septic /wastewater treatment.
- There is an opportunity to encourage and incentivize the preservation and assembly of agricultural and open space lands.

LAND USE MAP & DESIGNATIONS

The land use designations as identified on the map and general provisions below are intended to provide guidance for future land use decisions and a basis for establishing zoning anticipated with the adoption of SLDC and a Tesuque Valley Community Planning District Ordinance. The map and designations delineate areas based on topography, existing lot sizes and patterns, compatible land uses, and appropriate locations for commercial and mixed-use development. General uses, densities, and development standards are described. Development types, such as family compounds, secondary dwelling units and clustered developments are identified for some of the designations with the anticipation that development standards will be drafted as part of the ordinance.

TVCP GRIEGO HILL TRADITIONAL VILLAGE DISTRICT

Griego Hill is probably the oldest continually occupied residential area in Tesuque and now its most densely settled. The elevated area comprises approximately 72 acres and is located close to the intersection of Tesuque's two main roads, the elementary school and the small commercial area. As such, it is the center of the valley and the village.

The homes on Griego Hill are served by a community water system that was established in 1974, as the result of an early planning effort that had identified the need for a clean water source as family holdings had been divided into increasingly smaller lots.

The Griego Hill Traditional Village District should continue to reflect the unique historic development patterns of the old village with a mixed pattern of lot sizes and shapes and housing types. It should remain as a primarily single-family residential district consistent with historic options for compact residential development including clustered housing, family compounds and secondary dwelling units. Community facilities, institutional uses, agricultural uses, and home occupations that are residential in scale should continue to be allowed anywhere in the district.

The average lot size is .47 acres with over 75% of the lots being less than 3/4 acres; well below the minimum lot size of 1 acre prescribed for the area in the Tesuque Valley Traditional Community Zoning District (Santa Fe County Ordinance 2000-13). In order to maintain rural character and ensure that septic tanks will not contaminate ground water, new land divisions should not create lots that are less than 3/4 of an acre.

In the case of new development on an existing legal lot of less than 3/4 acre,(established prior to the adoption of this plan), development permits should only be issued in conjunction with high performing septic systems or connection to a community wastewater systems, (see Water & Wastewater section page 62, for further recommendations).

Secondary dwelling units should be allowed as a conditional use on lots with ¾ acres or more limited to one secondary unit per lot. Design standards and provisions for secondary units should be developed and codified as part of the Tesuque Valley Community Zoning District, (see General Provisions, page 43 for zoning recommendations related to secondary units).

The El Nido Restaurant (closed at the time of plan draft) is the only commercial establishment located in this designation. Any new commercial uses or expansion of the establishment should meet objectives of the Tesuque Rural Commercial Overlay, (see below).

Structure height up to 26 feet on slopes less than 15% should be permitted with the following conditions:

- Second story area limited to 65% of ground floor footprint.

Structure height on slopes greater than 15% and/or on ridgetops; as regulated per Rio Tesuque Ordinance 2000-13, (see General Provisions, page 43).

Performance based setbacks reflecting the historic patterns of Griego Hill should be established as part of the future zoning regulations.

TVCP Tesuque Valley District

The area along both the Big and Little Tesuque Rivers is recognized as the green heart of the plan area and the feature that differentiates Tesuque from other areas. It encompasses more than 850 acres and represents much of Tesuque's historic and agricultural past, as well as the community's hopes for continued agricultural use in the future. Preservation of this area as rural and open is tied to the need to keep the lands available and suitable for pastures, orchards and other agricultural uses; and to the preservation of the acequias.

Uses should be limited to single-family residential development, agricultural related uses, home occupations and small scale commercial uses centrally located near the intersection of Bishop's Lodge Road and Tesuque Village Road. This central location should continue as a neighborhood scaled commercial node. New commercial uses or expansion of existing uses should meet objectives and requirements of the Tesuque Rural Commercial Overlay, (see below).

Average lot size is approximately 2.42 acres with the majority of lots, (51%)being greater than 1.5 acres.

A minimum lot size of 1.5 acres should be established with incentives for the preservation of contiguous open space or agricultural lands of 3 acres and larger, (see Acequia and Agriculture section, page 49).

Options for clustering involving density transfers should not exceed the gross density of 1 dwelling unit per 1.5 acres. Design standards and provisions for clustering should be developed and codified as part of the future Tesuque Valley Community Zoning District.

Secondary dwelling units should be allowed as a conditional use on lots with 1.5 acres or more limited to one secondary unit per lot. Design standards and provisions for secondary units should be developed and codified as part of the Tesuque Valley Community Zoning District, (see General Provisions, page 45 for zoning recommendations related to secondary units).

Structure height up to 26 feet on slopes less than 15% should be permitted with the following conditions:

- Second story area limited to 65% of ground floor footprint.

Structure height on slopes greater than 15% and/or on ridgetops; as regulated per Rio Tesuque Ordinance 2000-13, (see General Provisions, page 45).

Performance based setbacks reflecting the historic patterns of Griego Hill should be established as part of the future zoning regulations.

TVCP Residential Estate District

The Residential Estate District is designated for properties in the Planning Area that are situated on a flat ridge above the valley floor adjacent to Bishop's Lodge Hills Subdivision and accessed by either Mama Kay Way or Eccola Lane or Bauer Road.

The area is comprised of residential properties which have recently been subdivided through the family transfer process. Lot sizes currently range between 1.4 acres to 7.5 acres with an average lot size of approximately 3.2 acres.

This area should continue to evolve as a primarily low-density single-family residential district with appropriate infrastructure and options for clustering in conjunction with contiguous common areas or conservation easements.

A minimum lot size of 2.5 acres should be established to reflect the existing development pattern and recognize this area as a transition zone from the denser Tesuque Valley and Rural Resort designations to the larger lots of the Foothills designation.

Building envelopes and setbacks should be established on parcels to minimize the visibility of development from the valley floor and Bishop's Lodge Road and to provide a natural buffer between developments.

Structure height up to 26 feet on slopes less than 15% should be permitted with the following conditions:

- Second story area limited to 65% of ground floor footprint.

Structure height on slopes greater than 15% and/or on ridgetops; as regulated per Rio Tesuque Ordinance 2000-13, (see General Provisions, page 45).

TVCP EAST AND WEST RIDGE DISTRICTS

The East and West Ridge Districts are designated for areas associated primarily with contemporary residential subdivisions that were established off the valley floor in the surrounding piñon/juniper covered hills. Most of these subdivisions have covenants covering minimum lot sizes, buildable areas, utility easements, egress and ingress easements, building heights and setbacks. The East Ridge District encompasses approximately 185 acres in the northeast portion of the plan area and abutting the Santa Fe National Forest. The West Ridge District encompasses approximately 1025 acres along the western boundary of the plan area abutting highway US 285.

Uses should continue to be limited to single-family residential development, agricultural related uses and home occupations that are residential in scale.

Gross density for new residential development should reflect the average lot size of approximately 5 acres. Compact residential development in conjunction with contiguous common areas or conservation easements should be encouraged.

Options for clustering involving density transfers should not exceed the gross density of 1 dwelling unit per 5 acres. Design standards and provisions for clustering should be developed and codified as part of the Tesuque Valley Community Zoning District.

Secondary dwelling units should be allowed as a conditional use on lots with 5 acres or more limited to one secondary unit per lot. Design standards and provisions for secondary units should be developed and codified as part of the Tesuque Valley Community Zoning District.

Structure height up to 26 feet on slopes less than 15% should be permitted with the following conditions:

- Second story area limited to 65% of ground floor footprint.

Structure height on slopes greater than 15% and/or on ridgetops; as regulated per Rio Tesuque Ordinance 2000-13, (see General Provisions, page 45).

Building envelopes and setbacks should be established on parcels to provide a natural buffer between developments.

West Ridge District

The West Ridge District encompasses approximately 1025 acres on lands that lie between the Tesuque Valley District and US Highway 285. More than the other districts, properties have major terrain management challenges; slopes are steeper, there is less tree cover and perhaps as a result of erosion there are more exposed sub-soils. Extra care should be given to the planning of driveways and buildable areas in this zone so as to prevent future erosion. Average lot size is approximately 6.7 acres with the majority of lots, 64% being greater than 5 acres.

East Ridge District

The East Ridge District encompasses approximately 185 acres on lands that lie between Griego Hill and the Plan area boundary on the north are similar development pattern, soils and vegetation as the West Ridge but slopes are not as steep. Average lot size is approximately 6.3 acres with the majority of lots, 63% being greater than 5 acres.

TVCP Foothills District

This designation applies to two areas encompassing approximately 420 acres that cover large residential lots located in the foothills which border Santa Fe National Forest. There is less level, buildable area and more sloping terrain. Most of the area has good tree cover, with piñon and juniper trees predominant in the landscape.

Average lot size is approximately 12 acres with 46% of the lots being greater than 10 acres. Many of the residential lots that are less than 10 acres are associated with land set aside as conservation easements or permanent open space. In order to reflect existing development patterns and natural transition area from the valley floor to the Santa Fe National Forest, new land divisions and development should have a maximum density of 1 unit per 10 acres or greater.

Uses should continue to be limited to single-family residential development, agricultural related uses and home occupations that are residential in scale.

Options for clustering involving density transfers should not exceed the gross density of 1 dwelling unit per 10 acres. Design standards and provisions for clustering should be developed and codified as part of the Tesuque Valley Community Zoning District.

Secondary dwelling units should be allowed as a conditional use for on lots with 10 acres or more limited to one secondary unit per lot. Design standards and provisions for secondary units should be developed and codified as part of the Tesuque Valley Community Zoning District.

Structure height up to 26 feet on slopes less than 15% should be permitted with the following conditions:

- Second story area limited to 65% of ground floor footprint.

Structure height on slopes greater than 15% and/or on ridgetops; as regulated per Rio Tesuque Ordinance 2000-13, (see General Provisions, page 45).

Building envelopes and setbacks should be established on parcels to provide a natural buffer between developments.

TVCP Rural Commercial Overlay

The TVCP Rural Commercial Overlay accommodates the expansion or new development of business, commercial, higher density residential and service-related activities in the Village Core area. It covers properties that are appropriately located and have adequate frontage and access onto public roads with existing capacity to accommodate more intensive development. The intent of the overlay is to supplement standards of the

underlying land use designation for mixed-uses in order to support community goals for economic development, self-sufficiency, sustainability and aging in place while maintaining residential scale and rural character of the plan area.

This category is designated for two different areas:

Area A:
Approx. 17 acres
This area is centrally located and covers lots or portions of lots with established/ historic commercial land uses, and/or frontage on Bishop's Lodge Road and/or Tesuque Village Road within the village core. The area is envisioned to continue as mixed-use village center supporting neighborhood scale retail and commercial uses, community facilities and open space as well as higher density residential development – up to 6 dwelling units per acre. Due to the higher density and intensity of the area, the following improvements are recommended:

- Improved wastewater treatment: This may be in conjunction with a future community wastewater treatment facility, sanitation district or satellite system that serves the elementary school and homes located in the Griego Hill Traditional Village District.
- Shared parking and circulation plan: A shared parking and circulation master plan should be developed so that traffic and parking from existing and new businesses is efficient, organized and limits impacts to surrounding areas.
- Improvements to the RTD Blue Route: A transit stop for the RTD Blue route has recently been established in Area A providing convenient public transit options to and from Santa Fe for plan area residents. Improvements to the transit stop that provide shade and seating are needed and should be addressed as part of the pedestrian circulation plan: See Cars, Bicycles, People beginning on page 25.
- Community Center: See Community Facilities page 60
- Community outdoor space and / or small passive park: See Community Facilities page 60

Area B:
Approx. 9 acres

This area is located along Tesuque Village Road just east of the interchange with US 285 on approximately 9 acres of vacant land that abuts public right-of-way on three sides; Tesuque Village Road on the south and east and Highway US 285 on the west. This area functions as a gateway to Tesuque. As such, future development of the area must be scaled to its rural setting. The area is envisioned to be appropriate for neighborhood-scaled and neighborhood-oriented mixed uses, including commercial offices, live work units, studios, restaurants, retail of primarily locally produced goods, community services, recreation amenities and higher density residential – up to 6 dwelling units per acre. It is not appropriate for travel services, highway oriented development or retail where the majority of goods are not produced locally. It should be noted that there are likely major constraints to development due to steep slopes and a large arroyo cutting through the site. On-site density transfer should be considered for areas primarily left in a natural state.

General Provisions for Areas A & B:

Although this category allows a mixture of land uses, there should be controls intended to minimize or buffer any nuisances caused by new or expanded development.

In order to fit in with surrounding residential development, dimensional standards of underlying designation should be applied except as identified below.

Permitted uses: In addition to those uses allowed by the underlying designation, the following uses should be allowed:

- Neighborhood scaled business, services, commercial establishments including restaurants and community facilities, provided maximum floor area for each establishment does not exceed 5,000 sq. feet.
- Residential uses up to 6 dwelling units per acre

Due to the rural and residential character of the village core and its proximity to both the Tesuque Elementary School and the Rio Tesuque; industrial, manufacturing, processing or storage activities are inappropriate and should be prohibited.

TVCP Community Facilities Overlay

The Tesuque Elementary School, the Tesuque Volunteer Fire Station, the US Post Office and San Ysidro Mission Church are vital community facilities that provide essential services to our rural community. Expansion and redevelopment that meets community needs should be allowed but limited to, (except for school and the fire station), less than 3,000 square feet of gross floor area.

In order to fit in with surrounding residential development, dimensional standards of underlying designation should be applied.

TVCP Rural Resort Planned Development District

This designation applies to the master planned development district of Bishop's Lodge Resort and Spa and associated residential development of Bishop's Lodge Hills Subdivision and the Villas at Bishop's Lodge Condominiums in the southern portion of the plan area abutting the City of Santa Fe boundary. Bishop's Lodge Ranch, Resort, Hotel and Spa have served as a resort and lodge since 1918. Most recently, this area has been planned, developed and operated in accordance with a master plan that was first approved by Santa Fe County in 1984 and last amended in December of 2002. The process included public hearings before the Board of County Commissioners, the County Development Review Committee as well as the Tesuque Development Review Board. The master plan, as amended and recorded, provides for the development and operation of resort facilities on approximately 93 acres, including lodging facilities, a restaurant, a spa and pool, equestrian facilities and other recreational and resort amenities, as well as approximately 225 acres of open space owned by the resort and used for hiking, mountain biking, horseback riding and similar outdoor recreational activities. The amended master plan also provides for residential development on approximately 136 acres to the east, now known as the Hills and Villas at Bishop's Lodge, which are not a part of the resort.

With respect to the resort property, the amended master plan, as well as final development plans that were approved through a public hearing process and recorded in 2000 and 2002, provide for 144 guest units, resort and recreational facilities, equestrian facilities, and 30,270 square feet of buildings to include guest units, a health and wellness center and pool, a salon, a meeting hall and tack room. Thirty-three of the guest units, as well as the health and wellness facility and the salon, remain to be built.

Development on the resort property has historically occurred on both the east and west sides of Little Tesuque Creek, including various uses on the western side of the creek such as the waste water facilities, parking, equestrian facilities, shipping, receiving and laundry facilities, solid waste storage, a children's activities center, tack room and the resort entrance. Area B of the amended master plan is located west of Little Tesuque Creek and is currently used by resort guests for skeet shooting, horseshoe pitching and evening barbeques. This area has been approved as part of the aforementioned master plan as amended and final development plans for other uses that have yet to be constructed, including a horse paddock, a corral, and a building to include a club room, tack room, swimming pool and hot tub, as well as recreational activities and amenities.

With respect to the residential development of Bishop's Lodge Hills Subdivision and the Villas at Bishop's Lodge Condominiums, the amended master plan, as well as final development plans provides for 48 single family homes, 34 condominiums and common open-space of 136 acres. The gross density of the area is approximately 1.6 acres per unit. As of 2012 all of the condominium units and about half of the single-family residential units were completed.

In accordance with the existing Santa Fe County Land Development Code (1996-10 as amended) as well as the proposed Santa Fe County Sustainable Land Development Code, the Bishop's Lodge is entitled to complete its development, seek amendments and continue its operations, in accordance with the amended master plan and approved final development plans.

This plan supports entitlements associated with the approved master plan and final development plans recorded in 2000 and 2002 and acknowledges a history of planned development and approval process that included extensive public hearings going back to the 1980's. This property has a long and stable history of use as a resort, and it has the entitlements that reflect that history and its intended continuation. The entire area should continue to evolve as a planned development district as a resort and future subdivision should be limited and in accordance with the approved master plan. Approved but yet to be constructed development should continue in accordance with the approved master plan as amended and final development plans.

Any new development, uses or land division **not approved** as part of the master plan as amended and/or final development plan should meet the following objectives:

- The designated open space tracts should remain undeveloped and in their natural state and used for passive recreation only.
- New uses should be compatible with the rural character of Tesuque and be planned and approved holistically as a planned development district.

- Uses that generate excessive traffic and noise particularly at night should be prohibited.
- Minimize impact on any adjacent rural residential or open space lands;
- Meet all county standards for proper installation and operation of water supply and sewage disposal systems, siting requirements determined for proper ingress and egress, buffers, setbacks and terrain management particularly in regards to road gradients and slope.
- No building or other structure should exceed 40 feet in height above finished grade.
- No building or structure should exceed three stories above grade.
- The total number of acres devoted to the built environment (including streets and parking) should not should not to exceed entitlements of the master plan and final development plans approved in 2002,
- Any new retail or service establishments' accessory to the resort and visitor-oriented accommodations should not to exceed the intensities identified in the master plan and final development plans approved in 2002,
- Structural expansion of the lodges and accessory uses should not exceed entitlements of the master plan and final development plans approved in 2002.
- Portions of the site that are west of the Little Tesuque Creek should remain substantially undeveloped with the exception of intensities and uses similar to those approved via the approved master plan as amended and final development plans.
- Transfer of development rights from Area B should be considered:

  Area B is located on a distinctive mesa that dramatizes Tesuque's high mountain, scenic setting. This plan supports the consideration of a transfer of development rights in order to preserve existing views from Bishop's Lodge Road and to provide a natural buffer between rural residential development and the resort.

The community would like to see Bishop's Lodge Resort & Spa first and foremost continue as a rural resort. However, over the course of the next 25 years external forces such as market preferences may require new uses be considered in order for establishment to remain viable. New uses, (that are not identified on the approved master plan) should be compatible with the rural character of Tesuque and be planned and approved holistically as a planned development district. Appropriate alternative land uses include:

- Continuum of care facilities, nursing homes, assisted living facilities boarding schools and medical facilities requiring a campus setting.

Historic, Cultural and Natural Resources

The site also hosts important historic, cultural and natural resources that should continue to be preserved and maintained:

- Archbishop Lamy Chapel which is recognized on the National Register of Historic Places.
- Portions of the site associated with the historic acequia irrigated lands and are currently used as gardens and orchards.
- Freshwater marshes along the Little Tesuque which are home to an abundance of vegetation, including highly valued historic cotton trees.

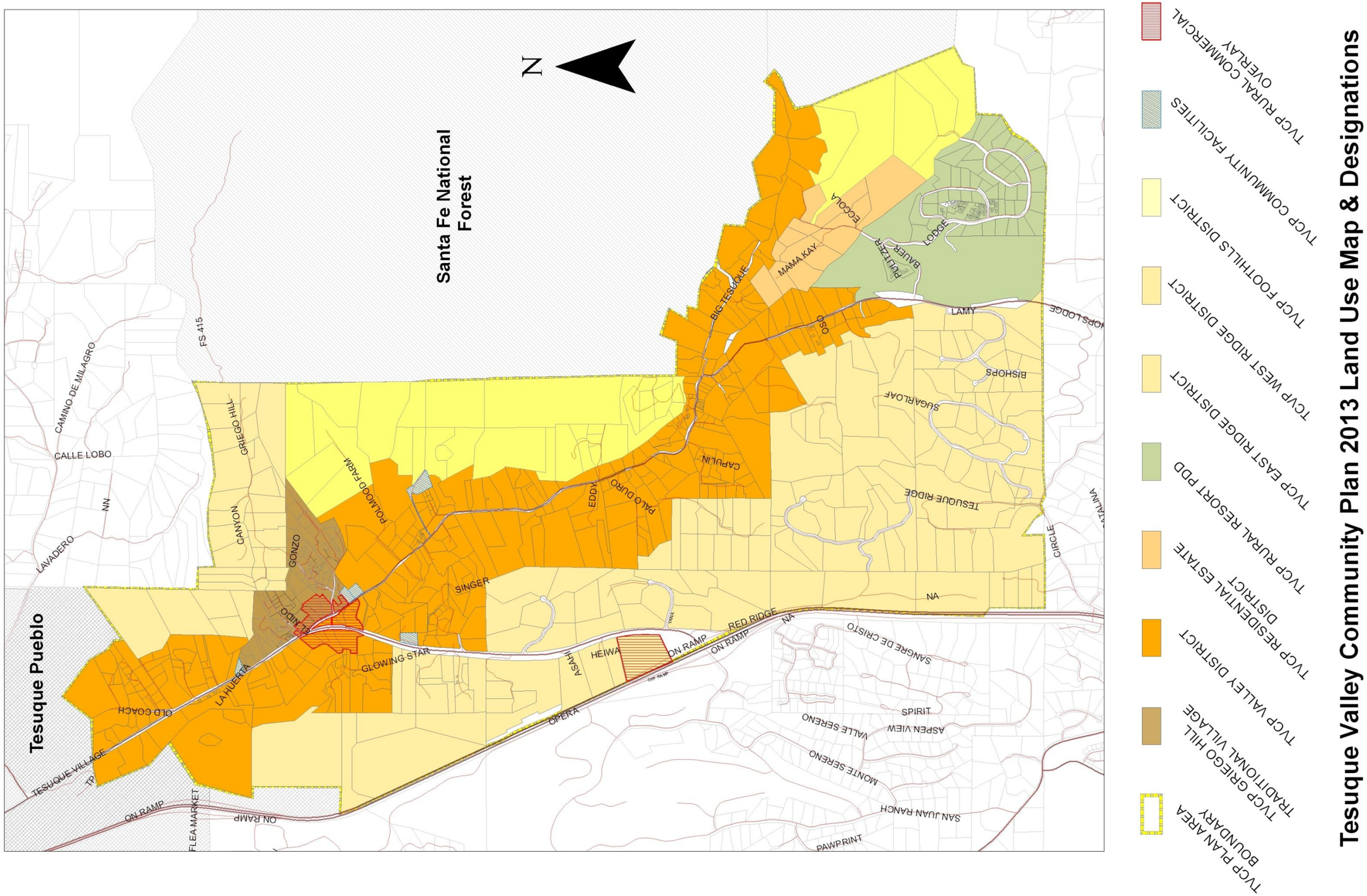
Water & Wastewater

The resort and the residential development are both served by central water and waste water facilities. The resort has an on-property water reclamation system filter and recycles all of their water.

Sustainable Management Practices

This plan supports and encourages the resort's sustainable management practices particularly as they are related to water conservation.

Figure 4 Future Land Use Map & Designations



General Provisions

The purpose of the following general provisions is to ensure new development in all land use designations fits in with existing development and contributes to the rural character of the plan area. The provisions are intended to guide future development as well as the regulations and standards to be created as part of the anticipated Tesuque Valley Community Zoning District. Many of the provisions are brought forward from the Santa Fe County Rio Tesuque Valley Community Zoning District Ordinance 2000-03.

Density and Minimum Lot Sizes

New development and land uses should reflect the existing unique character of Tesuque. The existing densities and lot sizes are based on topography and historic patterns and greatly contribute to our rural lifestyles and the ability to enjoy the quiet tranquility of this place. The minimum lot size and gross densities recommended for each land use designation should not be adjusted down when community water and sewer systems are provided except:

- Where density transfers are used to protect sensitive lands or preserve open space or agricultural lands and gross density is maintained.

Home Occupations

Home occupations in Tesuque contribute to making Tesuque a self-sufficient and lively community. Existing home occupations include but are not limited to:

- Bookkeeping services
- Counseling
- Construction company home office
- Consulting businesses
- Photographers studios
- Artists' studios
- Craft production
- Architects offices
- Septic services home office
- Horse boarding services
- Distillers and vintners

Most home occupations in Tesuque are residential in scale and have little impact on their neighbors. Increased traffic from home occupations that have daily deliveries or patron visits is inappropriate due to the narrow roads and the primarily residential and/or agricultural character of the plan area.

Goal: Maintain compatibility between home occupations and neighboring residential uses.

Goal: Ensure that septic systems have the capacity to provide sufficient treatment for all activities on the property.

No-impact and low-impact home occupations should be allowed in all land use designations.

- This plan supports draft regulations/standards for no-impact and low-impact home occupations of the SLDC Public Review Draft Sept 2012. Medium-impact home occupations should only be allowed if daily patron/deliveries are limited to 4 visits a day, or if it is located within the rural commercial overlay, (Appendix B page 77, SLDC Public Review Draft Sept 2012 section 10.6.4- Table 10-1).

- In addition to state requirements for septic inspection at time of sale or transfer of ownership, the County should require that applicants for business licenses and / or home occupations demonstrate sufficient septic treatment capacity either by requiring inspection or self-certification as part of the application and license renewal process.

Private Roads and Driveways

Due to the steep slopes and soil types in the plan area road design and construction must be carefully reviewed and monitored. Several recent road projects leading to residential developments have not complied with county regulations or sound engineering practices. In general new developments should design narrow roads and driveways that follow the natural terrain without creating large cut and fill areas; roads should be designed with more natural edges, using shoulders, ditches and grassy swales rather than curb and gutter.

Design standards and regulations should meet or exceed provisions of Santa Fe County Ordinance 2000-13 Rio Tesuque Valley Community Zoning District including references to the Santa Fe County Land Development Code Terrain Management standards and regulations that ensure gradients do not exceed 11% and that the calculation of disturbed area includes area required for site-preparation.

Currently Santa Fe County and the Fire Marshall require 20' wide fire access roads to new residential structures. These roads are appropriate for large subdivisions, but are out of scale for small subdivisions or residences. There is a the need for adequate access to buildings for fire protection, but to make every site accessible by the largest trucks seems impractical and expensive for the homeowner, when there smaller trucks that can be used that require less road width and turn around space. In order to find less impacting solutions for fire access, a provisions need to allow for solutions to be developed for each individual site owner, developer, County and Fire Marshall working in collaboration.

Procedures should be adopted along with appropriate staffing levels to increase County oversight needed to ensure road construction adheres to regulations and design standards.

Secondary Dwelling Units

To support aging in place, multi-generational family living arrangements and traditional development patterns, secondary dwelling units should be allowed in land use designations as a conditional use limited to one "secondary unit" per lot and conforming to standards and regulations (to be developed as part of future Tesuque Valley Community Zoning District), that control for size, location, relation to primary unit and hook up to advanced septic systems or community wastewater systems.

Zoning recommendations:

- Require that primary dwelling units must be owner –occupied
- Require shared driveways
- Maximum allowable size:
    - 30% of the primary dwelling unit with a maximum allowable size of 1,200 square feet.
    - When primary dwelling unit is less than 1800 square feet, secondary dwelling unit may be greater than 30% of the primary dwelling unit with a maximum allowable size of 600 square feet.

Terrain management, Slope & Ridgetops

Due to steep slopes, high risks associated with fire and highly valued views that characterize large portions of the plan area, this plan supports regulations and design standards that assure that buildings, roads, driveways, utilities, and other development blend into the natural landscape and conform to the existing natural topography, vegetation, and soils characteristics of Tesuque. The natural form, color, slope, and texture of the hills or mountains should be the dominant feature, not the built environment.

Design standards and regulations should meet or exceed provisions of Santa Fe County Ordinance 2000-13 Rio Tesuque Valley Community Zoning District including references to the Santa Fe County Land Development Code Terrain Management standards and regulations and incorporating standards that help to mitigate fire risk including:

- Prohibiting construction on land where slope is thirty percent (30%) or greater in all circumstances, (See also Fire Safety & Prevention page 58).

Floodplain

Floodplains are defined by the Federal Emergency Management Agency (FEMA) via their Flood Insurance Rate Maps as lands that are subject to a 1% annual risk of flooding. Santa Fe County Flood Damage Prevention and Stormwater Management Ordinance 2008-10 restricts development in the floodplain. The Santa Fe County floodplain boundaries were recently redrawn during a multi-year planning process. The new boundaries were adopted by the County on October 30, 2012 for the purpose of administering flood damage prevention and stormwater management requirements. For Tesuque, the change in boundaries meant that in some areas the floodplain expanded, in some areas it retracted, and in some areas the hazard level increased or decreased. Some property owners in Tesuque have suggested that their land has been mistakenly identified as part of the floodplain. Those property owners may file a Letter of Map Change with FEMA to

revise the Flood Insurance Rate Map. Property owners who demonstrate that their properties are not in the foodplain will not be subject to the County's flood damage prevention and stormwater management requirements.

- A collective approach to revising the Flood Insurance Rate Map is needed to reduce cost to individual property owners.

Interconnecting Set asides

Design standards and regulations should meet or exceed provisions of Santa Fe County Ordinance 2000-13 Rio Tesuque Valley Community Zoning District:

- Interconnecting set asides and other easements for the preservation of agricultural land, protection of river, arroyos or trail corridors shall interconnect to such sites or potential sites on adjacent properties, as practicable.

Dark Night Sky

Provide regulations for outdoor lighting that will:

- Permit use of outdoor lighting that does not exceed the minimum levels specified in IES recommended practices for nighttime safety, utility, security productivity and enjoyment
- Minimize adverse offsite impacts lighting such as trespass, and obtrusive light.
- Curtail light pollution; reduce sky glow and improve the nighttime environment for astronomy.
- Conserve energy and resources to the greatest extent possible. ((IDA & IESNA), 2013)

Lot Coverage

Lot coverage's for residential uses in the plan area vary quite a bit. In general the smaller the lots size the higher the lot coverage. To support the traditional development pattern, rural character and a healthy watershed, regulations for lot coverage should vary with lot size and pertain to permeable surfaces. The following ratios between permeable surfaces and lot area are recommended and should be incorporated into the Tesuque Valley Community Zoning District:

For residential and commercial uses in all land use designations:

- For lots that are less than 12,000 square feet, permeable surface area should not be less than 50% of lot area.
- For lots that are greater than 12,000 square feet and up to 5 acres, permeable surface area should not be less than 80% of lot area.
- For lots that are greater than 5 acres, permeable surface area should not be less than 90% of lot area.

Protection Of River Corridors, Streams, Arroyos And Acequias

Design standards and regulations should meet or exceed provisions of Santa Fe County Ordinance 2000-13 Rio Tesuque Valley Community Zoning District:

- Development shall be set back a minimum of fifty feet (50') from the natural edge of the Little Tesuque and the Big Tesuque rivers.

- A minimum of twenty five feet (25') setback is required from the natural edge of all other stream arroyos waterways, drainage ways that may convey a discharge ("Q") of one hundred cubic feet per second (100 cfs) or more, generated by a design storm, (100 year recurrence, 24 hour duration).
- Applications for development within twenty-five feet (25') of an acequia shall be reviewed by the affected acequia association before any Development Permits are issued.

Natural Landscaping

Design standards and regulations should meet or exceed provisions of Santa Fe County Ordinance 2000-13 Rio Tesuque Valley Community Zoning District with adjustments to meet fire safety and prevention objectives:

- Native vegetation shall be preserved on development sites and local native plants used for landscape buffers and screening.

Non-Conforming Uses

Non-conforming uses that are residential in scale and do not negatively impact surrounding properties, traffic flow or water quality, are envisioned to continue "as is". Any proposed development expansions or new uses associated with non-conforming uses should be required to conform to the land use designation recommendations and /or established base zoning district.

Some non-conforming uses have evolved over the years into commercial developments without appropriate oversight of impacts to water quality, adjacent property owners and the community at large. In general they are permitted as "businesses" through approved business licenses but do not have commercial zoning or conditional use permits.

The County in collaboration with the community should identify non-conforming uses that, due to the intensity of use and/or commercial nature of activities, are negatively impacting water quality, traffic flow and/or the surrounding residential properties. These non-conforming land uses should be required, within a reasonable time period after the adoption of the SLDC and Tesuque Community District, to comply with underlying residential zoning, home occupation regulations or seek conditional use permits fulfilling associated approval processes and regulations, including notification requirements, adequate water and wastewater infrastructure, and standards related to access, ingress and egress, fire code regulations and buffering, landscaping and parking standards that eliminate impacts to the surrounding rural residential lands and ground and/or surface water.

ENFORCEMENT

A proactive approach versus a reactive to enforcement is needed to avoid prolonged conflicts between and among properties owners and the County.

Strategy: The Tesuque Valley Community Association will schedule standing quarterly or biannual meetings with Santa Fe County Code Enforcement Division to proactively address code enforcement and educational issues as well as permit application processes.

Strategy: The Tesuque Valley Community Association will apply to the Board of County Commissioners for registration as a Community Organization in order to receive notice and provide recommendations for any discretionary development application, including conditional use permits for medium impact home occupations.

Agriculture, Acequias & Riparian Areas

The farms, orchards, gardens, lush river bosque, tree lined roads and functioning acequia systems provide connections to Tesuque's rural roots. Preserving and enhancing this aspect of the plan area continues to be a priority.

Introduction

Tesuque's history and contemporary identity are deeply rooted in the traditions and practices surrounding acequias and agriculture lands as well as the riparian areas associated with the river bosque. They help identify Tesuque, support a variety of plants and animals and evoke the village's history. Poorly sited development and the overgrowth of invasive species are threats to the health of acequia irrigated lands and riparian areas.

Programs and incentives are needed to preserve the acequias, restore the riparian areas and encourage the assembly of contiguous land for agriculture and open space.

The plan recommends a three-pronged approach to enhancing opportunities for agriculture production and riparian restoration:

An education-based approach:

Strategy: The Tesuque Valley Community Association will form a Stewardship Committee to educate and work with property owners on establishing conservation and/or agricultural easements on their property.

An interagency and community collaborative approach:

Strategy: Stewardship Committee will work with property owners to implement federal, state, local and tribal initiatives that are actively working to remove or control select invasive species such as elms and tamarisk and regenerate the vegetation native to the bosque and acequia irrigated lands.

An incentive-based zoning approach:

Strategy: Create new zoning incentives and provisions for parcels measuring at least three acres that would allow qualifying lands to receive density bonuses for transfer or compact development in exchange for setting aside a prescribed minimum percentage of their lot area for agriculture production or open space.

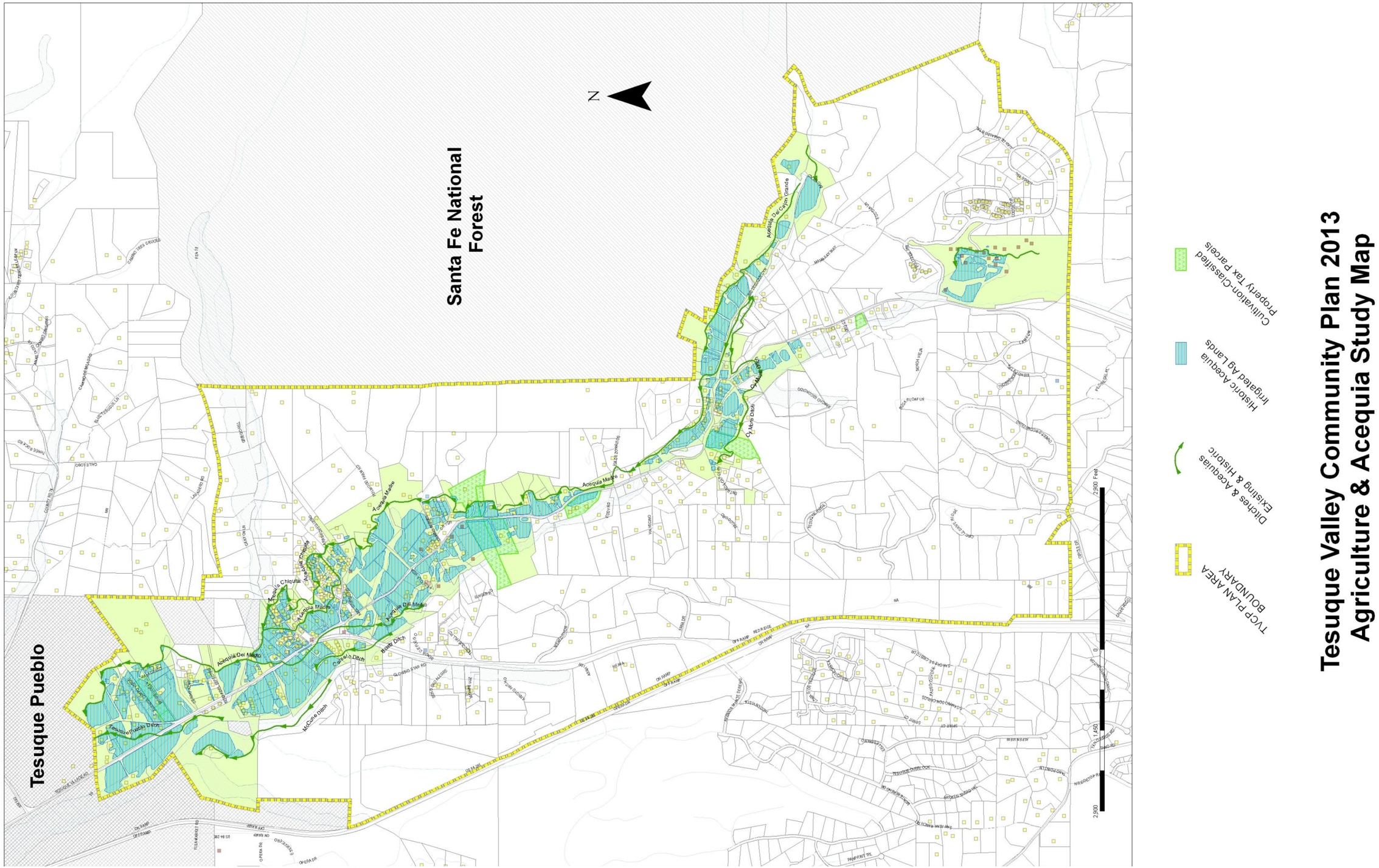


FIGURE 5 AGRICULTURE & ACEQUIA STUDY MAP

Social Trails

For generations, walking & horseback riding are ways we connect with our natural surroundings and neighbors. The historic network of community trails and paths is a part of our rural lifestyle that needs protection.

Introduction

In addition to roads and public trails, the village of Tesuque is connected by historic social trails. Such trails were established over time through historic use. They have significant community value. They facilitate land management, provide access to natural resources, support recreation, reflect village tradition, and connect neighbors to one another. Although Tesuque's social trails have long since been established by historic use, these trails are generally not documented or officially recorded. There are concerns that as property ownership changes in Tesuque, access to social trails may be inadvertently and irretrievably lost.To preserve social trails and the values associated with them, the community plan outlines strategies that inform property owners and County development review staff of the location of these historic social as an initial step to protect those trails.

Official Map

Goal: Preserve Tesuque's historic social trails.

Strategy: The Community with assistance from the County will map social trails in order to produce an "Official Map" that will be adopted as part of the Tesuque Valley Community District.

Strategy: Santa Fe County Building and Development Services will advise applicants seeking subdivision or development permits in the Tesuque area of potential impacts to social trails based on the official Tesuque social trails map. County Development Review will encourage property owners and developers to work with neighbors and the Tesuque Valley Community Association to preserve and enhance social trails and access.

Strategy: The Tesuque Valley Community Association will work with property owners to record easements for the social trails with the County Clerk so that easements, points of access, and allowable uses are on record for title searches and are disclosed to new property owners.

Forest Road 415

Goal: Preserve Tesuque's historic access to Santa Fe National Forest via Forest Road 415

Strategy: The Community will work with the County and Santa Fe National Forest to re-establish access via Forest Road 415 from Griego Hill Rd (SF County Road 72 C) to SF National Forest Boundary.

Public Access to Forest Land & Trails

Manage visitor use impacts associated with public trailheads.

Public lands and trails within and surrounding Tesuque Valley are valued by the community and broader region. These amenities also generate visitor use impacts that should be managed more appropriately than they are at present. The Santa Fe National Forest lands adjacent to the planning area include a vast system of trails through the Sangre de Cristo Mountains. These lands have high scenic, recreation, and habitat value. Tesuque Creek Trail, the Chamisa Trail, and Winsor Trails cross the Santa Fe National Forest and may all be accessed from trailheads in the plan area including trails associated with Bishop's Lodge Resort and Spa.

As significant recreation amenities for the entire region, these trails attract more visitors than there are safe and convenient parking spaces to accommodate them. Parking on the sides of the road may impede traffic and emergency vehicle access. To enhance access to public land adjacent to the planning area, the community plan outlines strategies to develop additional parking facilities and to identify locations of "overflow parking".

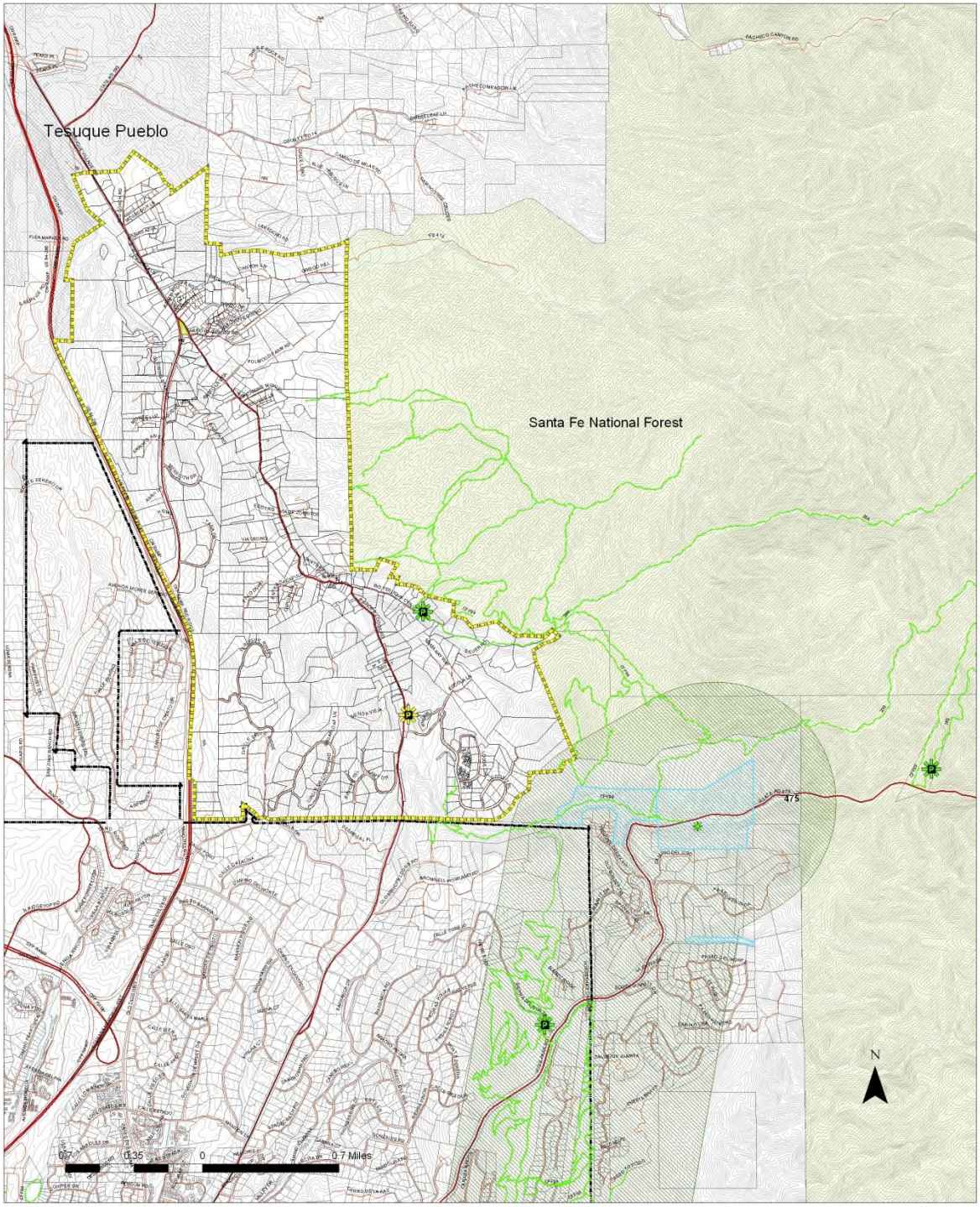
Strategy: The Tesuque Valley Community Association will work with Bishop's Lodge and Santa Fe County Public Works to explore the possibility of creating parking spaces and trailhead signage on the public right of way north of the entrance to Bishop's Lodge and/or within the Bishop's Lodge facility, as appropriate, in order to provide additional parking for cyclists using the Windsor trail and alleviate parking congestion at existing trailheads, (see Forest Trails and Access Study Map page 57).

Strategy: The Tesuque Valley Community Association will work with Bishop's Lodge to explore the possibility of providing public access to the Windsor Trail using existing resort trails and road network.

Strategy: Currently County Road 72A provides a trailhead with limited parking for the Tesuque Creek Trail and Windsor Trail. The Tesuque Valley Community Association will work with Santa Fe County Public Works to develop signage at the trailhead that alerts hikers of trailheads off of Hyde Parke Road that provide access to the Windsor trail and Tesuque Creek Trail with more plentiful parking, (see Forest Trails and Access Study Map page 57).

Strategy: The Tesuque Valley Community Association will work with Santa Fe County Public Works and the Tesuque Valley Volunteer Fire District to provide signage at the County Road 72A trailhead that describes penalties and the hazards of parking beyond stated limits.

Figure 6 Forest Trails & Access Study Map



Santa Fe National Forest Trails
Existing Trails
Contours - 20 Feet
Minor Roads
Major Roads
Santa Fe County Open Space
Potential Trail Corridor SGMP 2010
Existing Trail Access Parking
Proposed Trail Access Parking
City of Santa Fe
TVCP_Community_Planning_District_2012

TVCP Regional Trails Study Map

Fire Safety & Prevention

Fire will continue threaten the plan area. Having a proactive approach through prevention as well as being prepared for both are priorities of the community.

Tesuque is highly vulnerable to wildfire. Most of the Tesuque Planning area is located in the County's Urban Wildlife Interface Area—a geography that encompasses areas of the County that are at the highest risk of experiencing wildfire.

Wildfire risk increases during drought conditions and may intensify as drought continues. The 2011 wildfire season was particularly horrendous. It included the human caused Las Conchas Fire in the Jemez Mountains which burned over acres 245 square miles and closer to home, the Pacheco Fire which came within 5 miles of the plan area and burned over 16 square miles. Currently in 2013 wildfire season, the ongoing Joroso Fire, 12 miles northwest of the plan area, has burned over 11,000 acres of the Santa Fe National Forest.

Increase Response Capacity

Fire protection in the village is provided by the Tesuque Volunteer Fire District which consists of three volunteer fire stations located in Tesuque Village, Tesuque Pueblo, and Chupadero. The Volunteer Fire District serves Tesuque Village, Tesuque Pueblo, Chupadero, Rio El Medio, Tano, Casa De San Juan, Sundance Estates, Vista Redondo, Los Camonitos, and Hyde Park Estates. Participants in the community planning process have expressed concern that water supply to support fire protection in Tesuque Village may not be sufficient. At present, the Tesuque Village fire station draws water from a 20,000 gallon tank associated with the Tesuque Mutual Domestic Water Consumer Association, a 90,000 gallon water tank at Bishop's Lodge, and has access to a 97,000 gallon tank outside

of the plan area at Rancho Encantado as well as the ability to draw water from two outdoor swimming pools in the community. In years past, the village fire station has had the ability to draw water from two ponds in Tesuque Pueblo, but this supplemental source is not considered reliable as they are currently dry. Of further concern is the possibility that a complete drawdown of the Tesuque mutual domestic well may collapse the system due to its age.

Strategy: Purchase and locate supplemental water tanks on suitable sites that supports the volunteer fire district's operational readiness and that minimizes visual/aesthetic impact. Locations that have been discussed with the community and the fire district include: elevated land just west of Tesuque Village Road across from the existing fire station, and a suitable site between Tesuque Elementary School and Bishop's Lodge Resort.

Mitigate wildfire vulnerability.

Most of Tesuque carries an Urban Wildfire Interface Area classification of 1 indicating that wildfire risk is extreme or very high fire, or a classification of 2 indicating that wildfire risk is high. These classifications require that any new construction, or reconstruction that affects or increases 49% of a structure's floor area, mitigate wildfire risk by requiring certain structure design standards; road, driveway, and gate standards; and in cases of subdivisions involving 12 lots or more, terrain management.

Strategy: As the rate of fire spread increases as slope increases, the Tesuque community plan supports the County prohibiting construction on land where slope is thirty percent (30%) or greater in all circumstances.

Strategy: The community plan encourages residents to take advantage of the County's free service to assess household wildfire vulnerability. This service provides information to fire districts regarding how to effectively fight fires that may affect households and educates households as to steps they can take to mitigate their wildfire vulnerability.
.

Establish provisions for fire access roads that don't detract from the historic and rural character of the area.

Currently Santa Fe County and the Fire Marshall require 20' wide fire access roads to new residential structures. These roads are appropriate for large subdivisions, but are out of scale for small subdivisions or residences. There is a need for adequate access to buildings for fire protection, but to make every site accessible by the largest trucks seems impractical and expensive for the homeowner, when there smaller trucks that can be used that require less road width and turn around space. In order to find less impacting solutions for fire access, a provision needs to allow for solutions to be developed for each individual site owner, developer, County and Fire Marshall working in collaboration.

Community Facilities

Increase community cohesion and dedicated community space in Tesuque.

Key Observations:

Tesuque has a public elementary school located on Bishop's Lodge Road. The school serves about 147 students between kindergarten and sixth grade from Tesuque, Chupadero, Rio en Medio, Tesuque Pueblo, Espanola, and the City of Santa Fe. In addition to providing educational and recreational opportunities to Tesuque children, the school is also available to community members interested in using the facility, although fees for opening and closing the facility outside of normal business hours apply and community groups interested in using the school facility must either accept all risk and liability associated with their event or purchase insurance through which offers one-time coverage for about $75-$150.

The elementary school is highly valued and its continued function as a school is a priority in the community. In the event that it can no longer function as a school, this plan supports its repurposing as a multi-purpose community center.

The Tesuque Fire Station located on Senda del Fuego road is one of three volunteer fire stations that services the communities of Tesuque Village, Chupadero, Rio El Medio, Tano, Casa De San Juan, Sundance Estates, Vista Redondo, Los Caminitos, Hyde Park Estates. While the space is occasionally used for community events, its main purpose is to support emergency response so opportunities for community events are limited.

The Tesuque Village Market, El Nido Restaurant (when it was in operation) and San Ysidro Mission, although not public establishments, function as important community gathering spaces for community members.

The San Ysidro Mission Cemetery and the Tesuque Elementary School playground are important open spaces that provide very different functions and specific community needs.

Tesuque does not have a community center or village park although its population is greater than several other communities with those amenities. The closest community center to Tesuque is the Santa Fe County Rio en Medio Senior and Community Center.

As a way of increasing cohesion in the community and facilitating implementation of this plan, the community has identified a need for a multi-purpose community facility, a small passive village park and a community website.

Policy: Create a community website that has an interactive community announcement page as well as an information kiosk at the post office.

Strategy: The TVCA will develop and maintain a community website.

Policy: Develop a multi-purpose community center.

Strategy: In collaboration with the county, the community will identify developed and undeveloped properties in the Village core area that should be considered as potential sites for conversion as a community center

Strategy: The community in collaboration with the County will conduct a needs assessment and develop a preliminary program to use as a basis for siting and design of a community center.

Strategy: Tesuque will work with State Representatives of House District 46 and Senate District 25 to secure a state appropriation or other means of funding to support the siting and development of a community center.

Policy: Increase community outdoor space in the heart of the village.

Strategy: Tesuque will work with the County to evaluate a variety of sites within the village core area and explore the possibility of establishing and maintaining a small passive village park in conjunction with proposed pedestrian paths.

Water Supply and Wastewater Treatment

Tesuque's quality of life depends on adequate water quality and water quantity.

All residents and businesses in the plan area currently use ground water either drawn from private wells or community wells for their domestic water supply and to certain extent fire suppression. Their direct experience with wells and irrigation flows have led to the general agreement that ground and surface water in the plan area "is not a constant, abundant, unchanging source"[1].

Since the Rio Tesuque Plan was adopted in 2000, the Aamodt litigation has been settled and implementation of a regional water system in the Pojoaque Basin has begun with completion projected for 2024. The project will involve extending water infrastructure to serve Pueblo and County residents, including residents in the plan area, with surface water from the Rio Grande. It is important to note that residents have expressed concern that the implementation of the Aamodt settlement has the potential to significantly alter the community. This plan addresses concerns that the proposed alignment of the pipes which are congruent with the Scenic Corridor may cause the roads to be widened and detract from the scenic quality and unique character. (See Scenic Corridor Section beginning on pageIntroduction). This plan does not address the terms of the settlement parties' water entitlement and use which were established under state and Federal law through the Settlement Agreement.

[1] Rio Tesuque Community Land Use Plan 2000

Key Facts:
Domestic Wells- There are approximately 440 wells in the plan area. The majority are domestic wells serving individual and multiple households (shared wells). Approximately 24 wells are used for irrigation.

Community Water - The Tesuque Mutual Domestic Water Consumers Association provides water services to 107 service connections or a population of about 370. Bishop's Lodge and Shidoni have their own water systems. Notably, no water system in Tesuque has had any violations for exceeding federal contaminant standards in recent years.

Wastewater Infrastructure- Most households in Tesuque rely on individual septic tanks to manage their wastewater. Tesuque's unique geographic characteristics, including soil depth to bedrock, percolation rate, depth to shallowest water table, slope, and flooding potential mean that many households in Tesuque are required to treat wastewater to higher standards than are achieved with a conventional septic systems and must purchase more expensive septic tank systems. Bishop's Lodge, Sol y Sombra Trailer Park, Riverside Mobile Home Park, and Tesuque Elementary school each have small wastewater facilities to serve their populations.

Goal: Develop more centralized approaches to managing wastewater.

Strategy: Santa Fe County and the Tesuque Valley Community Association will explore the feasibility of developing central community waste water facility for the Village Core area and Griego Hill to include the Tesuque Elementary School, commercial uses, the mobile home parks and homes, (See Water & Wastewater Study Map, page 62).

Goal: Increase County oversight of liquid waste disposal systems, including septic tanks to reduce ground water and surface water pollution due to failing systems.

Policy: County should determine the efficacy of liquid waste disposal systems by requiring inspection and implementation of improvements as needed as part of development permit application for new development, change in use or increase in the intensity of activity.

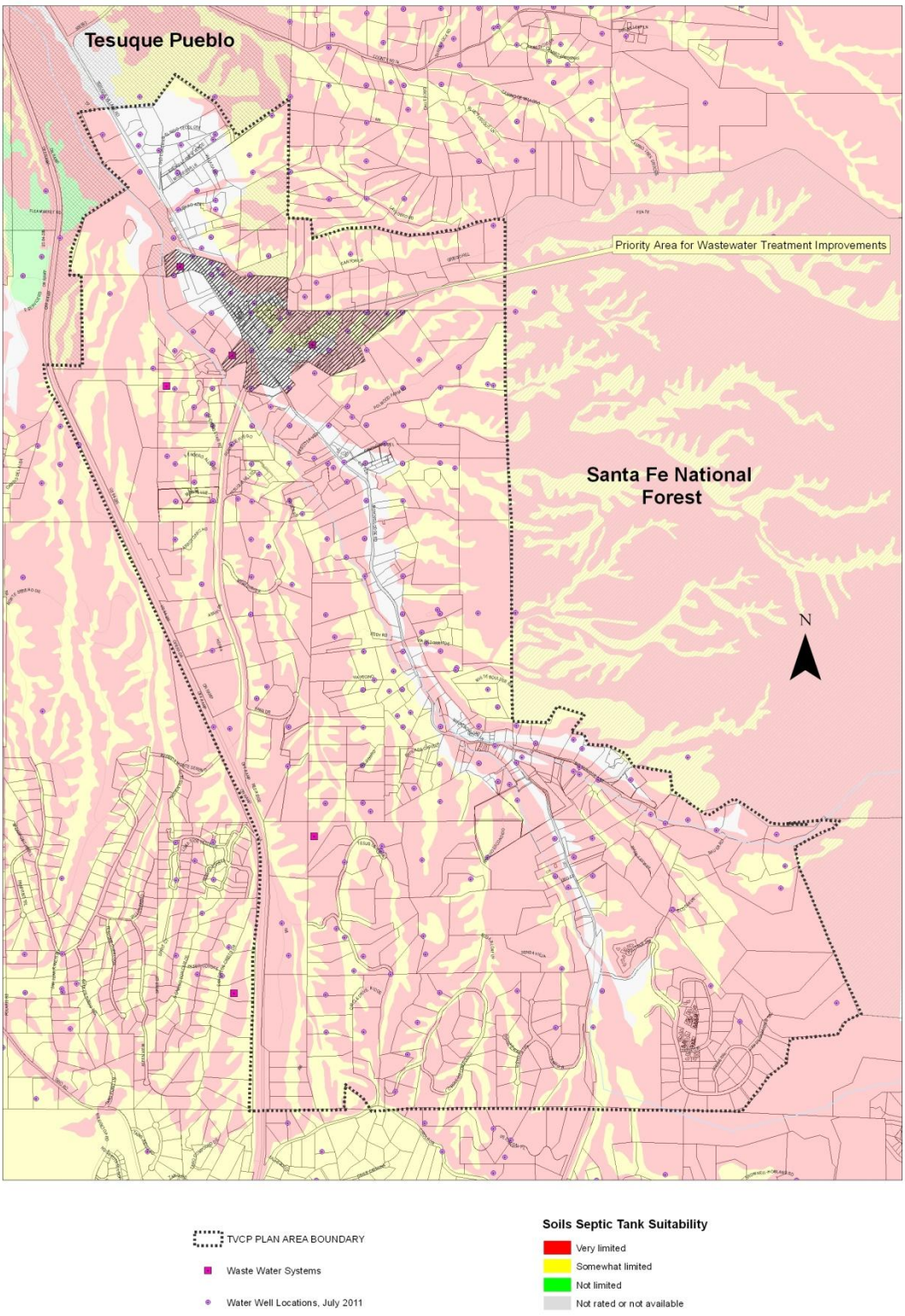
Policy: County should determine the efficacy of liquid waste disposal systems by requiring inspection and implementation of improvements as needed as part of business license and/or home occupation permit application.

Goal: Increase awareness of Tesuque water quality and means of enhancing water quality.

Strategy: The Tesuque Valley Community Association will reach out to a technical assistance organization such as Amigos Bravos to explore ways for Tesuque residents to monitor the presence of contaminants that aren't already regulated by the New Mexico Environment Department and if appropriate, develop a strategy to address water contaminants.

Strategy: The Tesuque Valley Community Association will form a subcommittee to develop educational materials documenting how individual households can minimize their impact on water resources. Please see Appendix D Protecting Our Water and Ourselves for educational information that identifies household supplies and building materials that are commonly used but pose risks to the environment and residents.

FIGURE 7 WATER & WASTEWATER STUDY MAP



Tesuque Valley Community Plan 2013
Water & Wastewater Study Map

SECTION III: IMPLEMENTATION

Strategic Work Plan

Introduction

The spirit of collaboration and cooperation that carried Tesuque through the plan update process will be vital to implementing the updated community plan. The process of collaborating to implement the community goals established in this plan is as important as the goals themselves.

Implementation Matrix

The Implementation Matrix lists many of the strategies of the plan, and lays out the responsible entity, timing of implementation and potential funding sources, where relevant. Recommended zoning regulations will be implemented with adoption of Sustainable Land Development Code. Capital Improvement Projects will follow the standard process for submittal, evaluation and adoption by the County. The remaining strategies are voluntary initiatives, and may involve collaboration of the community groups, Tesuque Valley Association with County departments, other public agencies or organizations. The Tesuque Valley Association should create an Implementation Task Force to organize committees to be responsible for coordinating the implementation of each of these strategies and activities.

1. Element: Land Uses, Densities, & Development Patterns	Page (s) #	Responsible Organizations/ Partners	Time Frame	Potential Funding Sources
1.1. Develop and codify a land use plan that reflects Tesuque's unique characteristics and community vision.	32-48	SFCP;TVCPC	Summer 2014	
1.2. Inventory public nuisances in the community which are currently causing undue community impacts and which may warrant county code enforcement action according to the land development code, or Ordinance 2009-11 to prohibit unnecessary and unreasonable noise and public nuisances, or other county policy.	48	TVCA; SFCP; SFCB&DS: Enforcement Division	2013	
1.3. Schedule standing biannual meetings with Santa Fe County code enforcement to proactively address code enforcement and educational issues as well as permit application processes.	48	TVCA; SFCB&DS Enforcement Division	2014	
1.4. When the opportunity becomes available, apply to the Board of County Commissioners for registration as a Community Organization in order to receive notice and provide recommendations for any discretionary development application, including conditional use permits for medium impact home occupations.	67	TVCA		
1.5. As part of a "welcome packet" for new property owners, provide an overview community plan future land use recommendations of the community plan.	Begin page 32	TVCA	Winter 2013	

1. Element: Land Uses, Densities, & Development Patterns	Page (s) #	Responsible Organizations/ Partners	Time Frame	Potential Funding Sources
1.6. As part of a "welcome packet" for new property owners, the Tesuque Valley Association should assemble information about the opportunity for property owners who believe that their property has mistakenly been identified as a flood hazard area to file a Letter of Map Change with FEMA to revise the Flood Insurance Rate Map. The Association should encourage property owners interested in filing a Letter of Map Change to coordinate with their neighbors to identify opportunities for coordination of efforts and reduction of costs.	45	TVCA	Winter 2013	
1.7. Provide information to properties that were incorporated into the floodplain for the first time in 2008 on how this designation affects their ability to modify, expand, and develop their property.	45	SFCBDS	Winter, 2013	

2. Element: Scenic Corridor & Roads	Page (s) #	Responsible Organizations/ Partners	Time Frame	Potential Funding Sources
2.1. Conduct a road survey that maps cultural resources, important scenic features including heritage trees and tree canopies, existing roadway widths and rights-of-way.	24-27	SFCP; SFCPW; TVCA	Spring 2014	County Operating Budget
2.2. Develop preservation standards in the form of a Scenic Corridor Overlay Zone which will establish permit conditions for all new road construction and improvement projects, utilizing context-sensitive design principles and the recommendations of this plan. The Overlay Zone should address lighting, utilities, and fences according to the recommendations of this plan.	24-27 **Figure 3 Scenic Corridor Schematic Plan 30**	SFCPW; SFCP; TVCA Review	Winter 2014	County Operating Budget
2.3. Assess the condition of Bishops Lodge's Road and rehabilitate all deficient or dangerous roadway sections to standards that are in character with the Scenic Corridor. This will apply to roadway surface, edge treatment, bike lanes and drainage facilities within the right-of-way.	25-27 **Figure 3 Scenic Corridor Schematic Plan 30**	SFCPW; SFCP; NMDOT; TVCA	2015	County Operating Budget; NMDOT Safety Programs (safety components)
2.4. Bridge safety assessment/ improvements. The bridge on Big Tesuque Canyon Rd. just beyond the intersection with 72 A may be unsafe due to its age and deteriorating condition.	27	SFCPW; NMDOT; TVCA	Spring 2014	County Operating Budget; RPA ; NMDOT Safety Programs (safety components)
2.5. Analyze and implement appropriate traffic calming measures including additional signage, striping, edge treatments, at-grade reflectors and sharrows for transition zones between the higher speed areas, 50 MPH - 35MPH, associated with traffic coming into the valley on Bishop's Lodge Road and Tesuque Valley Road and the slower speed areas, 25 MPH, associated with the traditional historic community.	25-27	SFCPW; SFCP; NMDOT; TVCA	2015	County Operating Budget; RPA ; NMDOT Safety Programs (safety components)

2. Element: Scenic Corridor & Roads	Page (s) #	Responsible Organizations/ Partners	Time Frame	Potential Funding Sources
2.6. Connect cyclists to the City of Santa Fe and surrounding areas through a normalized bike route to follow Tesuque Village Road to US 285 west frontage to connect with Tano Road and Camino Encantado, both of which are designated bike routes.	25-27 Figure 3 Scenic Corridor Schematic Plan 30	SFCPW; SFCP; NMDOT; TVCA	2015	County Operating Budget; RPA; NMDOT Transportation Enhancement Program
2.7. Develop an on-road bike lane for a limited section of road on Bishop's Lodge Road to provide the ability for southbound vehicles to pass cyclists biking up the steep climb from approximately the entrance of Bishop's Lodge Resort to the top of the hill.	25-27 See Figure 3 Scenic Corridor Schematic Plan 30	SFCPW; SFCP; NMDOT; TVCA	2015	County Operating Budget; RPA; NMDOT Transportation Enhancement Program
2.8. Develop a master plan for the village core that establishes: 2.8.1. Storm Water Management Plan 2.8.2. Safe pedestrian connections and crossings between the elementary school, the Village Market and the post office and which includes appropriate traffic calming measures, 2.8.3. Efficient parking and a management plan that improves parking for existing and future businesses 2.8.4. An improved RTD stop that provides seating and shade for transit riders 2.8.5. Small passive park (see Element **5. Community Facilities)**	25-27, 36 Figure 3 Scenic Corridor Schematic Plan 30 Figure 4 Land Use Map page 40	SFCPW; SFCP; SFPS; NMDOT; TVCA	Winter 2014	County Operating Budget; RPA; NMDOT Safe Routes to School
2.9. Amend the SGMP to remove or change future Roadways Map and language that refers to Bishop's Lodge Road as a "priority 2" for "retrofit through widening".	25	SFCP	2013	
2.10. As part of a "welcome packet" for new property owners, provide graphic examples of various walls, fencing, and landscaping alternatives that can accommodate both visual privacy needs on private property and a more open scenic corridor.	29	TVCASFCP	Winter 2013 Ongoing	

3. Element: Wildfire	Page(s) #	Responsible Organizations/Partners	Time Frame	Potential Funding Sources
3.1. Purchase and locate supplemental water tanks.	58	Tesuque Volunteer Fire District	2014	Volunteer Fire Assistance grant program; State Hazard Mitigation Grant Program funds; County Operating Budget
3.2. As part of a "welcome packet" for new property owners, encourage Tesuque residents to take advantage of the County's free service to assess household wildfire vulnerability.	58	TVCA	Winter 2013	

4. Element: Trails	Page(s) #	Responsible Organizations/Partners	Time Frame	Potential Funding Sources
4.1. Develop, as appropriate, parking in the public right-of-way near the north entrance of Bishop's Lodge along with signage describing how to access the Winsor Trail.	55-55	TVCA; SFCPW; Bishop's Lodge; SF National Forest	2015	County Operating Budget
4.2. Explore opportunities to create parking and signage, as appropriate, to provide access to the Winsor Trail for hikers and bikers.	55-55	TVCA; SFCPW; Bishop's Lodge; SF National Forest	2014	County Operating Budget
4.3. Develop signage at the trailhead on Big Tesuque Canyon Road/County Road 72A that alerts hikers of other locations off of Hyde Park Road to access the Winsor trail and Tesuque Creek trail with more plentiful parking.	55-55	TVCA; SFCPW	2013	County Operating Budget
4.4. Develop signage at the trailhead on Big Tesuque Canyon Road/County Road 72A that describes the hazards of parking outside of formal parking area.	55-55	TVCA; TVFD; SFCPW	Ongoing	County Operating Budget
4.5. Create an official social trails map that will be adopted as part of the Tesuque Valley Community District.	53	TVCA; SFCP; SFCB&DS	Winter 2014	
4.6. Work with property owners to record easements for the social trails with the County Clerk so that easements, points of access, and allowable uses are on record for title searches and are disclosed to new property owners.	53	TVCA	Ongoing	
4.7. Re-establish access to the Santa Fe National Forest via Forest Road 415 from Griego Hill Road/(SF County Road 72C.	54	TVCA; SFCPW;SFCPD; SF National Forest	2014	

5. Element: Community Facilities	Page(s) #	Responsible Organizations/Partners	Time Frame	Potential Funding Sources
5.1. Identify developed and undeveloped properties in the Village core area that should be considered as potential sites for a community center and/or a small passive village park. (see 2.7)	60-60	TVCA	Fall 2013	
5.2. Conduct a needs assessment and develop a preliminary program to use as a basis for siting and design of a community center. (see 2.7)	60-60	TVCA; SFCHHS	2015	
5.3. Conduct a needs assessment and develop a preliminary program to use as a basis for siting and design of a small passive village park. (see 2.7)	60-60	TVCA; SFCP	2015	
5.4. Develop a community center and/or small passive village park. (see 2.7)	60-60	TVCA; SFCPW	2016	State Appropriation (community center); Land and Water Conservation Fund Grants (park)

6. Element: Agriculture & Acequia	Page(s) #	Responsible Organizations/Partners	Time Frame	Potential Funding Sources
6.1. Form a Stewardship Committee to educate and work with property owners to establish conservation easements on their property.	49	TVA; SFCP; New Mexico Land Conservancy; Santa Fe Conservation Trust	2014	County Operating Budget; USDA
6.2. Create new zoning provisions for parcels measuring at least three acres that would allow qualifying land to receive density bonuses in exchange for setting aside minimum percentage of a lot area for agriculture production or open space.	49	SFCP; TVA Review	Winter 2014	

7. Element: Water quantity and water quality	Page(s) #	Responsible Organizations/Partners	Time Frame	Potential Funding Sources
7.1. Provide information to new property owners as part of a "welcome packet" on means for reducing the impacts of individual households on community water sources.	62-63	TVCA	Winter 2013	
7.2. Explore ways for Tesuque residents to monitor the presence of contaminants that aren't already monitored by the New Mexico Environment Department and if appropriate, develop a strategy to address water contaminants.	62-64	TVCA; Amigos Bravos; NMED	Ongoing	
7.3. Explore the feasibility of developing central community waste water facility for Tesuque's commercial core and Griego Hill to include the Tesuque Elementary School, commercial uses, the mobile home parks and homes.	62-64 Figure 7 Water & Wastewater Study Map 64	SFCPD; SFCPW; TVCA Review	2015	County Operating Budget