



2022

Tesuque Community Plan Draft Feb 2022



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The Planning Committee was open to the entire community and the following individuals participated in the planning process:

Planning Committee Members -

Annie-Laurie Coogan
Adelmo Del Archuleta
Barry and Myssie Acomb
Benjamin Shield
Brenda Atencio
Bruce and Debbie MacAllister
Bruce Stuart
Cam Duncan
Chris Ortega
Colin Keegan
Dale Osmun
David Dougherty
David Perez
Deborah and Bill Parker
Deborah Cox
Denise Hurtado
Denise Ip
Donna Strahan
Eric Sirotkin
Heather Katz
Helen Larsen
Jack Jackson
Jacob Clemens
James Goodwin
Jamie Gagan
Jane Morrison
Jeanne C Boyles
Jennifer Romero
Jennifer Wilson
Jarry Barron

Joanne Dephillips
Jon Eddy
Judy Chiba Smith
Karen Buxbaum
Kerry Heinemann
Lynn Pickard
Malkah Schmider
Margo Cutler
Marshall Hunt
Megan Seret
Melanie Corcoran
Michael Tobias
Micheline Devaurs
Patrick Hanson
Peggy Catron
Peter Wurzbürger
Randolph Buckley
Rebecca Bradshaw
Richard Renaldo
Shirley Crow
Sue Barnum
Ted and Dawn Williamson
Tom Easterson-Bond
Tom Heinemann
Tor Vann
Valerie

History of 2022 Tesuque Community Plan

In 2019, the Tesuque Valley Community Association submitted a Letter of Intent to request authorization to establish the Tesuque Planning Committee and to request authorization to initiate a community planning process to update the 2013 Tesuque Community Plan and address specific conditions for consistency between the plan and the Tesuque Community District Overlay in the Sustainable Land Development Code (SLDC). The Santa Fe Board of County Commissioners established the Tesuque Planning Committee and authorized the initiation of a community planning process for the Tesuque Planning via Resolution 2019-47. The Tesuque Planning Committee is coordinated through the County Planning Division in accordance with the SLDC which includes notification to property owners and participation on the planning committee is open to all community members throughout the process.

County Officials

Henry Roybal,
Commission District 1
Anna Hansen,
Commission District 2
Rudy Garcia,
Commission District 3
Anna Hamilton,
Commission District 4
Hank Hughes,
Commission District 5

County Manager
Katherine Miller

Growth Management Department

Penny Ellis-Green,
Growth Management Director
Robert Griego,
Planning Manager
Lucy Gent Foma,
Planning Team Leader
Alex Painter,
Community Planner
Tim Cannon,
Senior Planner
Gary Brett Clavio,
Transportation Planner

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SECTION I: PLAN CONTEXT



Section 1



PURPOSE & INTENT

The purpose of the 2022 Tesuque Community Plan is to update and replace the 2013 community plan and to ensure consistency with the Santa Fe County Sustainable Growth Management Plan (SGMP). Community plans 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. The 2022 Tesuque Community Plan will also provide a foundation for amendments to the Tesuque Community District Overlay in the Sustainable Land Development Code (SLDC). The plan articulates the future direction for the community and provides guidance for design standards and uses, locations and intensity of development in order to protect scenic features and environmentally sensitive areas and accommodate the anticipated natural growth of the community. When adopted, it will amend the Santa Fe County Sustainable Growth Management Plan for the Tesuque Community plan area.

The 2022 Tesuque Community Plan was authorized by the Board of County Commissioners (BCC) via Resolution 2019-47. After adoption by the BCC, the 2022 Tesuque Community Plan Update will

replace the 2013 Tesuque Community Plan within the SGMP.

The County and community members identified several areas of inconsistency between the 2013 Tesuque Community Plan, the SGMP, and the Tesuque Community District Overlay in the Sustainable Land Development Code (SLDC). Through a review of the documents, staff identified the following areas that needed to be addressed:

- a. Change the land use categories in the Plan to be consistent with the land use categories in the SGMP.
- b. Remove any regulatory language and references to regulations within the Plan document.
- c. Remove and replace references to ordinances which are no longer in effect.
- d. Align with the original language of the 2013 Plan and to modify the fence and wall section of the Tesuque Plan to address residents' privacy and road user safety
- e. Ensure consistency and implementation of the 2022 Tesuque Community Plan through amendments to the Tesuque Community District Overlay in the SLDC to include the following:
 1. Building height and dimension standards
 2. Use Table Matrix amendments to ensure uses intended only for the Tesuque Rural Commercial Overlays are not allowed in base zoning districts.
 3. Ensure consistency regarding school uses.

TESUQUE DISTRICT DESCRIPTION

The Tesuque Community Plan covers the Traditional Historic Community of Tesuque which is identified as the Tesuque Community District and is located just north of the City of Santa Fe in the unincorporated area of central Santa Fe County. The Tesuque Community District is an area that 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 1,094 residents (2020 Census).

CHALLENGES AND OPPORTUNITIES

The plan addresses new and changing conditions within the Tesuque community. Among the conditions addressed are responding to drought, flooding, fire risks, water rights and conservation concerns, implementation of the applicable terms of the Aamodt settlement agreement, changing land use patterns such as increasing proportion of second homes in the plan area and population changes, and concerns regarding enforcement of applicable land-use and fire-safety codes.

Flooding

Flooding has become an issue in Tesuque when heavy rains occur. Arroyo runoff, controlling fill patterns and addressing road drainage and bridges may become an issue in the future. There are 107 properties in Tesuque that have greater than a 26% chance of being severely affected by flooding over a the next 30 years. This represents 13% of all properties in the village.

In addition to damage on properties, flooding can also cut off access to utilities, emergency services, and transportation, and may impact the overall economic well-being of an area. Overall, Tesuque has a moderate risk of flooding over the next 30 years, which means flooding is likely to

impact day to day life within the community. (https://floodfactor.com/city/tesuque-newmexico/3577040_fsid)

Wildfire Issues

Fire is a natural part of the New Mexico ecosystem, but with drought and decades of fire suppression, fires have the danger of growing larger, hotter, and more frequent. 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 unintended wildfire and enhance the Fire District's capacity to respond to a major wildfire event.



Photo: "A tree up rooted and washed up in the middle of a flooded Rio Tesuque." Luis Sanchez Saturno/The New Mexican Sep 13, 2013 Updated Sep 13, 2013

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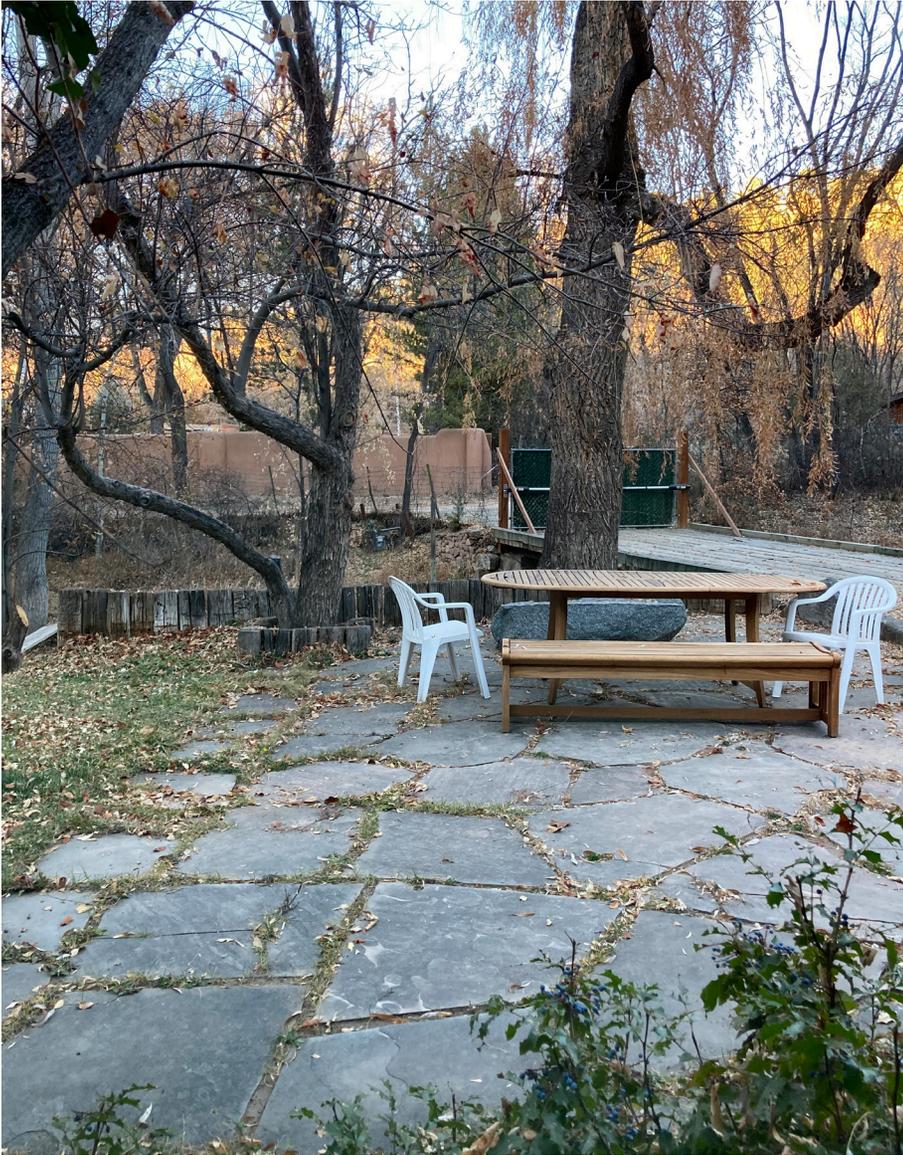


Photo: Residential yard along Big Tesuque Canyon Road

Aamodt Settlement

Implementation of the settlement will involve extending water infrastructure to serve Pueblo and County residents, including Tesuque residents. Santa Fe County, the Pueblos of Nambe, Pojoaque, San Ildefonso and Tesuque, the State of New Mexico, the United States, and the City of Santa Fe (“Settling Parties”) entered into a Settlement Agreement, which was approved and adopted by the Federal Court in 2016. The final judgment and decree was filed on July 14, 2017. The Agreement primarily concerns the water rights of the four Pueblos in the Aamodt adjudication within the Nambé-Pojoaque-Tesuque basin, but it also makes certain beneficial concessions regarding non-Pueblo water rights. The goal of the Settlement Agreement is to resolve the Pueblos’ water rights claims while preserving existing non-Pueblo water uses. This goal is achieved, in part, by bringing more water into the Pojoaque Basin through the construction of a regional water system for both Pueblo and non-Pueblo water users.

Enforcement

Current issues needing enforcement include traffic, abandoned homes, zoning regulations such as allowable density and number of dwelling units, and fencing regulations.

Road Safety Study

Bishops Lodge Road and Tesuque Village Road form a historic and scenic corridor and due to Tesuque’s proximity to Santa Fe and the Santa Fe National Forest has resulted in significant volumes of traffic from motorists, bikers, bicyclists and hikers seeking to access this area to include public lands and other amenities. There is a need to improve safety for pedestrians and bicyclists. Safe transit stops and potential trailheads are some options that have been suggested by the Tesuque community. Santa Fe County is currently in the process of undertaking a road safety study along Bishops Lodge Road and Tesuque Village Road to identify existing safety issues for road users. The results of the road safety study will be integrated into road safety planning.

Tesuque Open Space Management Plan and Tesuque Trail Study

Santa Fe County has drafted a Little Tesuque Creek Open Space Management Plan and is in the process of developing a Trail Study to improve the

sustainability of the trail, improve water quality in the creek, reduce erosion and improve wildlife habitat. The results of the Trail Study will be integrated into the Little Tesuque Creek Management Plan.

PLANNING HISTORY & COMMUNITY OUTREACH

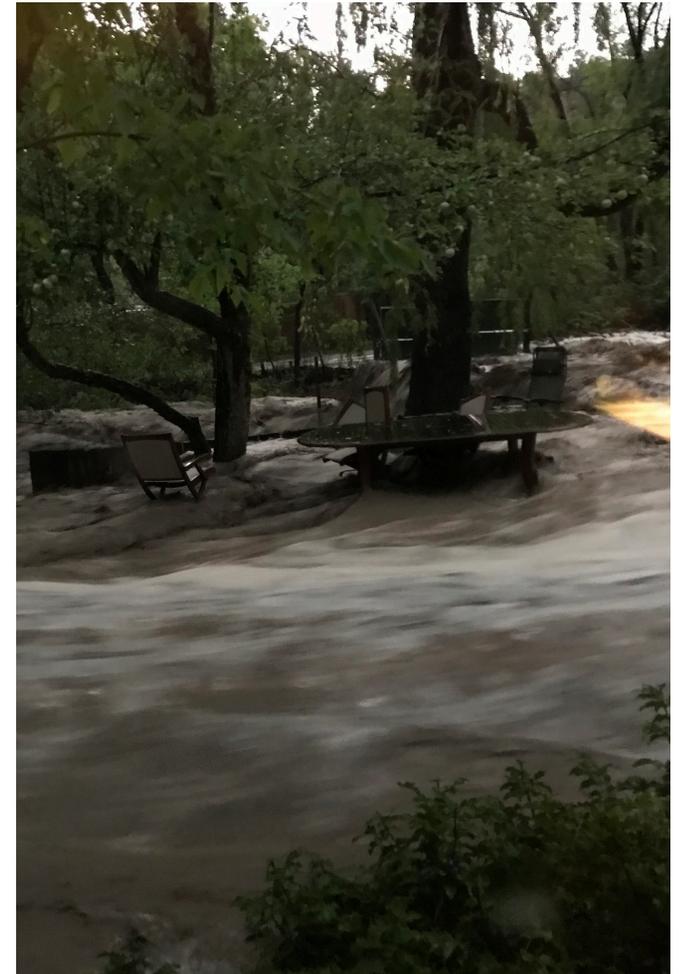
Background: Residents of Tesuque have been involved in planning efforts for many years starting with the Las Tres Villas planning effort of 1974-1978. Their dedication has resulted in the designation of the area as a State Traditional Historic Community in 1998 through Santa Fe County Ordinance 1998-6, and in 2000, the adoption of the Rio Tesuque Community Land Use Plan (via Resolution 2000-165) which amended the County's 1999 General Plan. The County adopted Ordinance 2000-13 to implement the plan in the 1996 Land Development Code. Santa Fe County replaced the 1999 General plan with the Sustainable Growth Management Plan. In 2010, Tesuque residents recognized the need to revisit and update their community plan in light of new challenges brought on by extended drought, the Aamodt settlement, and the recession, and by the County's adoption of the SGMP and the County's development of the SLDC which was adopted in 2015 and replaced the 1996 Land Development Code.

2013 Tesuque Community Plan: Santa Fe County's Board of County Commissioners authorized a planning process to update and amend Tesuque's community plan through Resolution

2011-134. On December 10, 2013, the Board of County Commissioners adopted the 2013 Tesuque Community Plan via Resolution 2013-139 as an amendment to the SGMP. The 2022 Tesuque Community Plan replaces the 2013 Tesuque Community Plan as the current planning document for this district.

2022 Tesuque Community Plan: The 2022 Tesuque Community Plan was initiated when the Tesuque Valley Community Association submitted a Letter of Intent to request authorization to establish the Tesuque Planning Committee and to request authorization to initiate a community planning process to update the 2013 Tesuque Community Plan and address specific conditions for consistency between the plan and the Tesuque Community District Overlay in the Sustainable Land Development Code. The Santa Fe Board of County Commissioners established the Tesuque Planning Committee and authorized the initiation of a community planning process for the Tesuque Planning via Resolution 2019-47. The Tesuque Planning Committee is coordinated through the County Planning Division in accordance with the SLDC which includes notification to property owners and participation on the planning committee is open to all community members throughout the process. The 2022 Tesuque Planning Committee met monthly in-person before March 2020, at which point COVID stopped all County public meetings for six months. When the Committee resumed for virtual meetings in August 2020, the Committee decided to form a subcommittee to work on creating a Consensus Process by which to complete the Plan. After

Photo: Same residential yard along Big Tesuque Canyon Road during flood in 2018



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another Planning Committee hiatus while the Subcommittee convened and after further notice to property owners, the entire Planning Committee resumed work together with County Staff and a hired facilitator in April 2021. The 2022 Tesuque Community Plan replaces the 2013 Tesuque Community Plan as an amendment to the County's comprehensive plan, the Sustainable Growth Management Plan.

Next Steps:

The Tesuque Community Plan will be implemented on an on-going basis through a variety of mechanisms including amendments to the SLDC, capital improvement projects, community projects and programs as identified throughout this document. The Tesuque Community, Santa Fe County and other 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, 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:

Village of Tesuque Traditional Historic Community: Santa Fe County Ordinance 1998-6 declared Tesuque as a Traditional Historic Community (THC) pursuant to Chapter 211, Laws of New Mexico 1995. Tesuque was designated as a THC in accordance with state law.

To qualify as a traditional historic community, an area shall:

- Be an unincorporated area of a Class B county with a population between 95,000 and 99,000 based on the 1990 Census;
- Be an identifiable village or community that can be documented as having existed for more than 100 years;
- Include structures or landmarks associated with the identity of the specified village or community seeking designation as a traditional historic community;
- Have a distinctive character or traditional quality that can be distinguished from surrounding areas or new developments in the vicinity; and
- Be declared as a traditional historic community by an ordinance by the BCC.

2015 Santa Fe County Sustainable Growth Management Plan (SGMP): The Santa Fe County Sustainable Growth Management Plan provides policy direction for managing future growth across the County, including direction on creating, adopting, and implementing community plans.

Sustainable Land Development Code (SLDC):

- 2016 Santa Fe County SLDC provides zoning regulations and standards for new development. The SLDC implements the County's SGMP and includes the Tesuque Community District Overlay.
- Santa Fe County Open Space Program: The Santa Fe County Open Space Program currently manages about 6,600 acres, including 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 Capital Improvement Plan (CIP): Guides public investment in projects to serve existing and future development.
- Santa Fe County Infrastructure Capital Improvement Plan (ICIP): Comprised of projects generated by the County and project requests from the community that are submitted to state legislature for capital outlay funding.
- Santa Fe County Community Wildfire Protection Plan: Identifies areas at high-risk of wildfire including Tesuque; identifies fire mitigation programs and policies.

Regional Authorities:

- Metropolitan Planning Organization (MPO)- A federally funded transportation policy-making organization responsible for programming federal transportation dollars and for transportation planning. The MPO planning area includes the community planning area.

Recognized Tesuque 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 (historic)

State and Federal Agencies:

- Office of the State Engineer and Interstate Stream Commission- Responsible for administering the state's water resources.
- 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 Counties.

- 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.
- Office of the State Engineer: Handles applications for replacement well permits. New wells in Tesuque are not permitted under the terms of the Aamodt settlement.

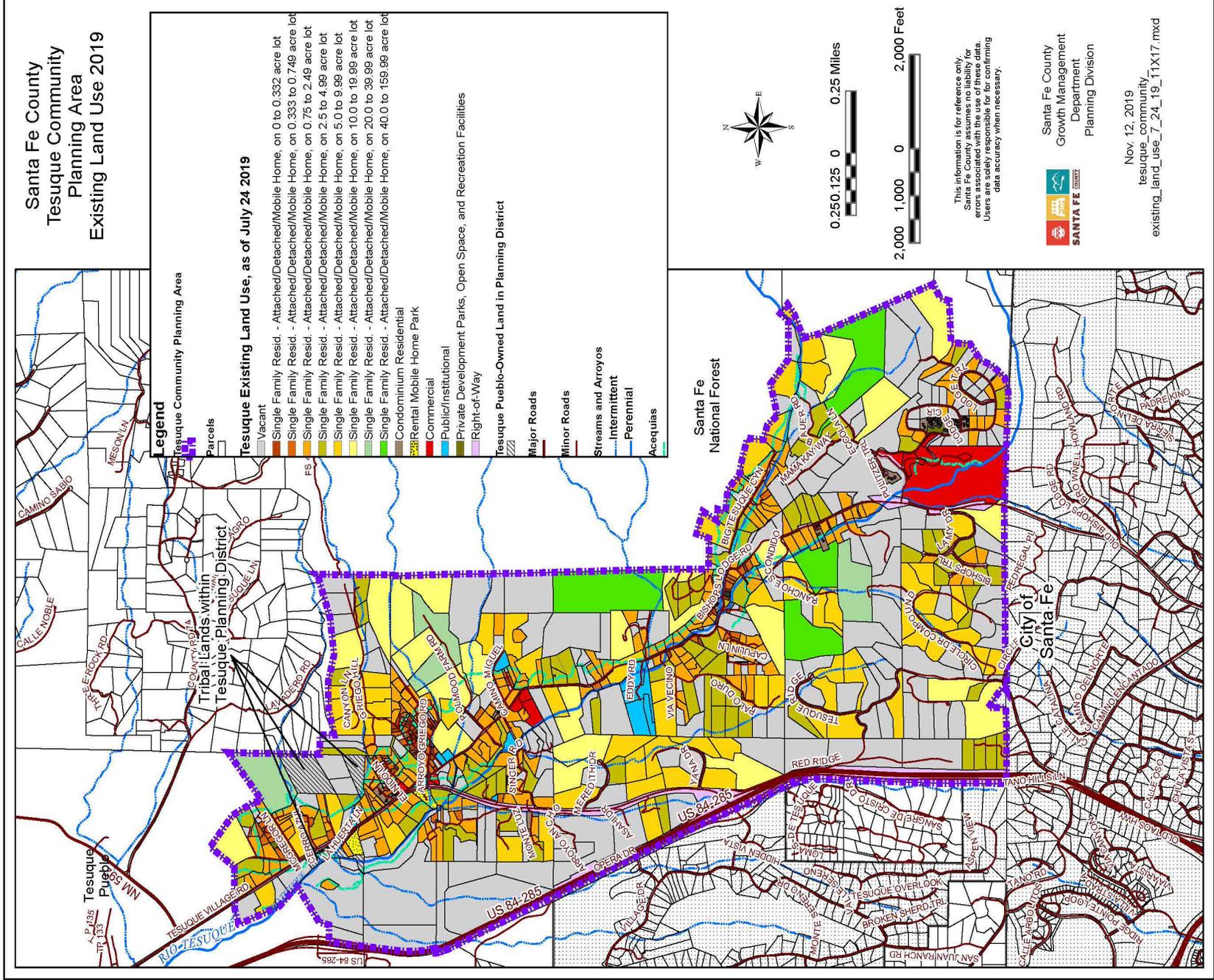
Tesuque Pueblo:

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

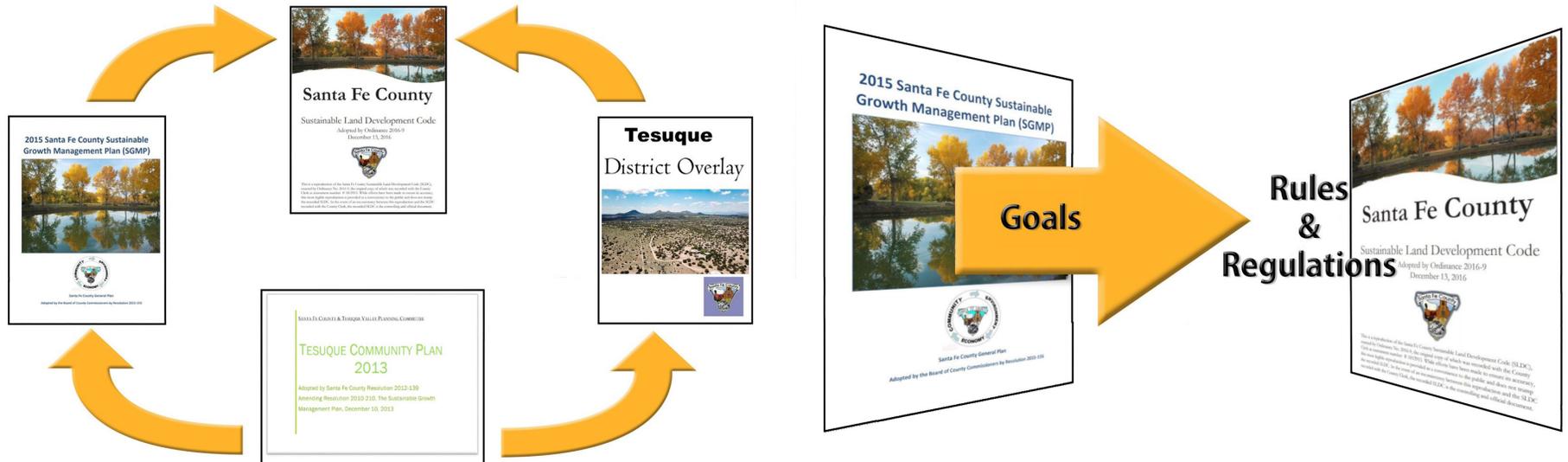
Community Vision

“Tesuque Village seeks sustainable growth that protects our natural and historic resources, while preserving our values, qualities, and culture for the benefit of future generations. Tesuque seeks to retain its status as a traditional historic community by maintaining its character as a small village with roots in agriculture that go back to the ancestors of the Pueblo of Tesuque. The village is primarily residential, ethnically diverse, and with land use codes that accommodate both historic land use and single family properties. We acknowledge that the village occupies the ancestral lands of the people of the Pueblo of Tesuque.”





2022 Tesuque Community Plan Process



Santa Fe County Policy Framework

The Tesuque Community Plan ultimately has a direct influence on two important policy documents that govern growth and development in Santa Fe County.

The first, the Sustainable Growth Management Plan (SGMP), outlines the goals, policies, and strategies behind the County-wide rules and regulations.

The second, the Sustainable Land Development Code (SLDC), provides residents with the rules and regulations for all development in Santa Fe County.

The Tesuque Community Plan outlines the vision, goals, and strategies that are especially important to the community. This document will amend the SGMP, creating the basis for changes to the Tesuque Community District Overlay (land use regulations) in the SLDC.

Santa Fe County Zoning Context

When developing their land, residents and business-owners in the Tesuque District must comply with the SLDC. As the foundation for the SLDC and the Zoning Map, the Tesuque Plan will amend the SGMP which then provides a foundation for proposing future changes in the SLDC. The SLDC is the regulatory document which the County uses for Building and Development permit review. Applications to the County will be compared to Uses in the Use Matrix, which are either Permitted (P), Conditional (C), or Prohibited (X). The table below details the processes associated with Permitted and Conditional Use permit reviews in a sample area once applications are submitted to the County.

Santa Fe Entitlements and Permitting Overview

Use	Permitted	Conditional	Prohibited	Agriculture	Rural	Rural Fringe	Rural Residential	Residential Fringe	Residential Estate	Professional/Community	Professional/Neighborhood	Special Use	Industrial General	Industrial Light	Public Institutional	Planned Development	Special Conditions
Religious facilities	1100			P	P	P	P	P	P	P	P	P	P	P	P	P	
Controlled or partially covered athletic and public facilities	1100			P	A	X	X	X	X	C	C	C	P	P	P	P	
Permitted recreational, mixed uses	3000			P	P	P	P	P	P	X	P	P	P	P	P	P	
Active open space/athletic fields/golf courses	4100			P	P	C	C	C	C	X	C	X	P	P	P	P	
Passive open space	4200			P	P	P	P	P	P	P	P	P	P	P	P	P	
Arts, entertainment, and recreation																	
Active leisure sports and related activities	1100			P	P	C	C	C	C	C	C	X	C	C	P	P	
Camps, sleeping, and related establishments	1100			P	P	C	C	C	C	P	P	X	C	P	P	P	
Performing arts or supporting establishments	1100			C	C	X	X	X	X	P	P	P	P	P	P	P	
Private clubs or resorts																	

Permitted Use (P): Agriculture, Rural, Rural Fringe, Planned Development

- 3 Months
- Pre-Application and Technical Advisory Meeting
- Submit Site Development Plan

Conditional Use Permit (C): Rural Residential, Residential Fringe, Residential Estate

- 6-8 Months
- Pre-Application, Technical Advisory Meeting, and Neighborhood Meeting
- Submit CUP application (30 day review)
- Hearing Officer Meeting
- Planning Commission

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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 oral language name. The name is sometimes represented as “~at’ unge’ onwi,” which is variously said to mean “cottonwood place” or “pueblo down at the dry spotted place.” Tesuque Village now occupies part of Tesuque Pueblo which dates back at least to 900 AD. Historically, Tesuque Pueblo is noted for its pottery and for launching the initial offensive against the Spanish in 1680, in what became known as the Pueblo Revolt.

The first documented Hispanic settlement in the Rio Tesuque area after the De Vargas 'Reconquest' of 1692 occurred in 1732. Antonia Montoya then sold Juan de Benavides a piece of land containing much of what is now Tesuque. El Rancho Benavides extended from what is now the southern 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 and provided a type of political system that structured the entire village society through the "mayordomo's" control of water rights. 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 some of the historic buildings have been preserved; most notably the Archbishop Lamy Chapel which is recognized on the National Register of Historic Places.

In the 1920's to 1970'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 commonalities. Numerous rural endeavors are seen in the community today:

- Beekeepers
- Apple and mixed fruit orchards
- Peacock and chicken owners
- Aspiring and existing 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 subdivisions began to develop on the hills that encompass the valley and new home sites were developed on the valley floor.

DEMOGRAPHICS, HOUSING AND EMPLOYMENT

One of the main goals of this community plan is to ensure that Tesuque maintains its rural and 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 rural quality, as Santa Fe, a city of around 85,000 residents (<https://www.census.gov/quickfacts/fact/table/santafecitynewmexico/PST045219>) within a metro area of about 150,000 people (<https://statisticalatlas.com/metro-area/New-Mexico/Santa-Fe/Population>) 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.

The growth in the number of Tesuque housing units is extremely high for the County. According to the census data, the numbers of residential units increased by 33% from 2000 to 2010 while the number of vacant housing units increased by 131%. From 2010 to 2017, the number of residential units increased 6.8% (49 units), however the number of families decreased from 221 in 2010 to 193 in 2017 (13% decrease). This most likely represents a substantial increase in vacation and/or second homes. Between 2010 and 2020 the population increased from 925 to 1094 people representing a 18% increase over the decade. The Census data does not count seasonal residents.

Residents of Tesuque have grown older in the last decade along with a

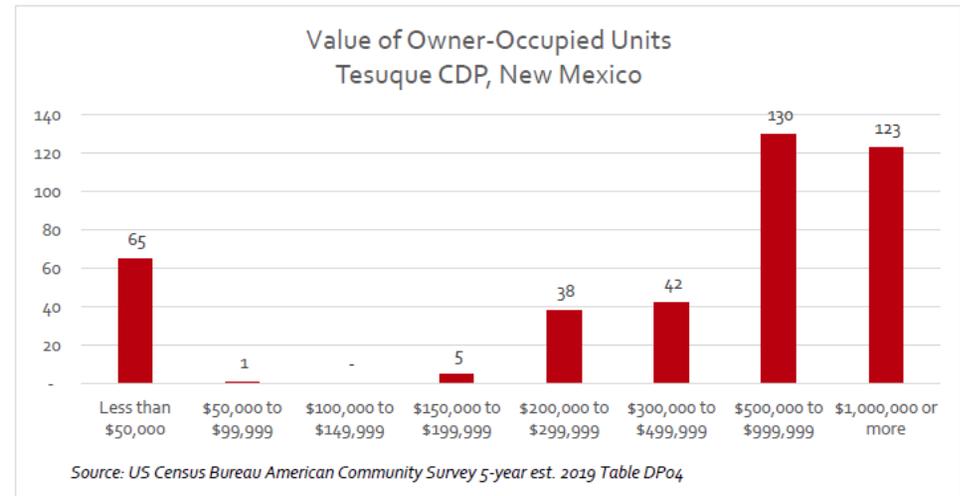
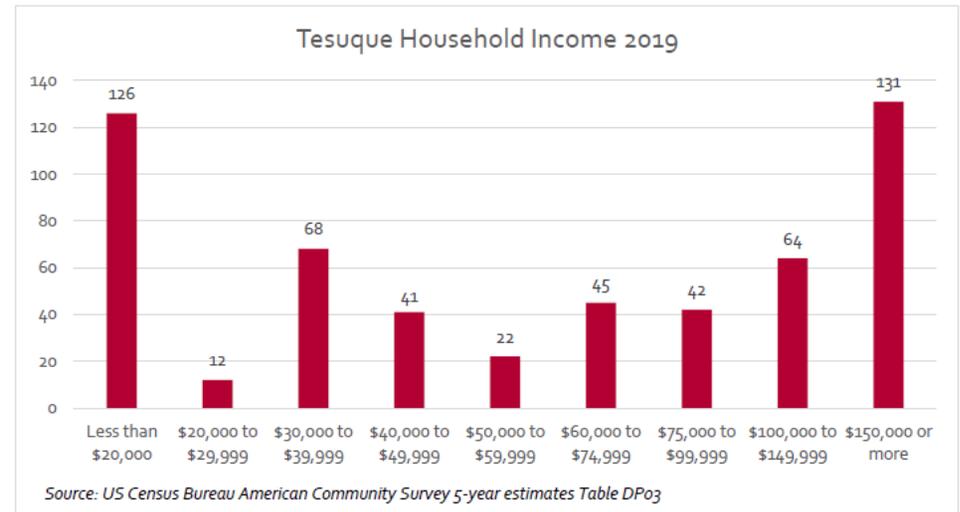
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small increase in residents under 18. In 2020, 37% of the population was 65 years or older, an increase from 23% in 2010. Tesuque residents who are 18 and under increased by 3% in the last decade, but individuals who are 20-34 stayed about the same and 35-49 year olds decreased by 4%. Continued increases in the elderly population may increase the need for services in the area.

The community recognizes diversity as an indicator of a healthy, resilient community and is strongly committed to maintaining income-level diversity. The 2019 American Community Survey states that 11% of Tesuque residents live in poverty, an increase from 8% in 2010. Tesuque household income statistics show a large number of households at the high end, making over \$150,000 annually, as well as a large number of very low income households, making under \$20,000 annually.

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.

- Tesuque Elementary School
- Santa Fe Mountain Center
- Tesuque Glass Works
- Tesuque Village Market
- Glenn Green Galleries
- Post Office
- El Nido
- San Ysidro Church
- Bishop's Lodge Resort
- Shidoni Gallery
- Local Lodging, AirBnB, VRBO, etc



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

Tesuque CDP Census 2010 & 2020						
Population						
	2010		2020		Change 2010-2020	
	no. of people	% of total population	no. of people	% of population	change in no. of people 2010-2020	% change 2010-2020
Total Population	925	100%	1,094	100%	169	18%

Ethnicity						
	2010		2020		Change 2010-2020	
	no. of people	% of total population	no. of people	% of population	change in no. of people 2010-2020	% change 2010-2020
Hispanic or Latino	252	27%	278	25%	26	-10%
Not Hispanic or Latino	673	73%	816	75%	143	21%

Age						
	2010		2020		Change 2010-2020	
	no. of people	% of total population	no. of people	% of population	change in no. of people 2010-2020	% change 2010-2020
Under 18	79	9%	130	12%	51	65%
18 & over	846	91%	964	88%	118	14%
20-24	36	4%	39	4%	3	9%
25-34	61	7%	71	6%	10	16%
35-49	149	16%	129	12%	-20	-13%
50-64	381	41%	242	22%	-139	-36%
65 & over	214	23%	400	37%	186	87%
Median Age	58.3 Years		60.8 Years		N/A	N/A

Housing						
	2010		2020		Change 2010-2020	
	no. of units	% of total units	no. of units	% of total units	change in no. of units 2010-2020	% change 2000-2010
Total Housing	718	100%	789	100%	71	10%
Occupied Housing	519	72%	585	74%	66	13%
Vacant Housing	199	28%	204	26%	5	3%
Owner Occupied	341	66%	429	54%	88	26%
Renter Occupied	178	34%	156	20%	-22	-12%
Occasional Use Housing	139	27%	N/A	N/A	N/A	N/A

Figure 1 Tesuque Census Data, 2010 and 2020

SECTION II: PLAN ELEMENTS





Section 2

Agriculture, Acequias & Riparian Areas

Current agriculture in Tesuque looks more like vegetable gardens, small gardens, horse pasture and apple trees, however the community is characterized by the iconic valley floor that charms residents and passersby with a tree-lined canopy. These trees and orchards are watered and survive largely because of the traditional acequia networks, which exist as a labor of love, managed by a handful of commissioners, yet used by dozens. Acequia parciales no longer have a continuous flow from March until late September but when they get a partial season or any water, it goes to the trees, orchards and pasture for horses. The acequia feeds the tree cover above residents heads, the animals through the valley and the aquifer, which is believed to make all residents wells stronger. Without the acequias, everyone would notice a difference in the landscape they love. Many residents know each other because of the acequias, otherwise having few methods to get to know their neighbors through the valley.

With more residents moving to Tesuque from water-rich areas of the country, there is a need for more shared information about the previousness of water in Tesuque. The acequia structure of a citizen-owned and maintained infrastructural asset to the community is also a foreign concept to many people who move into the area.

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.

Tesuque's history is 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. There are five active acequia associations in Tesuque. 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.

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. Additionally, information needs to be shared about the impact on the aquifer and valley trees when acequia rights are transferred to agricultural well rights.

Within the Tesuque District, there are a total of 848 parcels in the Tesuque Community Planning District, totaling 2,823 acres. Of these, there are 9 parcels totaling 78.68 acres with agricultural tax classifications.

CONSERVATION AREA CONTINUITY

Conservation easements and tools such as the

Transfer of Development Rights Program are appropriate for the preservation of agricultural land, protection of river, and maintenance of riparian areas.

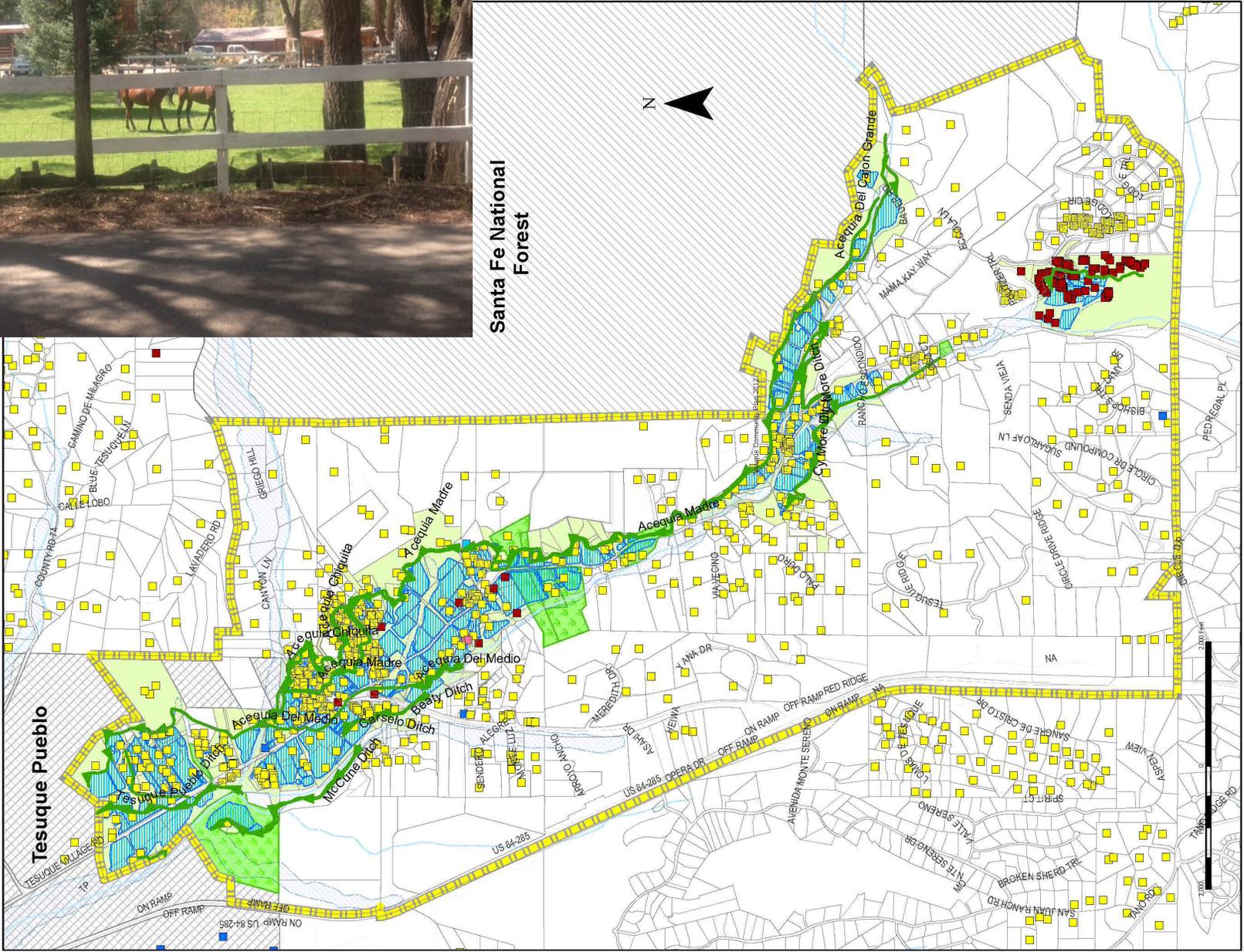
Tesuque has deep historic agricultural roots based on the acequia systems and a culture of community involvement and sharing of resources. The plan intends to strengthen our commitment to preservation of the natural environment, rural heritage, and the acequia landscape through support of property owners, acequia associations and community members interested in farming and local food production.

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

1. Create materials and methods to distribute information about acequia culture, rights and responsibilities to new Tesuque residents. Additionally, materials should also be created to highlight the importance of not converting surface water rights to subsurface, well water rights.
2. An education-based approach to educate and coordinate with property owners on establishing conservation and/or agricultural easements on their property and/or implement clustered development.
3. An interagency and community collaborative approach to 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.



Santa Fe National Forest



-  Climaton Classified Property Tax Parcels
-  Historic Acequia Infiltrated Ag Lands
-  Ditches & Acequias Existing & Acquired
-  TVP PLAN AREA BOUNDARY

Tesuque Valley Community Plan 2021
Agriculture & Acequia Study Map

Sept. 26, 2021, TVP ag & acequia study map_2021.mxd

Bishops Lodge Corridor & Roads

Bishops Lodge Road and Tesuque Village Road: Centuries ago, Bishops Lodge Road was a segment of an old Native American trail network which connected the place now known as Santa Fe with Pueblos to the north. Once the Spanish began settling in New Mexico, this trail use expanded, connecting to a larger, nationally significant transportation corridor known as the Old Spanish Trail.

The Old Spanish trail was a trade route linking Santa Fe with Los Angeles. From 1829 to 1848, the Old Spanish Trail was the principal overland route in Northern Mexico between the provinces of New Mexico and Alta California.

In 2002, Congress and the President enacted legislation creating the Old Spanish National Historic Trail. Historically, there were two main trails leading north from Santa Fe through Tesuque Village: a seasonal high road (roughly aligning with the Old Taos Highway) and a seasonal low road (roughly aligning with the Bishops Lodge Road). Bishops Lodge Road was given Old Spanish National Historic Trail signage as the road closely parallels the historical alignment. From Bishops Lodge Road in Tesuque Village, the trail continued on to Tesuque Pueblo, Pojoaque Pueblo and then branched at Santa Cruz Plaza either northwest to Abiquiu or northeast to Taos. From there, the various overland routes of the trail continued and rejoined again in southwest Utah on the way to Mission San Gabriel and the Pueblo of Los Angeles.

Bishops Lodge Road and north Tesuque Village Road provide a unique corridor through the community that connects us to our history and to each other. Fencing in this area has historically been short, open fencing for farming and grazing management, which created the sense of a small rural agricultural community. Preserving this corridor, as well as our

network of traditional narrow roads, supports our rural lifestyle and the historic character of the valley.

As with many roads that weave through traditional communities in northern New Mexico, Bishops Lodge Road has all the characteristics of a winding, historic country road that could be found in many traditional communities and older villages here or even 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 shoulders.

Residents and visitors cherish the winding, historic entrance to the Village of Tesuque. Bishops Lodge Road and where it continues into Tesuque Village Road form the spine of Tesuque and connect the long narrow valley that follows the contours of the Tesuque River. Portions of these roads have been designated as sections of the historic Old Spanish Trail. Low speeds are appropriate and necessary given the number of curves in the road and limited sight distance in many areas.

Equestrians, pedestrians, vehicles, and cyclists use these roads to enjoy the view and connect with neighbors, the post office, the market, the elementary school, the forest and the City of Santa Fe. Wildlife travel along the waterway of the Rio Tesuque and cross the roads in many places. 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.

Road user safety due to high traffic volume and excessive speed is a major concern, particularly along Bishops Lodge Road and Tesuque Village Road. The road safety need for all users of these roads would benefit from low-impact intervention in specific places while preserving the rural character. Limited sight distance and safety concerns as well as the desire to maintain a visual connection to the area to include the pastures, orchards and natural features of the landscape justify establishing standards for fences and walls in these areas subject to identified boundaries

and exclusions.

FENCES AND WALLS

The standards defined for fences and walls should recognize the distinct environments that are distinguished by land uses, topography, and historic development patterns and also recognize situations where very limited setback areas is available for walls and fences. The values that should be preserved in creating these design standards include road user safety, historic character, privacy and security concerns of property owners, and visual experience for visitors and residents coming into and traveling through Tesuque.

Fence and wall regulations outlined in the Tesuque Community District Overlay should be amended to include the following:

1. Appropriate setbacks for fences and walls in the area along Tesuque Village Road north of the Rural Commercial Overlay A should be established.
2. Opaque fences and walls fronting or running parallel to Tesuque Village Road north of the Rural Commercial and Traditional Village should conform with maximum height limitations.
3. Fences and walls along Bishops Lodge Road should be governed in a graduated manner, with fences and walls closer to the road maintaining a lower height and those set back further from the road permitted greater maximum height to maintain the visual openness that currently exists.
4. Fencing and walls adjacent to these roadways should be constructed of materials that will complement the surrounding scenic resources. Landscaping in combination with fencing and walls is encouraged, but shouldn't interfere with pedestrians.



Section 2 SIGNAGE

Other communities in Santa Fe County have built historic markers to designate their villages. The public and residents may appreciate small signs or constructed markers to indicate entry to and the existence of the historic village.

BIKE ROUTES AND ON-ROAD BIKE LANES

Bicycling in Tesuque is popular; however there is a need to create safer cycling conditions. Several options should be considered among others that may be identified in the Road Safety Study to alleviate the fear and potential danger resulting from cars and cyclists sharing dangerous sections of the road.



PEDESTRIAN CIRCULATION IN THE VILLAGE CORE

The village core is centered at the intersection of Bishops 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. Some people consider this a dangerous walking area. 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 Bishops Lodge Road varies between approximately 25 feet and 40 feet. With appropriate design both rights-of-ways may accommodate safe pedestrian paths.

The plan to improve circulation in the Village Core should recognize that parking for both Tesuque Market and El Nido restaurants is essential for the economic viability of these business and that existing parking is accommodated by a combination of private land and public ROW's that resulted from agreements between Santa Fe County and owners of the owners of the restaurant and the Triangle Property. In particular the above grade flood control improvements recently built between the Triangle property and the Tesuque Market either eliminated previously existing parking

or resulted in cars encroaching on the County's ROW. There should be a comprehensive anti-flood solution where pedestrian safety, driver safety, fire lane safety and parking are all balanced.

There is a need to improve signage and parking controls, particularly on the short section of Griego Road where it intersects with Tesuque Village Road that serves this area as a major thorough fare, yet also serves essentially as a parking lot of the Tesuque Village Market. Parking should be designed to control pedestrian circulation and vehicle intrusion into a road that is critical for fire access, school bus travel, and residential travel to and from Santa Fe. To this important safety end, fire lanes and cross walks should be identified in this important village core.

EQUESTRIAN USES

Tesuque roads and shoulders are occasionally used by people on horse-back 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 Bishops Lodge 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 Bishops Lodge Corridor Schematic Plan. Additional signs showing deer crossings may be appropriate.

The important wildlife corridors, specifically those along the valley floor, should be protected through conservation easements and clustered development. Additionally, neighboring properties should be aware of wildlife corridors because continuous and contiguous flow through the valley is important to animals in the area.

DANGEROUS CURVES

Specific sections of Bishops 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.

BISHOPS LODGE CORRIDOR & IMPLEMENTATION OF THE AAMODT SETTLEMENT

We should protect the intrinsic qualities of the Bishops Lodge 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 Bishops Lodge Corridor (northern Tesuque Village Road and Bishops Lodge Road) 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.

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.

There is a need to reduce drainage and erosion problems along Bishops Lodge Road and Arroyo Griego Road and resulting degradation of adjacent properties while maintaining the rural character of the existing road profile.

DANGEROUS DRIVEWAYS

Existing non-conforming and dangerous driveways continue to pose a danger to vehicles, cyclists, pedestrians and equestrians.

Section 2



DARK NIGHT SKY LIGHTING STANDARDS IN ACCORDANCE WITH NIGHT SKY PROTECTION ACT

The true natural night sky that our ancestors enjoyed should be preserved.

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.

REGIONAL TRANSIT STOP

We should accommodate aging-in-place goals by supporting transit options for community members. The North Central Regional Transit District (NCRTD) provides bus services to and from many small communities in the region. NCRTD established two transit stops within the plan area: One close to the Tesuque Village Market and another just south of the post office within county right-of-way. Both transit stops should be improved to provide for well-marked stops with shade and seating and be included as important destinations in the pedestrian circulation plan. There is also a need for trash cans near the transit stops.

OVERHEAD UTILITIES

We should enhance the character of the Bishops Lodge 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 Bishops Lodge Corridor detract from the scenic quality and pose fire risks to the community. There may be opportunities to convert overhead utilities in the Bishops Lodge Corridor to underground utilities as part of the Aamodt Settlement implementation or future road and utility improvement and maintenance projects.

PRIVATE ROADS & DRIVEWAYS

Due to the steep slopes and soil types in the plan area road design and construction must be carefully reviewed and monitored. 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.

FLOODPLAIN

The existence of complex floodplain conditions in the TCD planning area has led to community concerns regarding federal and local regulations. This plan envisions a cooperative approach to examining how floodplain regulations may be reviewed to ensure public safety as well as accurate depictions of developable areas.



Social Trails

For generations, walking and horseback riding were and 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.

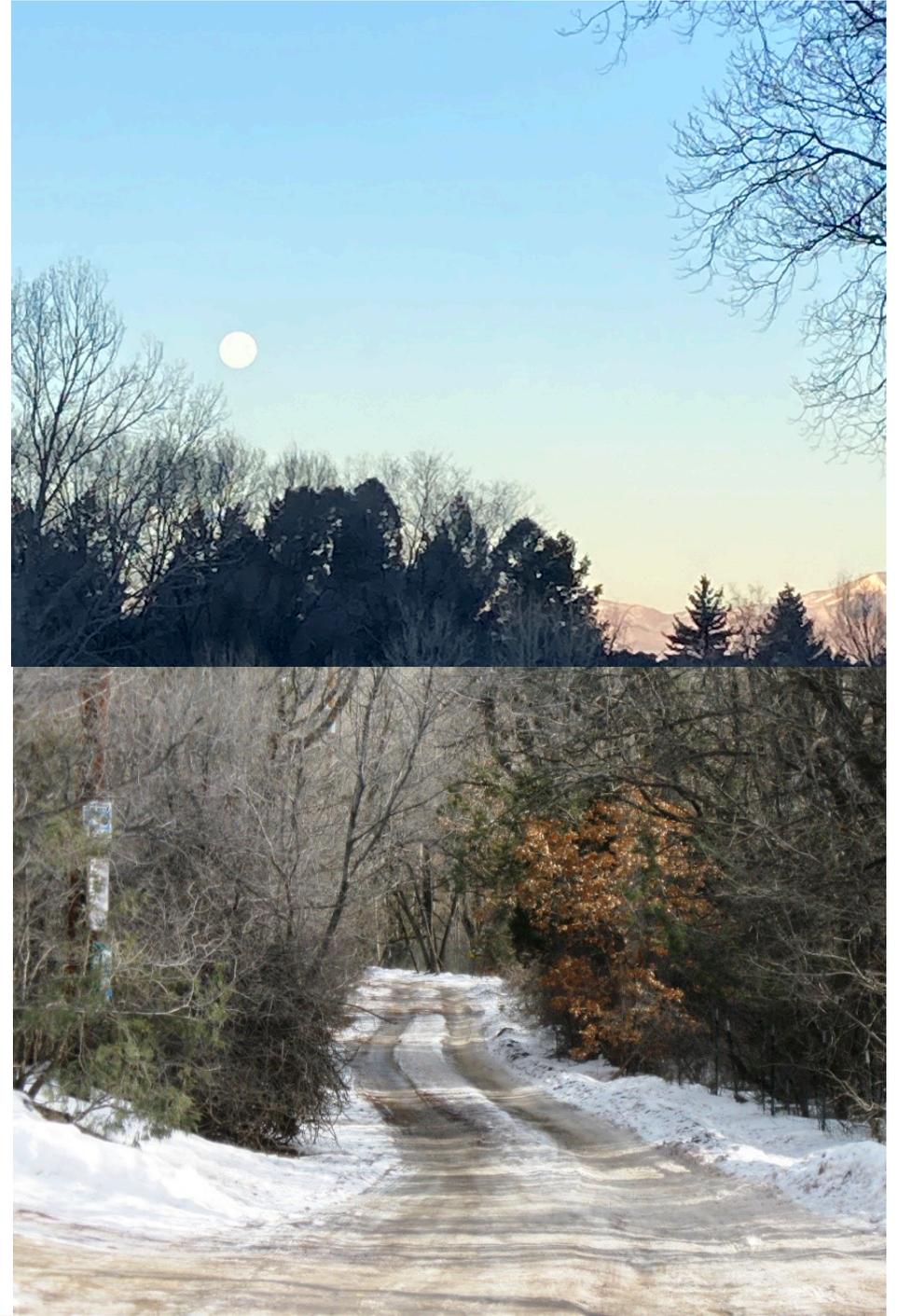
In addition to roads and public trails, the village of Tesuque is connected by historic social trails. Such trails were established over time through historic use. They have significant community value. They facilitate land management, provide access to natural resources, support recreation, reflect 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.



Public Access to Forest Land & Trails

Public lands and trails within and surrounding Tesuque 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. The Tesuque Winsor Trail and its offshoots cross the Santa Fe National Forest and there is a need for trailheads to access trails throughout Tesuque.

As significant recreation amenities for the entire region, these trails attract more visitors than there are safe and convenient parking spaces to accommodate them. Trail parking continues to be a problem. The community should work with property owners to find more parking for trails. 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”.



Fire Safety & Prevention

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

Tesuque is highly vulnerable to wildfire. Most of the Tesuque Planning area is located in the County's Wildland Urban 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 will intensify as drought and higher temperatures continue. The 2011 wildfire season was particularly horrendous. It included the human caused Las Conchas Fire in the Jemez Mountains which burned over 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. In 2013 wildfire season, the Joro-so Fire, 12 miles northwest of the plan area, burned over 11,000 acres of the Santa Fe National Forest. In 2020, the Rio en Medio Fire pictured to the right, burned over 4,000 acres.

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. Fire protection is also provided by Regional crews who staff fire stations 24 hours throughout the County. The Volunteer Fire District serves Tesuque Village, Tesuque Pueblo, Chupadero, Rio El Medio, Tano, Casa De San Juan, Sundance Estates, Vista Redondo, Los Caminitos, 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. Tesuque Fire Station uses water from the neighboring partners.

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 periodically 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. The Tesuque Community received Firewise certification in 2017 through the efforts of the Tesuque Valley Community Association and continues to qualify each year by advancing programs of education and encouraging residents to mitigate fire danger on their properties. This is an important effort to continue. Firewise is organized through a national association of firefighters. Communities like Tesuque register with Firewise and can post signs to encourage neighbors to take action.

EMERGENCY EVACUATION PLAN

There are three egress routes from Tesuque, along North and South Tesuque Village Road onto US 84/285 and South on Bishops Lodge Road. Residents are advised to know their best evacuation route and to have an Emergency Evacuation Plan in place for quick egress in case of a fire or other emergency event. While multiple egress routes exist from Tesuque, the Griego Hill area from Bishops Lodge Road to the top of the hill are served by only one road for access to Bishops Lodge Road.



Section 2

Community Facilities

We should increase community cohesion and dedicated community space in Tesuque.

Tesuque has a public elementary school located on Bishops Lodge Road. The school serves under 100 students between kindergarten and sixth grade from Tesuque, Chupadero, Rio en Medio, Tesuque Pueblo, Espanola, and the City of Santa Fe.

The elementary school is highly valued and its continued function as a school is a priority in the community. The school is an integral community facility for Tesuque. Community groups support the school. The community should work to continue to assist the school for mutual benefit.

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, and 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 and San Ysidro Church, although not public establishments, function as important community gathering spaces for community members. Local businesses such as Bishop's Lodge Resort, El Nido, and the Four Seasons at Rancho Encantado, have also partnered with the community to provide meeting space and other support for community events.

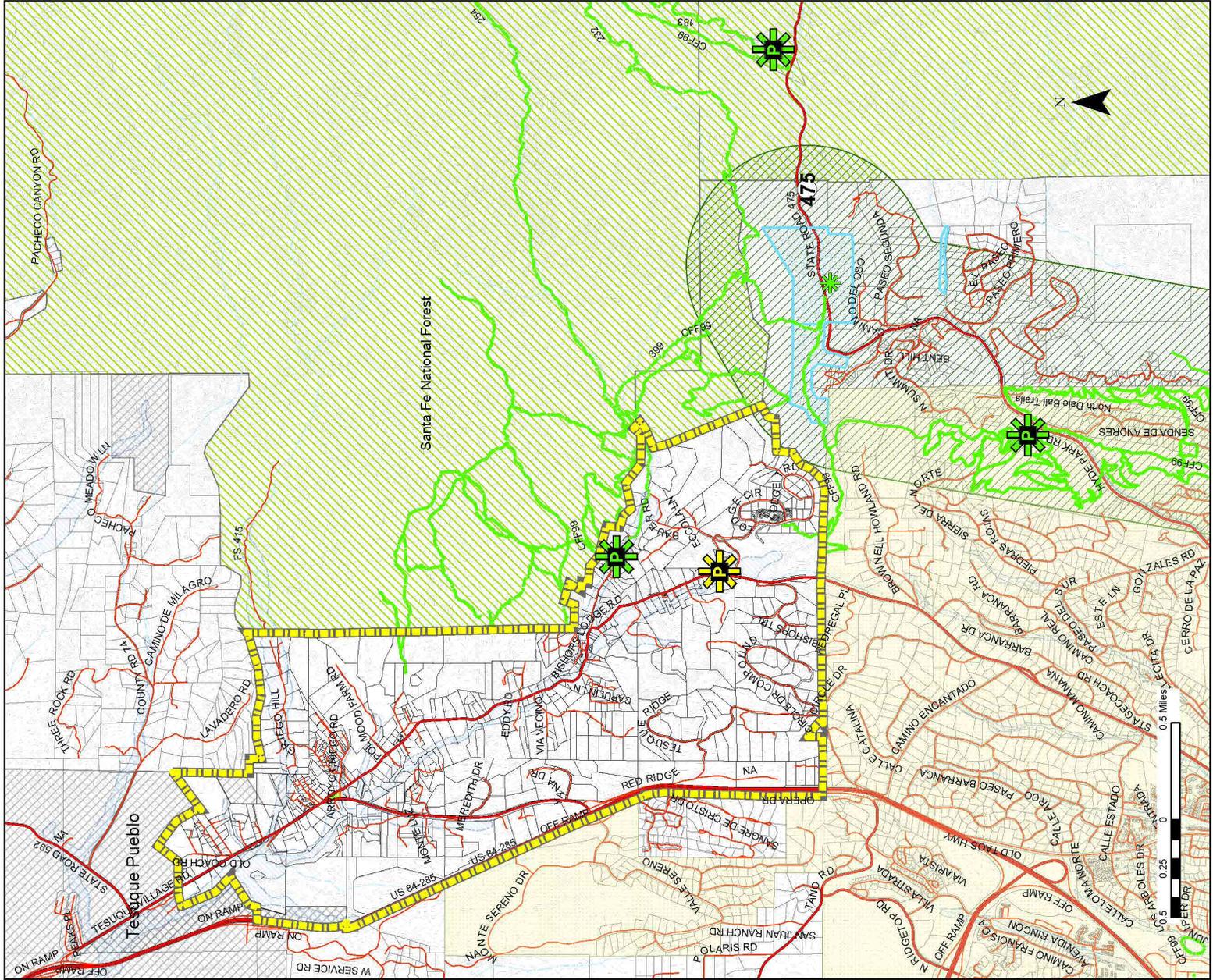
The San Ysidro Mission Cemetery and the Tesuque Elementary School playground are important open spaces that provide very different functions and specific community needs.

Tesuque does not have a community center or village park although its population is greater than several other communities with those ameni-

ties. 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.





Sept. 29, 2021, TCP trails study map 9_2021.mxd

-  **City of Santa Fe**
-  TVCP Community Planning District 2021

-  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

TVCP Regional Trails Study Map

Water Supply and Wastewater Treatment

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.”

AAMODT SETTLEMENT & IMPLEMENTATION THROUGH TESUQUE

Water Supply and Wastewater Treatment- Tesuque’s quality of life depends on adequate water quality and water quantity. The Aamodt Settlement will assist Tesuque residents and businesses in securing a more consistent water supply. As a result of the Aamodt Settlement, the Pojoaque Basin Regional Water System will be built to divert water from the Rio Grande at San Ildefonso Pueblo and pipe treated drinking water via a transmission line through the Pojoaque valley and down to Tesuque via Tesuque Village Road and Bishops Lodge Road. County residents and businesses in the Aamodt settlement area can opt into the system by formally making a well election through the U.S. District Court.

Phase II of the Pojoaque Basin Regional Water System which goes through Tesuque is at 60% design as of Fall 2021. The Bureau of Reclamation is responsible for the design and construction of the system, but there will be another opportunity for Santa Fe County to give input at the 90% design phase. The Bureau of Reclamation has identified 2026 as the goal to reaching 100% design. Substantial Completion will occur by 2028, at which point the transmission lines through Tesuque should be complete. The County will likely continue building the distribution lines out beyond 2028.

Well Election- A communication was sent out to all County properties within 200 feet of the planned water line in 2018, gauging interest in connecting and accessing a fund to cover connection costs.

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 Bishops Lodge Corridor may cause the roads to be widened and detract from the scenic quality and unique character. 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.

Key Facts:

Domestic Wells- According to the 2021 well data from the Office of the State Engineer, and there are 566 wells in the Tesuque Planning Area – up from 517 in the year 2018.

Maintaining water quality in domestic wells should be a high priority. The CDC recommends separating wells from livestock locations by at least 100 feet. The County should increase its oversight to ensure that all standards governing separation of septic, livestock, and other sources of contamination are well-regulated and controlled

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 currently has their own water system but they will be required to connect with the Regional Water System when it becomes available. Shidoni has their own water system.

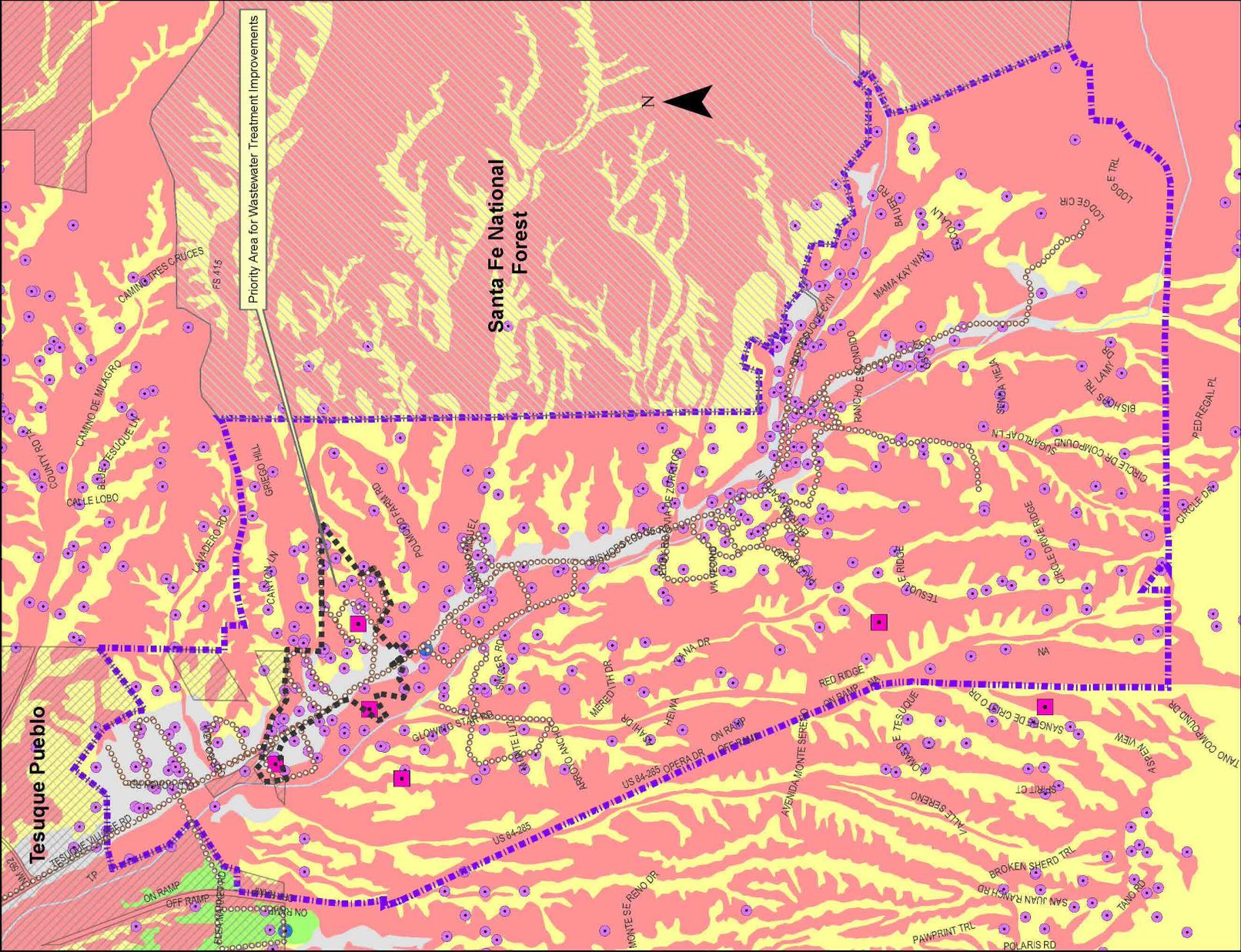
Wastewater Infrastructure- Most households in Tesuque rely on individual septic tanks to manage their wastewater. Tesuque’s unique geographic characteristics, including soil depth to bedrock, percolation rate, depth to shallowest water table, slope, and flooding potential mean that many households in 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.



Section 2





TCP wells & waste 11_21_11X17.mxd

0 0.25 0.5 1 Miles

- Tesuque Community Planning Area
- Waste Water Systems
- Community Water Systems
- AAAMODT Water Lines (Planned)
- Water Well Locations, October 2021

Soils Septic Tank Suitability

- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Tesuque Valley Community Plan 2021
Water & Wastewater Study Map

SECTION III: LAND USE PLAN





Land Uses, Densities & Development Patterns

Land use in Tesuque is based on the acequia systems, small farms, rural roads, the natural terrain, and small scale buildings. 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, and code enforcement.

It provides land use designations and the future land use map, and corresponding general provisions to address the following issues:

- The community has identified concerns regarding enforcement of nuisance issues which are being addressed through regular coordination with County staff. Enforcement needs include compliance with zoning regulations, particularly density or number of dwelling units.
- There is an opportunity to encourage and incentivize the preservation and assembly of agricultural and open space lands.

FIRE AND THE SANTA FE COUNTY CODE

In addition to the SGMP and the SLDC the community is subject to the provisions of the County's Urban Wildland Interface code (as amended), and many regions are considered subject to "high-hazard" requirements governing the placement of structures, building materials, and fire hazard mitigation requirements. Thus, fire safety considerations must be factored into the Community Plan.

The 2016 SLDC currently requires the The Santa Fe County Fire Code, as adopted by County Ordinance No. 2018-8, which adopts, with amendments, the International Fire Code, 2015 edition, and International Wildland Urban Interface Code. 2015 edition. The Tesuque Community Plan recommends that the community should continue to require the most

current fire codes, as updated, in accordance with the SLDC.

EMERGENCY EVACUATION PLANNING

There are three points of egress out of Tesuque, via Bishops Lodge Road, and North and South Tesuque Village Road. Community members should be personally aware of their best evacuation route in case of fire, flood, or other emergency scenario.

LOT COVERAGE

Lot coverages for residential uses in the plan area vary quite a bit. In general the smaller the lot 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.

NATURAL LANDSCAPING

This plan envisions the use of native and drought friendly vegetation and natural landscaping to the extent practicable. Native vegetation should be preserved on development sites and locally adapted (though not invasive) plants used for landscape buffers and screening, as appropriate.

ENFORCEMENT

The Santa Fe County Growth Management Department enforces the Sustainable Land Development Code. Violations to the Code or to the permitting process are addressed through the Code Enforcement process. The Tesuque Community Plan recommends a proactive approach to address code enforcement issues.

Santa Fe County
 Tesuque Community Plan
 Revised Land Use Map

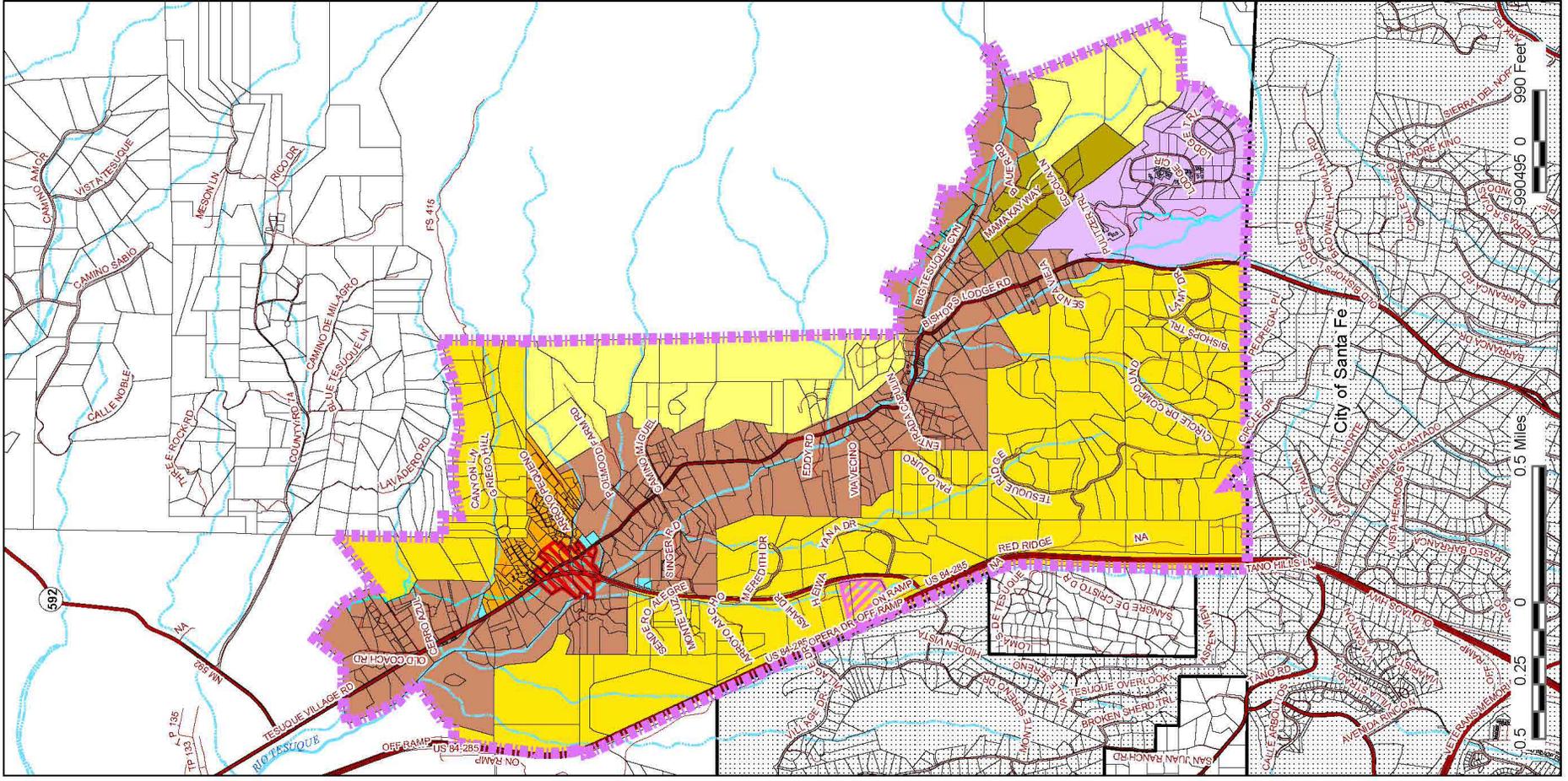
Legend

- Santa Fe County
- Tesuque Community Planning Area
- Parcels
- Tesuque Community Plan
- Proposed Land Use Categories
 - Rural Residential
 - Residential Estate
 - Traditional Community
 - Public/Institutional
 - Residential Fringe
 - Residential Community
 - Planned Development District
- Rural Commercial Overlay District
 - Area A
 - Area B



Santa Fe County
 Growth Management
 Department
 Planning Division

Sept. 28, 2021
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LAND USE PLAN & MAP

The land use designations identified through the Sustainable Growth Management Plan and the 2022 Tesuque Community Plan are identified on the land use map and provide a general framework and guidance for future land use decisions. The future land use map delineates areas based on topography, compatible land uses, and appropriate locations for commercial and mixed-use development. General uses, densities, and development standards are described.

The planning area consists of primarily single family residential uses on rural lots ranging from less than a 1/2 acre to 40 acres. 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 subdivision 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 house 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 Village 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.
- El Nido Restaurant

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

- Shidoni Gallery- Gallery which includes an outdoor sculpture collection.
- Tesuque Glassworks- Gallery and studio with an apprentice program for emerging glass artists and daily glass blowing demonstrations.
- Santa Fe Mountain Center- Administers programs 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.

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.

DEVELOPMENT APPROVAL PROCESS

The Sustainable Land Development Code (SLDC) has three different categories of permitting: Permitted Use (administrative approval of a permit application), Conditional Use (a public hearing process with possible review by BCC), or Prohibited Use (no option for approval). Existing non-conforming that were built/established before the SLDC are legal, but must be reviewed by the current code standards if the use changes or a new permit is requested.

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LAND USE CATEGORIES

The Tesuque District Land Use Categories were developed through the 2015 SLDC process in accordance with the Sustainable Growth Management Plan (SGMP) Use Categories. The Tesuque District Land Use Plan includes six Land Use Categories: Rural Residential, Residential Fringe, Residential Estate, Residential Community, Traditional Community, and Public/Institutional.

TRADITIONAL COMMUNITY DISTRICT

Traditional Community. The purpose of the TCD TC district is to continue to reflect the unique historic development patterns of the old village with a mixed pattern of lot sizes and shapes and housing types. This district is 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 are appropriate in the district. The TCD Traditional Community district accommodates traditional community patterns, preserves historic and cultural landscapes, and protects agricultural uses, including agricultural found in traditional communities with acequia systems, from encroachment by development. The base density in the Traditional Community zoning district is 1 dwelling unit per 0.75 acres.

RESIDENTIAL COMMUNITY DISTRICT

Residential Community. The purpose of this district is to recognize the area along both the Big and Little Tesuque Rivers 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 desire

for continued agricultural use in the future. Preservation of this area as rural is tied to the need to keep the lands available and suitable for pastures, orchards and other agricultural uses; and for the preservation of the acequias. Uses are limited to single-family residential development, agricultural related uses, home occupations, and small scale commercial uses centrally located near the intersection of Bishops Lodge Road and Tesuque Village Road. (See Tesuque Rural Commercial Overlay). The base density in the Residential Community zoning district is 1 dwelling unit per 1.5 acres. Properties in this zoning district may apply for a density bonus of 1 dwelling unit per 1 acre if 75% of the gross area of the lot is put into a conservation easement (or identified on the new plat) as permanent open space.

RESIDENTIAL ESTATE DISTRICT

Residential Estate. The purpose of this district is to designate properties 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. 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.

New development on slopes less than 15% should allow additional height for flexibility of floor plan design and architecture while maintaining integrity of scale and height for consideration of overall impact on viewshed and following County height regulations. New development on slopes greater than 15% should be consistent with County Terrain Management standards. The base density in the Residential Estate zoning district is 1 dwelling unit per 2.5 acres.

RESIDENTIAL FRINGE

Residential Fringe. The purpose of this district is to designate areas associated primarily with contemporary residential subdivisions that were

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established off the valley floor in the surrounding piñon/juniper covered hills. 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 are limited to single-family residential development, agricultural related uses and home occupations that are residential in scale. The base density in the Residential Fringe zoning district is 1 dwelling unit per 5 acres.

RURAL RESIDENTIAL

Rural Residential. The purpose of this district is to provide for the development of single family homes on large lots, either individually or as part of rural subdivisions; to preserve the scenic and rural character of the County; to provide consolidated open space and agricultural lands; and to recognize the desirability of carrying on compatible agricultural operations and home development in areas near the fringes of urban development while avoiding unreasonable restrictions on farming or ranching operations. 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. This zoning district is characterized by 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. Many of the residential lots that are less than 10 acres are associated with land set aside as conservation easements or permanent open space. Uses are limited to single-family residential development, agricultural related uses and home occupations that are residential in scale. The base density in the Rural Residential zoning district is 1 dwelling unit per 10 acres.

RURAL COMMERCIAL OVERLAY

The Rural Commercial Overlay is intended to support the needs of the community and to retain the predominantly residential character of the Village. Commercial uses that are small in scale are appropriate within

this overlay zone in order to support the development of the village as a mix of residential and commercial. Commercial development should support local employment and provide local services which do not disrupt the quiet of the Village and promote self-sufficiency for the community.

This category is designated for two different areas:

Area A- Village Center:

Area A is centrally located within the village core and covers lots or portions of lots with established historic commercial land uses. Area A Subdistrict has frontage on Bishops Lodge Road and/or Tesuque Village Road. The area is envisioned to continue as mixed-use village area supporting neighborhood scale retail and commercial uses, community facilities and open space. The base density in Area A is the same as in the Traditional Community zoning district, which is 1 dwelling unit per 0.75 acres.

Area B- Tesuque Village Road Off-Ramp: Approx. 9 acres

Area B 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. Area B Subdistrict functions as a gateway to Tesuque. 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, and recreation amenities. Area B Subdistrict is not appropriate for travel services, highway oriented development or retail where the majority of goods are not produced locally. The base density in Area B is the same as in the Residential Fringe zoning district, which is 1 dwelling unit per 5 acres.

PUBLIC INSTITUTIONAL

Public Institutional. The purpose of the TCD PI district is to accommo-



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date governmental, educational, and non-profit or institutional uses, including public or community parks and recreation facilities, and public, non-profit, and institutional residential uses, but excluding any such uses of an extensive heavy industrial character. The base density in the Public Institutional zoning district is 1 dwelling unit per 0.75 acres.

BISHOP'S LODGE RESORT PD

Bishop's Lodge Resort is zoned as Planned Development (PD) in accordance with Section 8.10 of the SLDC. This designation allows the property owner to develop the property in accordance with the approved Master Plan for the property. 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. 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 amended in December of 2002. 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.

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.

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.

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.

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.

No-impact and low-impact home occupations should be allowed throughout the planning area.

Identified Improvement Activities

Goal: Establish historic and village markers for Tesuque Historic Village
Action- Work with appropriate entities to secure funding for design, fabrication and installation of a set of historic and village markers for Tesuque.
Goal: Increase safety for all users while preserving the rural character of the Bishops Lodge Corridor with low impact focused intervention in specific locations.
Transition Zones – Slowing Traffic Down
Goal: Slow down traffic entering Tesuque from the north and west on Tesuque Village Road and from the south on Bishops Lodge Road
Action: Analyze and implement appropriate traffic calming measures, integrating findings from Road Safety Study which may include actions such as additional signage, speed vans, radar activated speed signs, striping, edge treatments, at-grade reflectors and “Bicycles May Use Full Road” signs, 50 MPH - 35MPH, associated with traffic coming into the valley on Bishops Lodge Road and Tesuque Village Road and the slower speed areas, 25 MPH, associated with the traditional historic community.
Action: Identify and implement appropriate traffic calming measures, such as a three-way stop or lowering the speed limit, to increase safety for pedestrians and cyclists at the intersection of Bishops Lodge Road and Big Tesuque Canyon (CR 72A).
Action: Request additional police presence through Tesuque.
Bike Routes and On-Road Bike Lanes
Goal: Improve bicyclist safety on roads.
Action: 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.
Action: Develop plan for implementation in County CIP and Transportation Plan to be establish an on-road bike lane on Tesuque Village Road by “retrofit through widening” on the northern section. Keep speed limits low on Bishops 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.

Action: Support an on-road bike lane for a limited section of road on Bishops Lodge Road to provide the ability for southbound vehicles to pass cyclists biking up the steep climb from approximately the entrance of Bishops Lodge Resort to the top of the hill.
Action: Explore the viability of enhanced bike lane options.
Action: Develop plan for implementation in County CIP and Transportation Plan to “retrofit through striping” on the southern section.
Pedestrian Circulation in the Village Core
Goal: Improve signage and parking controls, particularly on the short section of Griego Road where it intersects with Tesuque Village Road.
Action: 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. These measures could include two cross walks at either side of the Village Market section of Griego Hill Road.
Action: Analyze and implement traffic calming measures to slow down traffic as it approaches the Tesuque Elementary school from the south on Bishops Lodge Road.
Action: Design and build walking path from school to post office.
Equestrian Uses
Action: Specific routes that are aligned with roads and address safety concerns associated with the mix of roadway users and equestrians.
Wildlife Crossings and Corridors
Goal: Minimize conflict between traffic and wildlife.
Action: 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.
Strategy: Road drainage design and improvements should consider conjunctive use by wildlife.
Dangerous Curves
Action: Analyze a variety of approaches to increase safety along dangerous curves in Bishops Lodge Road Corridor.
Bishops Lodge Corridor and the Aamodt Settlement
Goal: Protect the intrinsic qualities of the Bishops Lodge Corridor from impacts of the project.

Drainage and Erosion

Goal: Reduce drainage and erosion problems along Bishops Lodge Road and Arroyo Griego and resulting degradation of adjacent properties while maintaining the rural character of the existing road profile.

Action: Recommend development of a comprehensive storm water management plan for the village core area

Action: Recommend Low Impact Development (LID) best practices and preventative maintenance practices on all future county road improvement and maintenance projects in the plan area.

Action: Support bar ditches in lieu of curb and gutter.

Dangerous Driveways

Goal: Reduce danger to vehicles, cyclists, pedestrians and equestrians from dangerous driveways.

Action: Recommend all future county road improvement and maintenance projects to inventory all driveways within the project area and include improvements to mitigate existing non-conforming or dangerous driveways.

Dark Night Sky Lighting Standards in Accordance with Night Sky Protection Act

Goal: Preserve the true natural night sky that our ancestors enjoyed.

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

Strategy: 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.

Strategy: All new road improvement or maintenance projects (private and public) in the plan area should be designed in accordance with the SLDC in order to protect the dark night skies.

Strategy: Rural roadway lighting standards should conserve energy and protect the night sky.

Strategy: LEDs should be preferred or recommended over other lamp types.

Strategy: All lighting should be shielded.

Regional Transit Stop

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

Strategy: Both transit stops in Tesuque should be improved to provide for well-marked stops with shade and seating and be included as important destinations in the pedestrian circulation plan.

Action: Request trash cans be placed and maintained at transit stops.

Overhead Utilities

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

Bishops Lodge Corridor:

Fence and wall regulations outlined in the Tesuque Community District Overlay should be amended to include the following:

1. Appropriate setbacks for fences and walls in the area along Tesuque Village Road north of the Rural Commercial Overlay A should be established.
2. Opaque fences and walls fronting or running parallel to Tesuque Village Road north of the Rural Commercial and Griego Hill Districts should conform with maximum height limitations.
3. Fences and walls along Bishops Lodge Road should be governed in a graduated manner, with fences and walls closer to the road maintaining a lower height and those set back further from the road permitted greater maximum height to maintain the visual openness that currently exists.
4. Fencing and walls adjacent to these roadways should be constructed of materials that will complement the surrounding scenic resources. Landscaping in combination with fencing and walls is encouraged, but shouldn't interfere with pedestrians.

Lot Coverage

Action: Modify density bonus incentives in Tesuque's Community District Overlay Residential Community zoning to clarify that base density is 1 dwelling unit per 1.5 acres, with a bonus option of 1 dwelling unit per acre if 75% of the property is set aside permanently for open space, either through a conservation easement or permanent open space designation as shown on the new subdivision plat.

Code Enforcement

Action: Community members will continue to schedule meetings with Santa Fe County staff to proactively address code enforcement concerns and proactive engagement on these issues.

Agriculture, Acequias and Riparian Areas

1. Create materials and methods to distribute information about acequia culture, rights and responsibilities to new Tesuque residents. Additionally, materials should also be created to highlight the importance of not converting surface water rights to subsurface, well water rights.

2. An education-based approach to educate and coordinate with property owners on establishing conservation and/or agricultural easements on their property and/or implement clustered development.

3. An interagency and community collaborative approach to 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.

Action: work with County staff to create an incentive-based approach to create incentives for clustered development for open space and agricultural production.

Social Trails

Goal: Preserve Tesuque’s historic social trails.

Strategy: The Community could 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.

Strategy: Trail parking continues as a problem. The community should work with property owners to find more parking for trails.

Public Access to Forest Lands and Trails

Goal: Improve access to and parking for trails.

Action: Replace damaged, aging, or antiquated signage and parking corrals along Big Tesuque Canyon.

Action: The Community could work with Bishops 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 Bishops Lodge and/or within the Bishop’s Lodge facility, as appropriate, in order to provide additional parking for cyclists and alleviate parking congestion at existing trailheads, (see Forest Trails and Access Study Map page).

Action: The Community could work with Bishop’s Lodge to explore the possibility of providing public access using existing resort trails and road network.

Fire Safety and Prevention

Action: Remove as many dead trees as possible from private and public properties, and especially along roadways.

Action: Purchase and locate supplemental water tanks on suitable sites that support 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.

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.

Action: Paint clearly identified emergency FIRE LANE markings on Griego Hill Road and Bishops Lodge Road.

Community Facilities

Action: Create a community website that has an interactive community announcement page as well as an information kiosk at an appropriate location.

Action: The TVCA should develop and maintain a community website or a bulletin board.

Goal: Develop a multi-purpose community center.

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

Action: 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.

Action: 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.

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

Action: 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 and Wastewater

Goal: Develop more centralized approaches to managing wastewater.

Strategy: Santa Fe County and the Community could explore the feasibility of developing a central community waste water facility to include the Tesuque Elementary School, commercial uses, the mobile home parks and homes. The Community could request help from the County and other government agencies, for example by requesting funding through the Capital Improvement Plan (See Water & Wastewater Study Map).

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

Strategy: The 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.

Strategy: The County should increase its oversight to ensure that all standards governing separation of septic, livestock, and other sources of contamination are well-regulated and controlled.

Strategy: The 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.

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

Strategy: The Community could 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 Community could form a subcommittee to develop educational materials documenting how individual households can minimize their impact on water resources.

Home Occupation

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