

Section II: Existing Conditions & Community Profile

In 1860 the Census showed 280 Village residents, but the population picked up by the end of the decade and continued to grow to the east of The Hill, with many houses built in the 1880s and 90s. In 1882-4 the new church of Nuestra Señora de los Remedios was constructed at the foot of the hill, facing an open dirt plaza. Around 1899 *La Sala de San José* was built next to the church as a meeting place for the religious *sociedades* (*societies*) and a dance hall, among other functions. There were several small stores and *cantinas* in the Village.

Around 1913 the “new” cemetery across the road from the old one was established. In 1914 the first school was opened on La Vega, though there may have been an informal earlier school behind the church. In 1933-35 the WPA built a much larger school and teacherage west of The Hill (now private homes). In 1936, NM 41 was constructed through the middle of the village, destroying orchards, fields, and the plaza, and in the 1940s the old Nuestra Señora de los Remedios church on the Hill was dismantled. The site remains as a mound of earth marked by a cross.

During the Depression, (1920s and 30s), many local families moved to Santa Fe and Albuquerque or outside of New Mexico for work. Many homes were abandoned at this time and later sold to newcomers. The vast Ortiz y Pino and Anaya ranches employed much of the local population until World War II. After the war, Galisteo’s population shrank because so many men had gone into the service or left to find work. In the 1950s, Anglos “of a special kind” (as one journalist put it) began buying up and restoring the old adobe structures, despite a drought that lasted until 1960.



PLAN AREA DEMOGRAPHICS

Projected growth in the Galisteo Basin Growth Management Area which includes the Galisteo Community Plan Area is relatively high for the County and expected to stay high in the long term. However, growth rates are much lower for the Plan Area. The 2010 U.S. Census “Place” for Galisteo, which includes most of the plan area, reported a population of 253 persons. This is a 4% decrease of 12 persons from the year 2000 population of 265. The 2010 Census Data reported 160 housing units for same area, 134 of which are occupied year-round. This is a 17% increase of 24 units from the year 2000 number of 136 housing units.

EXISTING COMMUNITY SERVICES, ORGANIZATIONS AND FACILITIES

PUBLIC SAFETY

Public safety in Galisteo consists of fire rescue and emergency medical services, and law enforcement through the County Sheriff's Department. Although aspects of public safety are primarily the County's responsibility through community supported services, there is active participation from the community in order to provide for the health safety and welfare of all residents of Galisteo.

FIRE AND RESCUE

Presently the Village of Galisteo Volunteer Fire and Rescue District is responsible for providing fire and emergency medical services to a large portion of the Galisteo Basin including the plan area. The Galisteo Fire & Rescue District is one of four districts in the Eastern Region of the County. With a lot of community support and improvements to the local community water system, a new fire station began to be constructed in 1996, and was completed and dedicated in November 2001. The Fire District has acquired new apparatus including an engine, water tender brush truck, and ambulance truck. It has also improved its Insurance Services Office (ISO) rating with many hours of training and certification of its members. The Fire District started with an ISO rating of 9/10 and after many years of hard work the ISO rating in the Village is currently at 6/8B. The Fire District currently has sixteen volunteer members and thirteen firefighters, eleven of which have emergency medical technician (EMT) licenses. There are also volunteers trained to respond to wildland and swift water incidents.

Currently in case of fire, a medical emergency, or need for law enforcement, the procedure now is for community members to call 911. The response time is anywhere from half an hour to two hours. The District also assists and receives mutual aid from other agencies surrounding and within Santa Fe County.

LAW ENFORCEMENT

Galisteo residents are dependent on the Santa Fe County Sheriff and New Mexico State Police for other emergency services such as reporting burglaries, vandalism, etc. The County Sheriff's Department levels of service, equals 1.48 personnel per 1,000 residents. Due to the size of County and the location of Galisteo, response time can be anywhere from half an hour to two hours.

COMMUNITY ASSOCIATIONS & FACILITIES

The Galisteo Community Association (GCA) was founded March 8, 1973. The GCA was formed to assess the needs of the community, to protect the historic nature of the Village, to enhance the quality of life in and around the Village of Galisteo, and to maintain, protect and improve community properties and facilities.



Presently, the GCA owns the Galisteo Community Center and associated park, Phillip C. Watts II Memorial Park behind Nuestra Señora de los Remedios Church, and a vacant 10 acre parcel south of the church. Possible future uses being considered for this property include a cemetery and supplementary well location for the Galisteo Mutual Domestic Water Consumer Association.

The Galisteo Community Association holds activities for the community at the center and the park to bring the community together for social events as well as to inform the community of

Section II: Existing Conditions & Community Profile

issues of concern. The GCA holds Clean Up Day for the Village and an annual Chile Cook-Off. The GCA also partially supports El Puente de Galisteo, a monthly newsletter which reports on community activities and issues in and around the Village. The GCA also provides in-kind support for two art groups: The Galisteo Art Studio Tour, La Sala de Galisteo, and other groups formed to bring the community together.

The GCA also maintains a Community email list and community bulletin board used to inform the community of activities, classes, meetings, and emergencies in and around Galisteo, as well as services offered by the County such as Meals on Wheels, and the Santa Fe County Health Van schedule.

Presently, the GCA is in the process of creating committees that aim to provide services to the elderly and youth in the area. The GCA also plans to create committees to maintain the landscaping at the community center and a community garden and/or a memorial garden at the Phillip C. Watts II Park.

In addition, two GCA Board members serve as community representatives and meet regularly with the District Three County Commissioner to discuss civic issues.

La Sala de Galisteo is a non-profit organization formed to support artists and the arts in the area. Ongoing arts events take place in donated spaces in the community while money is being raised to restore an old historic dance hall which will become the community arts center. An art gallery and museum are currently housed in an historic hacienda across the street from the La Sala building.

The first Galisteo Studio Arts Tour was held in 1987. Centered in the Village of Galisteo, the Tour boasts a diverse artist population. This annual event is one of the few times the public is invited to tour the private studios and meet the artists. Many studios display photography, paintings, pottery and ceramic art, retablos, jewelry, bronze sculpture, weavings, and many hand crafted local arts as well as provide tasty local fare. Much of the Studio Tour can be done on foot, while visitors enjoy the historic and cultural aspects of the Village and ancient cottonwoods that line the Galisteo River.

One of the most active and longstanding organizations in the community is La Sociedad de San Jose de Galisteo. The St. Joseph Society is a Catholic men's fraternal society established on January 19, 1895. It serves the local parish of Nuestra Señora de Los Remedios. Around 1900, La Sociedad built the meeting/dance hall we call La Sala de San Jose de Galisteo in the Territorial Style, using mud adobe and a unique foundation of local basalt stone. La Sala was used for meetings, social gatherings, dances for fiestas such as Fiesta de San Juan, Fiesta de Santiago, Fiesta de San Jose, wedding dances, first communion and funeral receptions, and other functions. La Sala has not been used as a meeting/dance hall since the 1970s. La Sociedad, as owners of La Sala, has partnered with a community group named "La Sala" to preserve and restore the historic structure to be used as a community art center and preserve our cultural heritage.

The Sociedad de El Sagrado Corazon de Jesus is Galisteo's Catholic women's society. It was founded by Tomas and Julianita Peña and became a women's only society. Its members include women from many small towns and cities in the area and even a few from out of state. Its goal is to promote the Catholic religion, upkeep of the Nuestra Señora de Los Remedios Church and provide support for members and their families during times of illness and when a member passes away. Dues are collected every year and fund raisers such as bake sales and silent auctions help to fund the activities. The society also started a scholarship to promote and encourage young students to go to college. The members hold their meeting at the church or the Galisteo Community Center and hold raffles at the church during the Studio Tour.

NATURAL SYSTEMS & SCENIC FEATURES

HYDROLOGY: GALISTEO CREEK, FLOOD PLAINS, AND WETLANDS

The longest drainage of the Galisteo Watershed is the Galisteo Creek, although the United States Geographic Survey identifies the San Cristobal Arroyo as the main stem of the upper watershed. The Galisteo Creek and its tributaries are mostly intermittent streams due to the complex underground geology and the erratic, arid climate of the area. In the spring, the creek depends on snowmelt run-off from the Sangre de Cristo Mountains, while summer and fall flows originate from rainstorms. Shallow volcanic rock formations north of the Village most likely contribute to a perennial flow in the Village. A series of springs and arroyos originating on Rowe Mesa, as well as several other impermeable rock formations downstream, contribute to several other reaches with a permanent low-level flow between Galisteo and Cerrillos. The Arroyo de los Angeles drains the central and eastern parts of the Thornton Ranch traversing across County Road 42, just west of Galisteo. Arroyo La Jara flows from the western flanks of the White Bluffs on San Cristobal Ranch and Gaviso Arroyo flows from the eastern flanks of Cerro Pelon.



In an otherwise arid landscape, the surface water drainage system forms a regional and local hub of riparian zones, springs, and wetlands. Wetlands also serve as a sponge in flood zones absorbing storm water runoff and are a stepping stone for waterfowl and other migratory birds.

As long as the Village of Galisteo has been inhabited, the Galisteo Creek has flowed perennially through the center of the Village. In the past, the floodplain through the Village has been generally wide and healthy, and floodwaters have spread across the entire floodplain area. Observations over the years, however, have shown that the water flow has diminished and the creek bed has risen due to sedimentation.

The Galisteo Creek is designated as Flood Zone A in the FEMA - Flood Insurance Rate Map (FIRM Panel 0675D), where no base flood elevations have been determined. The highest amount of storm water flow through the Galisteo Creek occurs in between the months of June through October.

For over a decade, the Earth Works Institute in collaboration with the community has done wetland restoration on the Galisteo Creek. As a result, surveys have shown improvement in riparian vegetation growth, especially with the willow populations. However, adverse effects on the large wetland located downstream on Cerro Pelon Ranch will occur if the absence of natural, small-scale flooding within the floodplain continues. This will also cause a decrease in the amount of groundwater to domestic wells within the Village, possibly inhibiting the spread of cottonwood seeds and cottonwood regeneration.

Arroyo de Los Angeles has a high volume stormwater runoff potential that poses flooding in adjacent properties and at the CR 42 low water crossing. This intermittent flooding creates a potentially dangerous site, during heavy rainstorms, preventing residents from safely crossing.

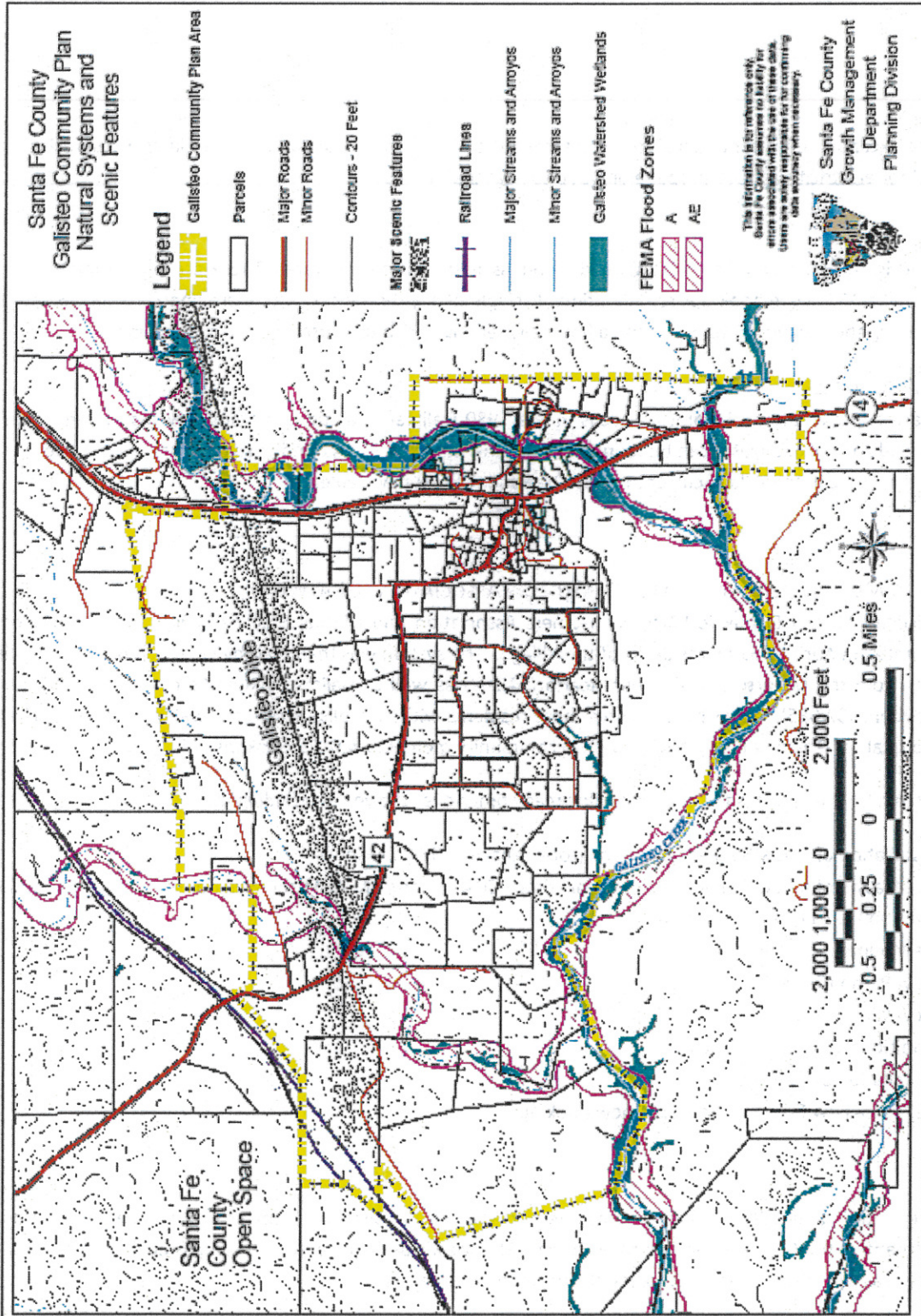
ENVIRONMENTALLY SENSITIVE AREAS AND SCENIC FEATURES

Topography

The most notable topographical features within the vicinity of the Galisteo Village are Cerro Pelon, five miles to the southwest, and two volcanic dikes, known as crestons or hogbacks. The Hogback Comanche Gap is a well known archeological site in the southern creston. The prominence of hogbacks essentially demarcate the natural and visual entrance to the Village from the north and from the south..

Soils

Most soil types in the Galisteo area are moderately to severely susceptible to erosion. Along the Galisteo Creek in the plan area, the soil is often saline and made up of loamy sand or silty clay loam in creek drainage areas. This type of soil exhibits a severe gully erosion hazard, with 10-40 feet deep gullies. Other areas along the creek with greater permeability are moderately susceptible to erosion. The soil types highlight the need to mitigate high-speed flooding in the creek to slow bank erosion and the buildup of problematic sediment banks along the creek.



Oct. 25, 2011
galisteo_natural_systems_and_topo_10_25_11_letter.mxd

FIGURE 4 GCP NATURAL SYSTEMS & SCENIC FEATURES MAP

UTILITIES

With the exception of water and high speed internet, the plan area has adequate rural utilities. Most residents rely on PNM for electricity and use propane or wood to heat their homes.

WATER

Everyone in the plan area relies on ground water as their source for water. There are two community water systems with 123 active hook-ups serving primarily single family residences. There are approximately 63 domestic wells serving the remaining residents and a few wells serving agricultural uses related to ranching.

INDIVIDUAL WELLS

There are approximately 26 domestic wells in the 1980 Galisteo Traditional Community District and 37 in the Homestead zone. Good water can be found between the river and NM 41 and in some areas west of the highway. Water elsewhere in the Village currently needs treatment or is unavailable.

GALISTEO MUTUAL DOMESTIC WATER CONSUMERS ASSOCIATION (GMDWCA)

The Galisteo Mutual Domestic Water Consumers Association and Mutual Sewage Works was established and incorporated in April, 1961 by residents of the Village. The system was then built by residents of Galisteo utilizing benefits from the Department of Public Health (\$4,307) as well as Galisteo Water Association (GWA) member contributions (\$2,685). It was built to serve those residents without wells, as only the water close to the river was of good quality. The original system served 26 community members with 29 hookups.

The system has been upgraded and expanding many times over the years, including the following:

- Installation of a new 55,000 gallon tank (total capacity 70,000 gallons)
- Installation of a new 8" line from the tank, down CR 42 under NM 41 to the well house, to the river, under the river on Via La Puente, and beyond
- New pumps
- New Pump House
- New Well House
- Additional new line on The Hill
- Installation of hydrants
- In 2011 a new flush line and eight new hook ups

Between 2006 and 2009, improvements were made with assistance from the New Mexico Environment Department, in the Construction Programs Bureau. The work was engineered and completed by a local contractor. Funding was also obtained from State legislative appropriations.

A four inch "loop line" was installed on the west of the Village and was completed to prevent loss of water from frequent leaks, and provide a more efficient delivery system that was less costly to maintain. Additionally, a new future feed line was installed along with 31 new meters.

In 2011 eight additional hookups were added and a new 8 inch line was installed on Avenida Vieja, replacing the existing 4 inch line. This has made it possible to flush the system and install a fire hydrant on Avenida Vieja. In addition, 4 new meters were installed.

Currently, there are 59 members and 84 hookups (as of 2011). Of the 84 hookups:

- 80 are for residential
- 4 serve the Community facilities – (Community Center, Fire Department, Play yard behind church, and the Nuestra Senora de los Remedios Church)
- The Water Association is in the process of metering all hookups and expects to complete the metering by the end of 2011.
- There are a total of 42.5 acre feet per year of water rights adjudicated to the GMDWCA for the Village of Galisteo. In 2010, sixteen acre feet were delivered to the members.

At the present time, the Galisteo Water Board is unable to meet the demand of Galisteo residents requesting hook-ups to the Community Water System. Members of the Water Board have also commented that the existing system needs retrofitting before any new homes can be added. The system is currently underutilized as there are hook ups that are not being used, and current water rights are not being fully exercised.

RANCHITOS DE GALISTEO COMMUNITY WATER SYSTEM

The Ranchitos de Galisteo subdivision was founded in 1973, and is a self- contained water system which includes two 25,000 gallon water tanks, two pumps, a pump station, and general infrastructure (pipes, meters, meter casings, main shut-off valves, etc.). The water system had been adjudicated between 29 and 44 acre feet of water rights per year from the Office of the State Engineer. There are 58 potential water hook-ups, of which 39 are active and metered. Of these 39 hook-ups, 8 are external and adjacent to the Ranchitos boundaries, and are on the far side of Camino los Abuelos and Camino Los Angelitos. There is a 3-tier pricing structure for annual water consumption, and each hook-up is allocated 1/2 acre foot of water annually. Ranchitos is administered by a three person volunteer Board.

WASTEWATER SYSTEMS

Most residents are on septic systems and leach field systems, although there are still some residents that still use cesspools. There are environmental concerns surrounding issues of contamination from cesspools and outdated septic systems.



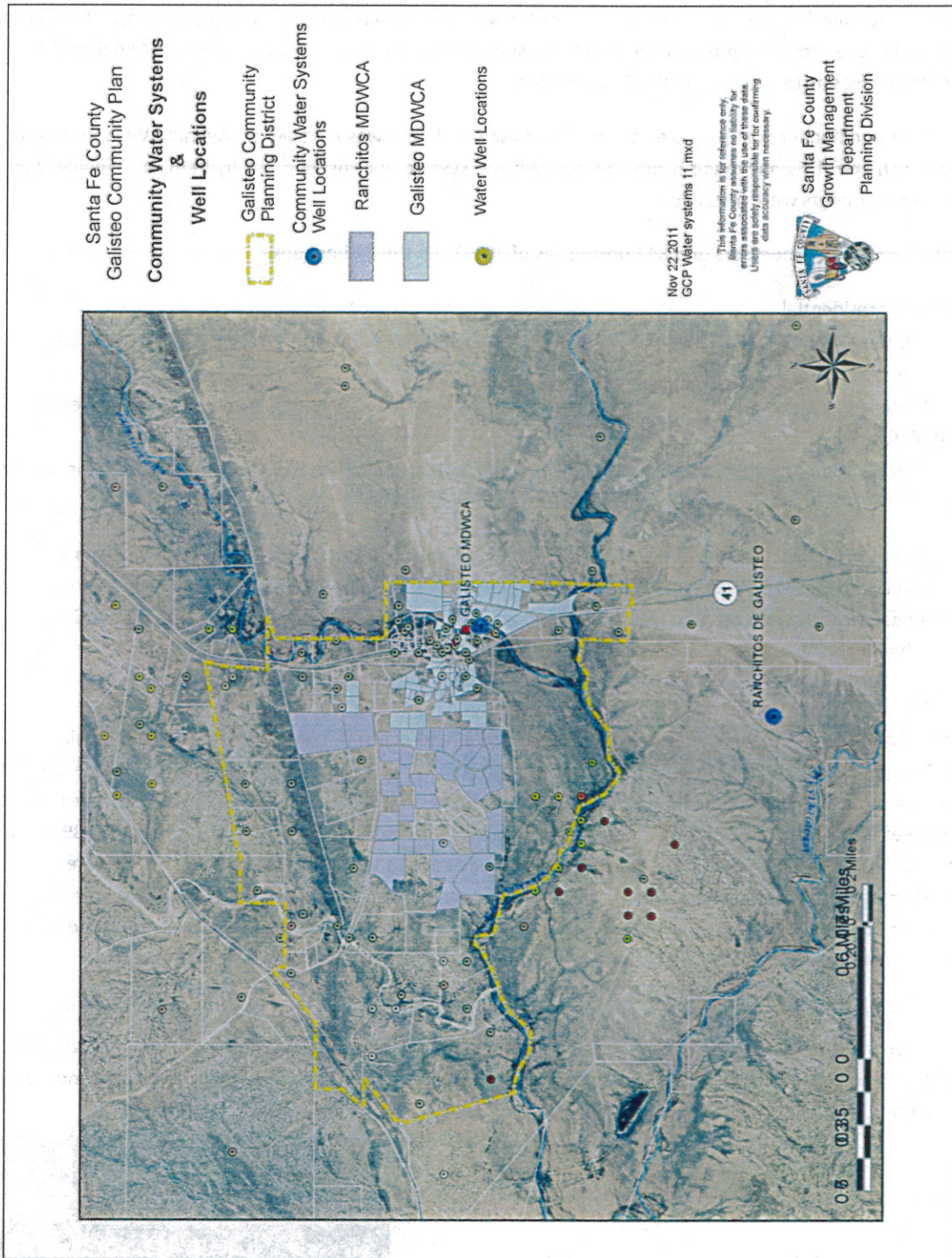


FIGURE 5 GCP COMMUNITY WATER SYSTEMS & WELLS WORKING MAP

EXISTING LAND USE, ZONING AND DEVELOPMENT PATTERNS

Land use within the plan area is primarily single family residential with a few institutional, commercial and public uses interspersed in the village area and some ranching on large lots in the southern and western portions of the area. Associated with the residential uses are numerous home occupations and businesses related to art and hospitality. Development patterns range from primarily single story houses and family compounds on 1 to 3 acre lots in the village area to a variety of single family housing types on larger 5 to 160 acre lots in the surrounding area. There are few large lots in the southern and eastern portion of the plan area related to the San Cristobal and in the western portion related to the La Jara Ranches. Land uses in the plan area are currently regulated by the Santa Fe County Land Development Code 1996-10 as amended through zoning and development regulations.

As this plan is being written the County is in the process of drafting a new sustainable land development code (SLDC) that will implement many of the directives of the SGMP. Until the SLDC is formally adopted the applicable zoning and development regulations are set forth in Santa Fe Land Development Code Ordinance 1996-10 as amended. Outlined below are general zoning and development regulations that pertain to the plan area.

There are two base zones that currently regulate density, and land use in the plan area:

- Homestead Zone (SF County Land Development Code Ordinance 1996-10, Article III - Zoning Regulations, Submittals And Review, Section 10), which regulates the relationship of lot sizes to water policies.
 - The Homestead Zone allows 1 residential unit per 160 acres with the option of reducing the minimum lot size with water conservation adjustments as follows:
 - Limiting water use to .5 acre feet per year – 80 acre minimum lot size
 - Limiting water use to .25 acre feet per year – 40 acre minimum lot size
 - Allowable uses in the Homestead Zone are restricted to agricultural and residential uses.
- Traditional Community District (SF County Land Development Code Ordinance 1996-10, article VI, Special Review Districts, Section 4) which regulates density based on traditional development patterns.
 - The minimum lot size in Traditional Community Districts is 3/4 acres. If there is accessible community sewer system the minimum lot size can go down to 14,000 square feet.
 - Allowable uses within the Traditional Community District include residential, agricultural and mixed uses including neighborhood scale commercial centers that meet performance standards and criteria established in the code.
- There are also administrative actions outlined in the Development Code that reduce minimum lot size.
 - Small Lot Inheritance and Small Lot Family Transfer also known as “Family Transfers” are administrative actions that allow the transfer of parcels that do not meet size requirements of the Code and are being created by inheritance or family transfer. Definitions, restrictions and standards regulate who can receive a family transfer, minimum size of lot in relation to base zoning and a requirement that it has been in the family possession for no less the 5 years.

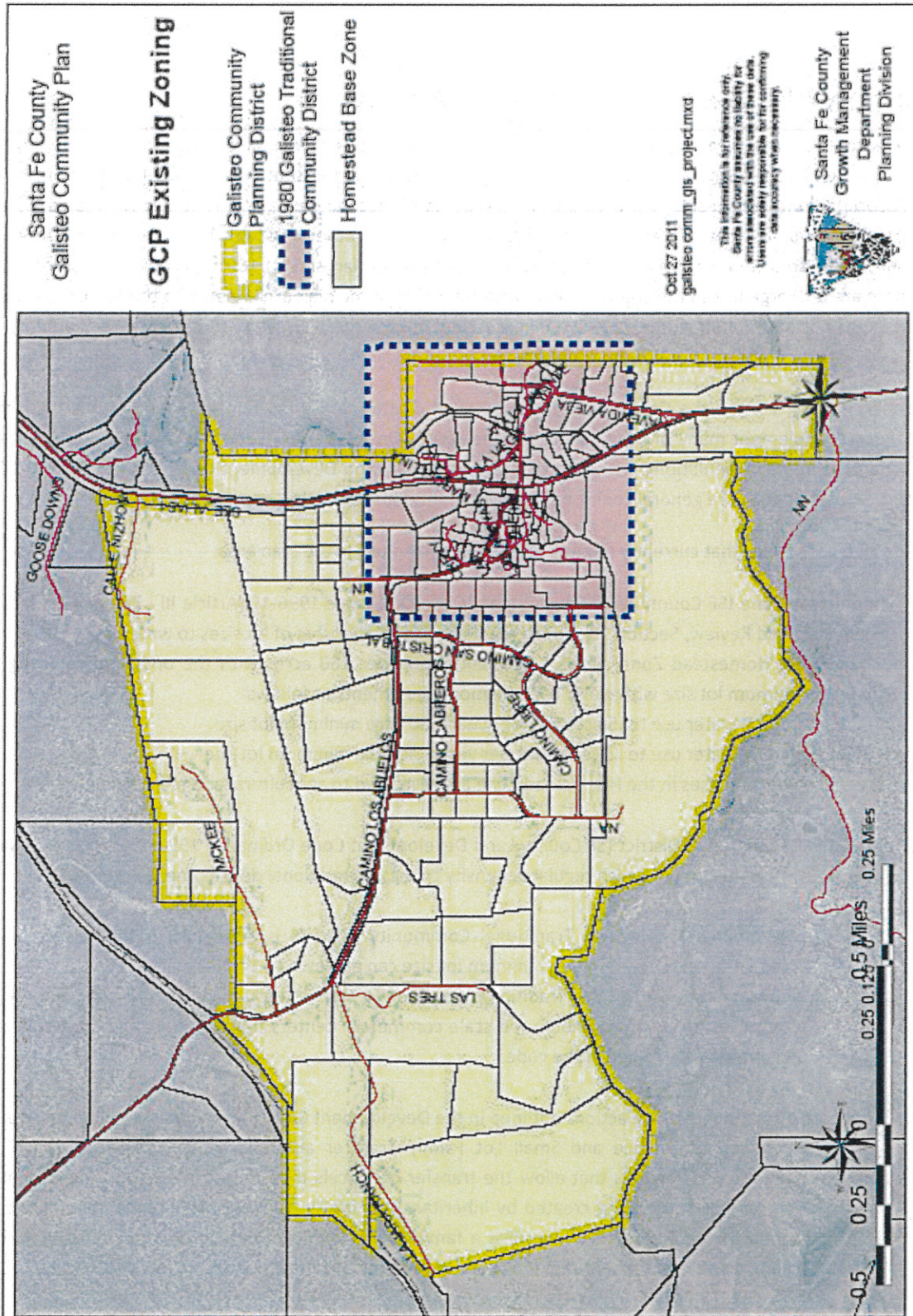


FIGURE 6 GCP EXISTING ZONING MAP

TRADITIONAL COMMUNITY & GALISTEO HISTORIC DISTRICT

Much of Galisteo's charm is owed to the traditional pattern of small lots, clustered adobe homes and accessory structures, unpaved rural roads, adobe and rock walls, wood gates and coyote fencing, present throughout the Traditional Community and Historic District

The plan area contains two overlapping districts centered on the village crossroad; the State-designated Galisteo Historic District which identifies contributing historic structures, and the County-designated Traditional Community District, which recognizes and codifies the traditional development patterns and density.

THE GALISTEO TRADITIONAL COMMUNITY DISTRICT

The Galisteo Traditional Community District (TCD) was formally recognized in the 1980 Code to support the historic development patterns by establishing a minimum $\frac{3}{4}$ acre lot size. The minimum lot size meets septic system requirements of the State Environmental Department and accommodates most of the properties in the Village.

The existing 1980 boundary is not parcel based. It is a square centered on the village cross roads covering an area of 464 acres. It actually falls outside the Galisteo Community Plan Area Boundary on the east to include a portion of the San Cristobal Ranch. Within the plan area, it applies to approximately 162 parcels ranging from .14 to 23 acres with the average size of 3.1 acre and a portion of the 364 acre large lot associated with the Cerro Pelon Ranch. A majority of parcels, 118, are greater than $\frac{3}{4}$ acres, of those 91 are less than 1-1/2 acres.

Residential

The majority of uses in the Traditional Community District are single family residential. Many of the homes are historic adobes surrounded by stone or adobe walls that protect lush gardens and small orchards. There are many outbuildings and sheds associated with the residences as well as home occupations and business.

Home Businesses, Occupations & Commercial Uses

Businesses in Galisteo primarily range from small home occupations to larger businesses, such as the Inn at Galisteo. At a community meeting held in June of 2007, the majority of attendees stated that they work from their homes. Currently, more than twenty home occupations have been identified in the Galisteo Community Planning Area. Residents and committee members have stated that these businesses play a central role in the community. La Tienda de Anaya at the intersection of NM 41 and Via Puente is currently closed but there is hope and support by the community for village scale commercial uses, including a small grocery store or restaurant.

There are five properties within the Traditional Community that have institutional uses: the Galisteo Volunteer Fire and Rescue, the Galisteo Community Center and associated multi-use court, the Watts Park and the Nuestra Señora de los Remedios Church. Currently La Sala is being restored and will once again serve as a community art center.

Vacant and underdeveloped lots

There are 46 lots classified as vacant interspersed throughout the traditional community totally 117 acres with an average lot size of 2.7 acres. There are also many lots that could be subdivided further under the minimum lot size of $\frac{3}{4}$ acre. Together this represents four possible build-out scenarios under the current zoning:

No subdivisions:

Section II: Existing Conditions & Community Profile

- Addition of approximately 45 residential units. Total = 162 units

Subdivisions of vacant lots at ¼ acre minimum lot size:

- Addition of approximately 151 residential units. Total = 303 units

Subdivisions of vacant and underdeveloped lots (not including portions of the Cerro Pelon and San Cristobal Ranches) at ¼ acre minimum lot size:

- Additional of approximately 377 residential units. Total = 548

THE PLAZA, PARKS, PEDESTRIAN PATHS & THE GALISTEO CREEK BOSQUE

Although not obviously delineated, the Plaza or Village “center” is considered to be the area surrounding Nuestra Señora de los Remedios Church including Watts Park, the community mail boxes, and the “crossroads” where NM 41, Camino de Los Abuelos (Cnty Rd 42), Via Puente and CR 42 intersect. Contributing structures to the Plaza area include the Church, La Sala, the former Tienda de Anaya on the southeast corner, and a portion of the Hacienda property, a historic general store on the northeast corner, one room of a private home that occasionally functions as a temporary arts center. Detracting from the plaza area is heavy truck traffic and high speeds related to NM 41.

The community has two small parks, the Phillip C. Watts II Memorial Park behind Nuestra Señora de los Remedios Church, and the small community park and basketball court behind the Galisteo Community Center. Both are owned by the Community Association, although the Watts Park is leased to Santa Fe County and has been recently rehabilitated. The parks are primarily used by children who live in the area, or during special events.

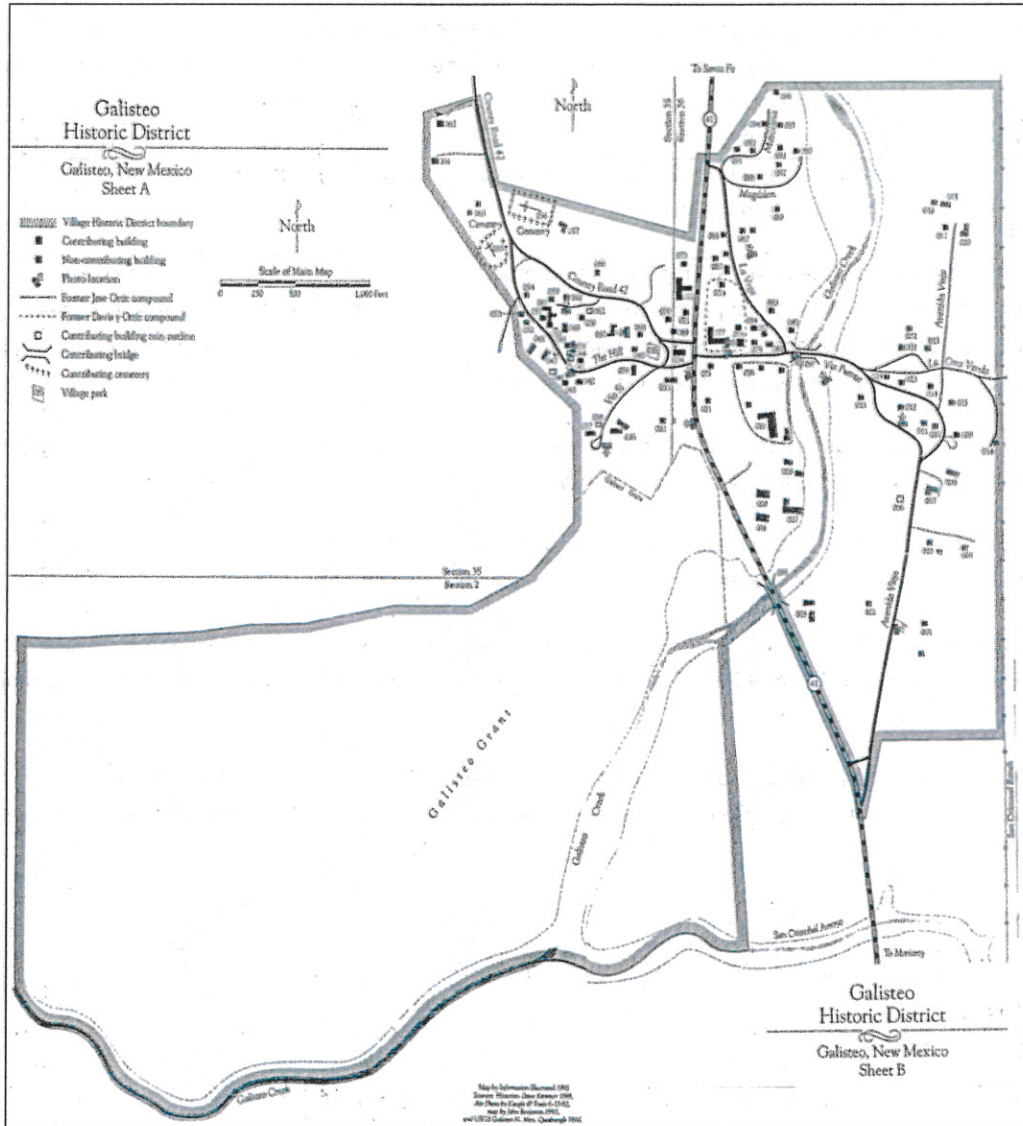
The bosque along the Galisteo Creek under the Anaya Bridge at the heart of the community also serves as an informal park for low-impact recreation such as walking and bird watching.

The Village currently has an informal system of pedestrian paths along County roads and along the Galisteo Creek with various access points through the Bosque. The system relies primarily on permissive and traditional use among neighbors and community residents.

GALISTEO HISTORIC DISTRICT

The Galisteo Historic District comprises approximately 472 acres and consists of the historic Village of Galisteo and a 260-acre parcel of formerly irrigated field allotments known as the Galisteo Grant. The District consists of 98 individual properties including buildings, sites and structures. Of these, 42 are considered contributing and 56, mostly of recent construction, non-contributing. The intersection of NM 41 and CR 42 at the Nuestra Señora de los Remedios Church marks the site of the former Village plaza.

Resources included within the Historic District consist of several archeological sites, and historic landscapes, structures and buildings. Contributing properties include the site of the former Village church, the two Village cemeteries, and several deteriorating buildings and ruins. The two bridges just south of the Village, the Church, the *Sala* (Social Hall) and the Tienda de Anaya are also recognized as contributing structures to the historic designation. The full list of contributing sites is listed in the Appendix.



HOMESTEAD ZONE

The more recently subdivided areas located to the north and west of the Village are in the homestead hydrologic zone (160 acres per dwelling unit) but have been subdivided well below the minimum lot size allowed with water conservation adjustments (40 acres per dwelling unit). The properties primarily consist of single family residents on five to 10 acre lots. Two large parcels, the 364 acre Cerro Pelon parcel associated with the historic irrigated field allotments, and the 200 acre parcel that is part of the La Jara Ranch are currently used for cattle ranching and continue to be regulated under the homestead zone.

The Ranchitos Subdivision, adjacent to the Traditional Community on the west, was founded in 1973 as a one-time occurrence of lot splits resulting in approximately 44 lots of which approximately 15 are still undeveloped. Ranchitos has established covenants regulating minimum lots sizes to 5 acres and mandatory hook up the Ranchitos de Galisteo community water system (anything else?).

Adjacent to the Ranchitos boundaries, to the north and south are large lot subdivisions ranging from 10 to 40 acres that are primarily single family homes or vacant property.

West of the Galisteo Hogback, in the northern portion of the plan area are several large, greater than 40 acres residential lots interspersed with a few smaller, 10-40 acre, residential lots.

North of the traditional community boundary and west of NM 41 is a subdivision of approximately 10 lots ranging from 2 1/2 acres to 4 acres with about half of the lots developed as single family residential and the remaining are vacant lots.

Total there are 94 lots in the homestead zone, ranging from 1.5 acre to 355 acres for a total of 2064 acres. Of those 94 lots there are 38 vacant lots totaling 550 acres. Under the current land development code there are four potential build-out scenarios:

No subdivisions:

Additional 38 Single family residential units. Total = 132 units

Subdivisions at base zone of 1 unit / 160 acres:

Additional 40 (38 vacant + 2 lot created by subdivision) Single family residential units. Total = 134 units

Subdivisions at base zone of 1 DU per 80 acres with water conservation adjustment to .5 acre ft per year:

Additional 44 (38 vacant + 6 lots created by subdivision) Total= 138 units

Subdivisions at base zone of 1 DU per 40 acres with water conservation adjustment to .25 acre ft per year:

Additional 57 (38 vacant + 19 lots created by subdivision) Total= 151 units

OPEN SPACE & TRAILS

Parks

The community has two small parks, the Phillip C. Watts II Memorial Park behind Nuestra Señora de los Remedios Church, and the small community park and basketball court behind the Galisteo Community Center. Both are owned by the Community Association, although the Watts Park is leased to Santa Fe County and has been recently rehabilitated. The parks are primarily used by children who live in the area, or during special events.

Open Space

The bosque along the Galisteo Creek under the Anaya Bridge at the heart of the community also serves as an informal park for low-impact recreation such as walking and bird watching. The State Land located in far northwestern portion of the plan area and the Santa Fe County's Thornton Ranch Open Space immediately adjacent to the western boundary provide open space and include the important cultural resource known as "Petroglyph Hill" which is protected under the *Galisteo Basin Archaeological Sites Protection Act*. The County Open Space Program has been engaged in an ongoing management plan for the open space property. The plan envisions strictly limited access to Petroglyph Hill and a network of pedestrian and equestrian trails through the rest of the property. A trailhead and parking is planned close to the junction of the BNSF railroad and CR 42. This trailhead will also provide access to two future regional trails: the New Mexico Central Trail, which will connect Santa Fe Community College with the Thornton Ranch Open Space, and a trail which is proposed within the BNSF railroad ROW which will connect the villages of Cerrillos and Lamy, along the Galisteo Creek.

Trails

The Village currently has an informal system of trails that relies primarily on permissive and traditional use among neighbors and community residents, as well as existing public roads. There is a strong sentiment that community members want to continue providing informal trail routes for use by neighbors and community residents.



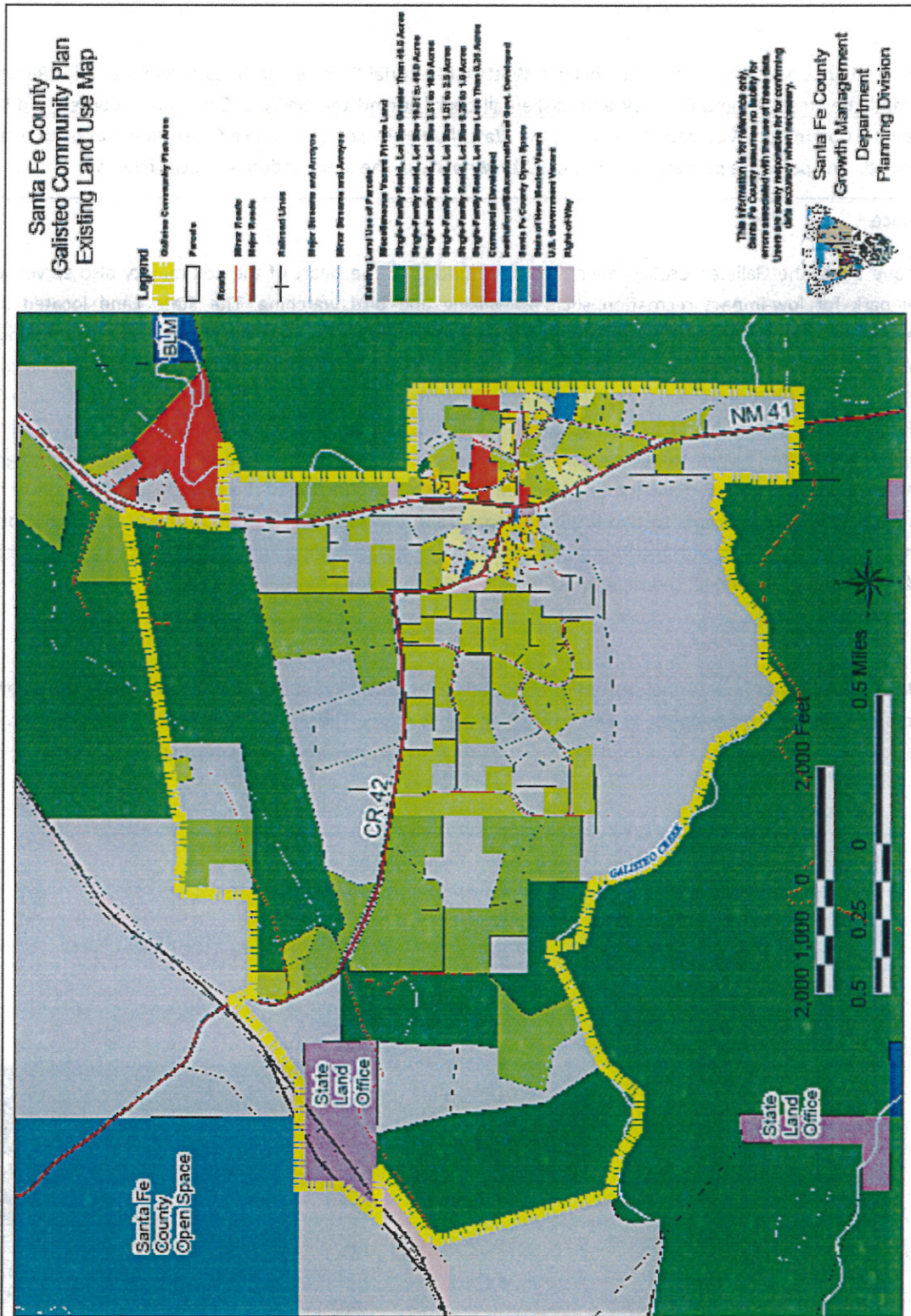


FIGURE 7 GCP EXISTING LAND USE MAP

CIRCULATION, ROADS AND TRANSIT

The Village of Galisteo lies at the crossroads of New Mexico State Route 41 (NM 41) and Santa Fe County Road 42 (CR 42). To the south, NM 41 connects to US Interstate 40 in the town of Moriarity and the northern end connects with US 285 less than five miles south of the Eldorado subdivision. County Road 42 intersects with NM 41 in the Village center and connects to NM 14 about four miles north of the Village of Cerrillos. These two primary roadways provide access to the Plan Area and important connections to the broader region.



Historically, most roads in the area, with the exception of NM 41, followed irregular alignments. Most of the roadways represented earlier access for circulation when wagons, livestock, and pedestrians accounted for the area's main traffic. Today, La Vega, Magdalena, and Marcelina Lane offer access to residences east of NM 41. La Otra Vanda, via La Puente, and Avenida Vieja, the former main road, serve the east side. Via Si, The Hill, and CR 42 connect La Loma residences, the cemeteries, the site of the first church, and the former WPA-era school and teacherage, with the rest of the Village.

The County maintains the primary roadways in the community that include Avenida Vieja, La Otra Vanda, Via La Puente, La Vega and The Hill in the Village, as well as Camino San Cristobal, Camino Cabreros, Camino Libre and Camino Los Angelitos in Ranchitos. Other roadways in the Plan Area are privately owned and maintained.

NEW MEXICO STATE ROUTE 41 (NM 41)

In 1936, NM 41 was constructed through the middle of the Village, destroying orchards, fields, along with the historic plaza. Prior to the realignment of the NM 41, the main road, Avenida Vieja, entered the plaza from the north and then turned east crossing the Galisteo Creek where it then resumed southward.

Until fairly recently, NM 41 has long been used as a commuter corridor, connecting the southern areas of the County to the central and northern communities. However, in the last few years, there has been a substantial increase of large truck and freight vehicles. Most of these trucks usually carry petroleum, gas, gravel and other large cargo. The impact of vibrations from heavy vehicle traffic is causing damage to historic adobe buildings in the Village.

NMDOT plans to redesign NM 41 and reconstruct the Galisteo and San Cristobal bridges immediately south of the Village of Galisteo to accommodate the increased traffic volume. This will likely bring more large freight traffic and increase the speed of traffic through the Village.

COUNTY ROAD 42 (CR 42)

The paving of the remainder of County Road 42 was completed in July of 2010. Prior to the implementation of paving, several members of the community of Galisteo discussed plans and concerns with County Public Works and Planning Staff. Following construction, a number of residents living within the Community Planning Area expressed concerns about recommendations not being followed and the subsequent issues this had caused. Some of issues of concern still remain.

- Some signs of increased erosion are already apparent in locations where new culverts have been installed;

- Lack of ongoing maintenance;
- Lack of attention to proper drainage, erosion control on distinct areas of the road;
- Increased speed due to paving;
- Ice on roads due to improper drainage;
- No warning signage for intermittent flooding occurring during monsoon seasons;
- Increased noise
- A section of road from the railroad tracks to the Arroyo de Los Angeles which has been identified as having problematic drainage which might be resolved by more intensive and specialized approaches not used on other large sections of the road such as slow drainage, water harvesting techniques, and placement of culverts.
- Private properties at the sharp curve above the cemeteries down through to the Village has continuous downhill soil washing that leads to repeated erosion and icy road conditions which compromises safety. Mitigation of this condition may require more intensive approaches.

TRANSIT

Bus transit service to the community of Galisteo was re-established in September 2011. This service, operated by the North Central Regional Transit District (NCRTD), functions as a commuter bus route serving the communities of Edgewood, Moriarty in Torrance County, Stanley, and Galisteo with stops in the City of Santa Fe. Currently NCRTD bus service to Galisteo runs Monday through Friday with a north-bound morning run into Santa Fe and an evening south-bound run stopping in Galisteo before continuing on to communities in southern Santa Fe County.

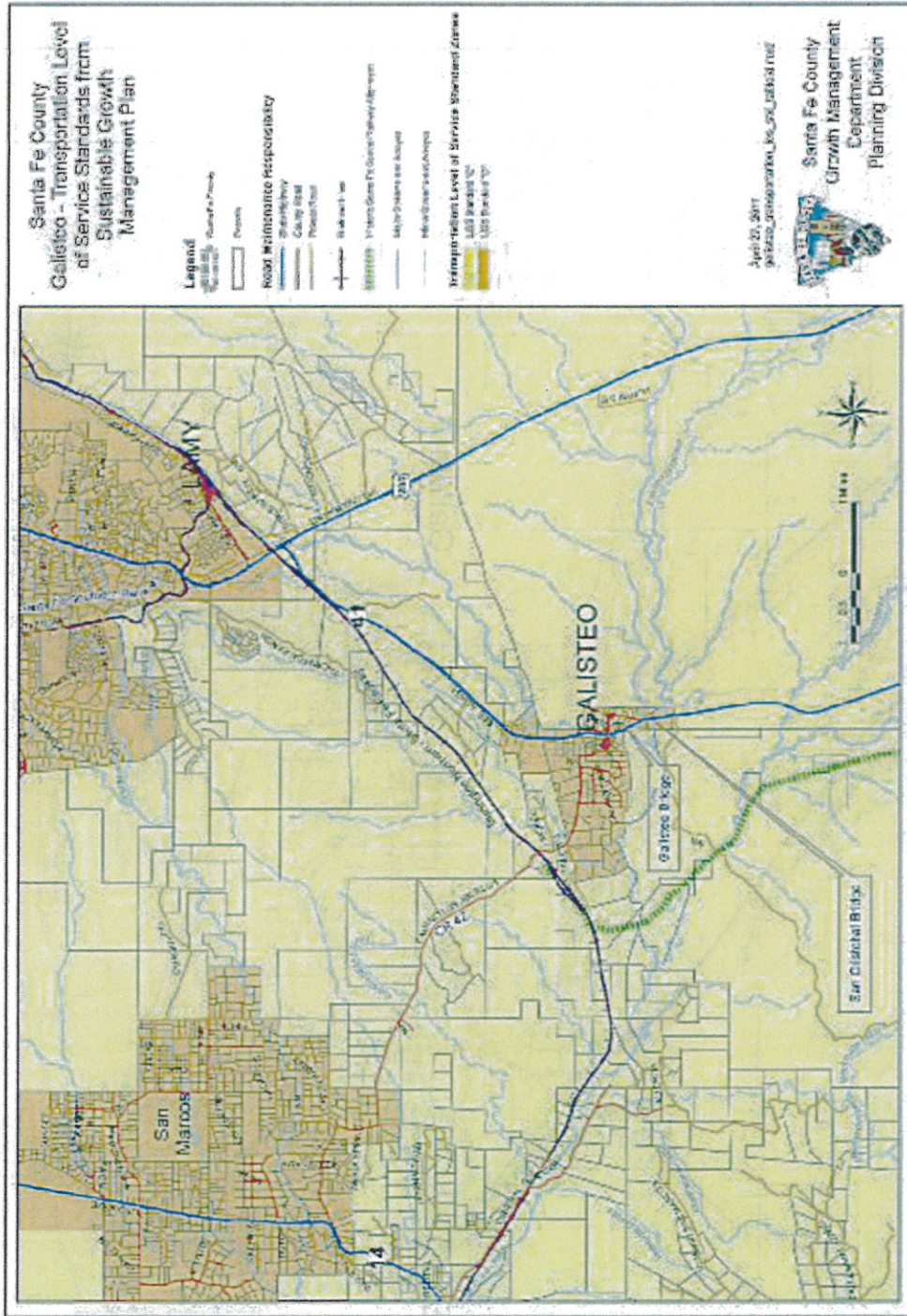


FIGURE 8 GCP TRANSPORTATION LEVEL OF SERVICES MAP

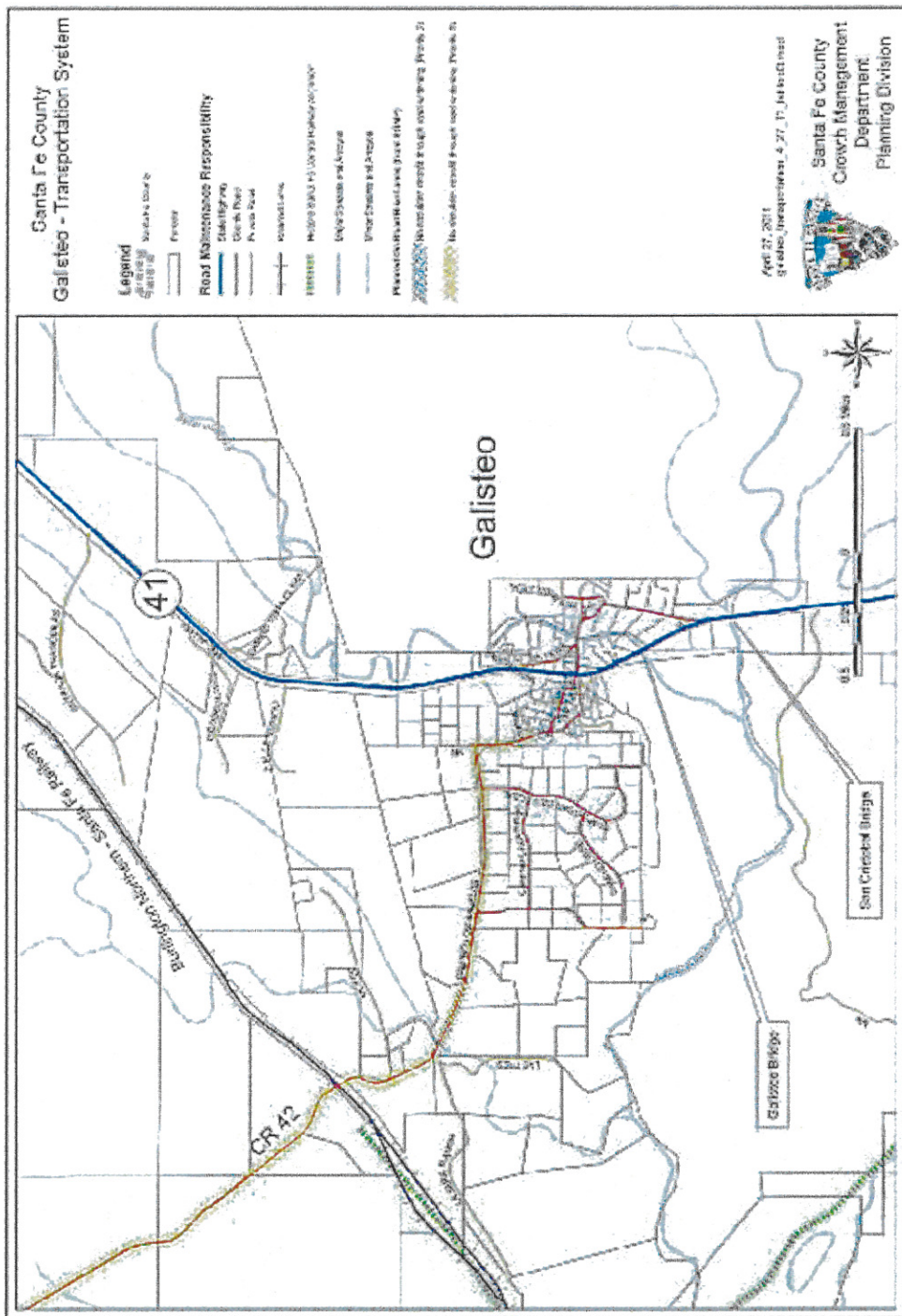


FIGURE 9 GCP TRANSPORTATION SYSTEMS

SECTION III: IMPLEMENTATION

“Placemaking was, and continues to be, a process that focuses on a local area’s assets, inspiration and collective aspirations. It implies not only design options but also something less tangible, a conveyance or confluence of spirit”. J.B. Jackson



Page Intentionally Left Blank



Faint, illegible text located in the bottom right area of the page, possibly bleed-through from the reverse side.

This section of the plan includes the Future Land Use Plan and the Strategic Work Plan. Together, they provide both comprehensive and strategic approaches to address internal and external issues that impact the growth and development of the community.

The Future Land Use Plan is a set of planning tools including maps or techniques used to ensure that future development complies with the community vision and the sustainability principles established in the Sustainable Growth Management Plan

The Strategic Action Plan lists goals and strategies using a collaborative approach on an on-going basis between community organizations, residents and government entities, to solve problems of interest and concern to all.

FUTURE LAND USE PLAN

GOAL: Create a future land use plan and establish zoning for the Community of Galisteo to conserve Galisteo's limited water availability, protect other natural resources, and protect the natural beauty, historic sites and the rural character of Galisteo.

In conjunction with the SGMP policies and the (future) SLDC, the following future land use plan and provisions ensures compatibility among various land uses, provides flexibility and certainty, protects scenic features and environmentally sensitive areas, enhances rural development patterns, delineates historic community spaces and conserves water resources while accommodating the anticipated natural growth of the community.

The future land use categories are consistent with the intention and descriptions of Future Land Use Categories in the SGMP. The Galisteo Community Plan Future Land Use Map refines and amends the SGMP Future Land Use Map.

The future land use categories, general provisions and map provide an outline for zoning pursuant to the SLDC. General uses, development types and water standards are described. Development types, such as family compounds, secondary dwelling units and clustered developments are identified for some of the future land use categories with the anticipation that development standards will be drafted as part of the SLDC. The intent of the development types is to encourage compact development, encourage historic development patterns and accommodate a variety of lifestyles including multi-generational families living together.

The proposed permissive, conditional and prohibited uses listed within each category is incomplete but will be used to guide the ordinance. Unique provisions and standards for the plan area and each of the land use categories will be drafted as part of the Galisteo Community Planning District Ordinance. It will include references to the SLDC for general regulations for each use and county wide application procedures. The language below and future land use map anticipates the SLDC and should guide development until the SLDC Zoning Map and SLDC are adopted.

PROPOSED LAND USE CATEGORIES AND FUTURE LAND USE MAP



Traditional Community

The Traditional Community Land Use Category is designated for primarily single-family residential development, consistent with historic development patterns and uses, including options for clustering, family compounds and secondary dwelling units. Neighborhood scale, compact mixed-uses will be allowed and focused on the historic plaza area. Community facilities, institutional uses, agricultural uses, home businesses and occupations will be allowed anywhere in the area. Minimum lot size will be established to ensure that liquid waste disposal systems will not contaminate domestic wells, and that there will continue to be an adequate supply of ground water in the future.

General Provisions:

- New development will respect its surrounding and contribute to the historic rural character of the Village.
- Rural roads and community paths with access to the Galisteo Creek and Bosque, will continue to provide pedestrian friendly connections throughout the village and to the natural environment.
- The Galisteo Creek and associated bosque are the defining natural features of the village area. The creek is the primary surface water source for the area and the bosque provides a ground water recharge zone and important wildlife corridor and riparian habitat. It will be accessible to the community as open space for equestrian and pedestrian uses; including informal paths, picnic areas and wildlife viewing. It will be permanently protected from new development and accessible to the community for maintenance and restoration.

Uses & Development Types:

Permitted Uses: The following general uses are to be permitted in the Traditional Community Land Use Category, or as specified in the Planned Community District:

- Single-Family Residential
- Agricultural Uses
- Churches
- Community Facilities
- Neighborhood Scale Medical Clinics
- Home Occupations and Businesses

Supplemental Uses: As prescribed by the SLDC:

In keeping with the historic development pattern and to promote clustered compact development, the following residential development types will be allowed as a supplemental use when specific design standards and density transfers or bonus are employed:

- Family Compounds
- Clustered Housing Developments

- Secondary Dwelling Units

Prohibited Uses: As prescribed by the SLDC



Village Plaza Mixed-Use

The Village Plaza Area will develop as a compact mixed use place that will support historic preservation, building techniques and traditional community forms with a focus on the historic Plaza and crossroads area. It incorporates the church grounds, mailboxes, Phillip C. Watts II Memorial Park and the intersection of NM 41 and CR 42 and adjacent compatible properties. Appropriately scaled mixed-use commercial development will be allowed provided they follow provisions that ensure new development will fit in with existing historic patterns, materials and massing.



Residential Estate

The Residential Estate Land Use Category is designated for properties in the Planning Area that are adjacent to the Traditional Community and are historically associated with the village due to proximity, use and subdivision patterns. It includes a recent subdivision of ten lots north of the Traditional Community. Most of the properties in the Residential Estate area fall within the 1980 traditional community boundary and have had the option of subdividing down to $\frac{3}{4}$ acre minimum. However, no lots have been subdivided below 2.5 acres and range in size from 2.5 to 23 acres. To preserve the existing development pattern and recognize this area as contributing to the character of the Village and as a transition zone from the denser village area to the larger agricultural and ranching lots; the minimum lots size for this area will be based on the smallest lot size of 2.5 acres.

This area will be primarily single-family development with options for clustering, agricultural related uses, home occupations and businesses.

General Provisions:

Permitted Uses: The following general uses are to be permitted in the Residential Estate Land Use Category, or as specified in the Planned Community District:

- Single-Family Residential
- Agricultural Uses
- Churches
- Community Facilities
- Neighborhood Scale Medical Clinics
- Home Occupations and Businesses

Supplemental Uses: As prescribed by the SLDC:

In keeping with the historic development pattern and to promote clustered compact development, the following residential development types will be allowed as a supplemental use when specific design standards and density transfers or bonus are employed:

- Family Compounds
- Clustered Housing Developments
- Secondary Dwelling Units

Prohibited Uses: As prescribed by the SLDC

Residential Fringe

The Residential Fringe Land Use Category is designated for areas associated with contemporary residential subdivisions. This includes the Ranchitos de Galisteo Subdivision. The subdivision created in the early 70's is seen as a one-time occurrence of lot splits in the planning area. It is about 60% built-out with a 38 out of the original 59 lots developed as single-family residences. The minimum lot size and uses will reflect the existing covenants.

Permitted Uses: The following general uses are to be permitted in the Residential Fringe Land Use Category, or as specified in the Planned Community District:

- Single-Family Residential
- Agricultural Uses
- Home Occupations and Businesses

Supplemental Uses: As prescribed by the SLDC:

The following residential development types will be allowed as a supplemental use when specific design standards and density transfers or bonus are employed:

- Secondary Dwelling Units

Prohibited Uses: As prescribed by the SLDC.

Rural

The rural land use designation covers several large lot residential and agricultural properties in the northern and western portions of the plan area and several lots south of the village that front CR 42. It will continue with primarily residential and agricultural uses with a minimum lot size reflecting the current average lot size.

Development on the Hogback will be subject to the appropriate overlay district and conveyance of pedestrian/equestrian easements will be encouraged along the Arroyo de Los Angeles in order to connect with the regional

trails outside the Plan Area. This area will be restricted to single-family development with options for clustering, agricultural related uses, home occupations and businesses.

Permitted Uses: The following general uses are to be permitted in the Residential Fringe Land Use Category, or as specified in the Planned Community District:

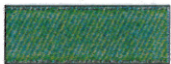
- Single-Family Residential
- Agricultural Uses
- Churches
- Community Facilities
- Neighborhood Scale Medical Clinics
- Home Occupations and Businesses

Supplemental Uses: As prescribed by the SLDC.

In keeping with the historic development pattern and to promote clustered compact development, the following residential development types will be allowed as a supplemental use when specific design standards and density transfers or bonus are employed:

- Clustered Housing Developments
- Secondary Dwelling Units

Prohibited Uses: As prescribed by the SLDC.



Agricultural/Ranch

The Agricultural and Ranch designation applies to properties in the far west and southern portions of the plan area that are associated with the historic acequia land grant property and the current La Jara and San Cristobol Ranch operations. The large lots will continue to support ranching and associated activities including the Rodeo grounds. Gross densities will match existing densities of the Homestead Zone and should not be subdivided below the minimum lot size of 1 du per 160 acres. Incentives in the form of land transfers, density bonuses and small lot family transfers will be used to encourage compact development in conjunction with conservation easements that preserve agricultural land and open space.

Permitted Uses: The following general uses are to be permitted in the Residential Fringe Land Use Category, or as specified in the Planned Community District:

- Single-Family Residential
- Agricultural Uses
- Churches
- Community Facilities
- Neighborhood Scale Medical Clinics
- Home Occupations and Businesses

Supplemental Uses: As prescribed by the SLDC.

In keeping with the historic development pattern and to promote clustered compact development, the following residential development types will be allowed as a conditional use when specific design standards and density transfers or bonus are employed:

- Family Compounds
- Clustered Housing Developments
- Secondary Dwelling Units

Prohibited Uses: As prescribed by the SLDC.

Community Facilities and Institutions

Properties with existing community facilities or institutions such as churches will be designated as Community Facilities and Institutions. These properties are interspersed throughout the traditional community and are intended to serve the broader Plan Area and adjacent rural populations.

Opportunity Site:

One vacant property owned by the Community Association, south of the village is also in this designation because it is expected to develop in the future as a community facility.

Galisteo Community Association owns ten acres south of the Village that will be available for development that supports community needs. This could include:

- A supportive site for community and regional events such as farmers markets and bicycle events.
- Interpretive trail head for the community acequia trail, including information on the history and ecology of the area.

State Lands

The State Land should continue as public open space in conjunction with the adjacent County Open Space.

State Designated Historic District

The state designated historic district (identified in Section II of this plan) will maintain its integrity as a visible connection to the past and continue to validate the designation and an important funding mechanism for individuals and groups involved in restoring historic structures and cultural landscapes. Ensure new development fits in with existing historic pattern particularly as it relates to height, massing, materials, walls, fences and setbacks.