

***Restricted Development Areas***

Restricted Development Areas simply delineate all of the areas where development will be severely restricted. This can be based on the FEMA Maps, the SGMP Official Maps and the community identified GCP Scenic Features and Environmentally Sensitive Areas Map.

***Steep Slope Areas*** – These are areas with greater than 30% slope.

***Floodplain Areas*** – These are the 100-year floodplains that have been mapped by FEMA. Santa Fe County also generally prohibits development within a 75-foot buffer adjacent to the mapped FEMA floodplain boundary, which will also be included.

***Wetland Areas And Riparian Habitat*** –the National Wetlands Inventory will be used for wetland areas and the New Mexico ReGAP Vegetative Land Cover data will be used for riparian areas. “Riparian areas” are the willows, cottonwoods, etc. that are typically found near streams, but do not occur in the water-saturated soils that characterize wetlands.

***Archaeological Sites*** – Archaeological sites identified in the Galisteo Plan Area under the *Galisteo Basin Sites Protection Initiative*

***Stream And Arroyo Buffers*** – Streams will have at least a 25-foot buffer based on the current County Land Development Code requirements.

***Critical Habitat Areas*** – these are typically defined as areas that are essential to the maintenance of viable populations of endangered or threatened animal species. Likely areas that may be included as Critical Habitat Areas are usually within the wetland, riparian, and floodplain zones.

### HOME OCCUPATIONS AND HOME BUSINESSES

In keeping with the commonly shared value that small scale businesses should be supported, this Plan recommends that they continue to be allowed throughout the Plan Area. Small scale businesses will be subject to the following categories as prescribed by the SLDC:

- Home Occupations
- Home Businesses.

For the plan area the following table outlines the differences between the two categories:

Home Occupation	Home Business
The occupation utilizes not more than 50% of the floor area of the dwelling	The business utilizes not more than 2,500 square feet
Not more than 2 people not residing at the premises working at the site	Not more than 6 people not residing at the premises working at the site
Outdoor storage is not permitted	Outdoor storage permitted but will be screened and no more than 1,000 square feet related to the business
The occupation does not allow retail sales unless incidental to the home occupation, intensive vehicle service (auto repair, body shops) or the storage of construction equipment	

### RENEWABLE ENERGY USES

Commercial Solar and Wind energy development will be allowed on all lots greater than 1 acre with adequate setbacks from residential zoning districts to mitigate noise and as prescribed by the SLDC. Residential scale solar, geothermal and wind energy will be allowed anywhere in the Community Plan Area.

### ADJUSTMENT TO THE TRADITIONAL COMMUNITY DISTRICT BOUNDARY

The Traditional Community District Boundary as defined in the 1980 Land Use Code as drafted does not represent parcels that contribute to the historic development patterns. The traditional community boundary will be adjusted to coincide with the Traditional Community Land Use Category mapped on the Galisteo Community Plan Future Land Use Map.

### DEVELOPMENT STANDARDS & SUBDIVISION REGULATIONS

Site Development Standards (in addition to county wide standards for development) will be drafted which will accommodate unique existing development patterns, including non-conforming setbacks, accessory structures and wall/ fence heights and materials.

Development standards will be drafted to protect Scenic Features and Environmentally Sensitive Areas based on restricted development areas identified by the Galisteo Community Plan. Examples include:

- Buffers, building sets backs, no build areas- design, terrain management
- Require Land Suitability Analysis for all new development

#### WATER PERFORMANCE STANDARDS

Ground water resources are not well understood in the plan area. There is a need for further scientific study and consistent information reporting in order to better understand the cumulative impacts of developments. The following Water Performance Standards will be drafted to ensure a sustainable water supply in conjunction with SLDC and the Planned Community District.

- Require that all development proposals relying on domestic wells in the Galisteo Plan Area, to be approved, evaluate whether those wells will have a negative impact or impair existing wells.
- Develop mechanisms to ensure that no development proposals are issued in the Galisteo Plan Area without either a 72-12-1 well permit from the Office of the State Engineer or written permission to hook up to an existing community water system or public utility
- Require all residential properties in both Traditional Community and Residential Estate Distracts to hook up to the community water system if a hookup is available. Only if a hookup is not available to an existing lot will the property be allowed to use a domestic well.
- Require that water supply, both wells and community system or public utility hook ups, for all lots created after the approval of this plan, be metered and prohibit water usage exceeding 0.25 acre feet/year.
- Require that all new lots created through the subdivision process have either a hookup to the community water system or a shared-well agreement with a property with an existing well.
- Require a shared-well agreement for all mixed-use/commercial businesses

#### FAMILY TRANSFERS

- Apply zoning to family transfer land divisions as allowed within each specific future land use category, the SLDC and subsequent SLDC zoning map and planned community district.
- Implement additional requirements to ensure that Family Transfers are only created for their intended purpose.
- Access and utility improvements will be required as part of all lot splits including Family Transfers.

Development of quadrilaterals will be a step to help to understand the relationship between the area of a square and the area of a rectangle.

Students will be able to identify the different types of quadrilaterals and their properties.

The area of a square is equal to the side length squared. The area of a rectangle is equal to the length multiplied by the width. The area of a parallelogram is equal to the base multiplied by the height. The area of a trapezoid is equal to the average of the two parallel sides multiplied by the height.

The area of a circle is equal to pi times the radius squared. The area of a sector is equal to one-eighth of pi times the radius squared times the central angle.

The area of a triangle is equal to one-half times the base multiplied by the height. The area of a right triangle is equal to one-half times the two legs multiplied together.

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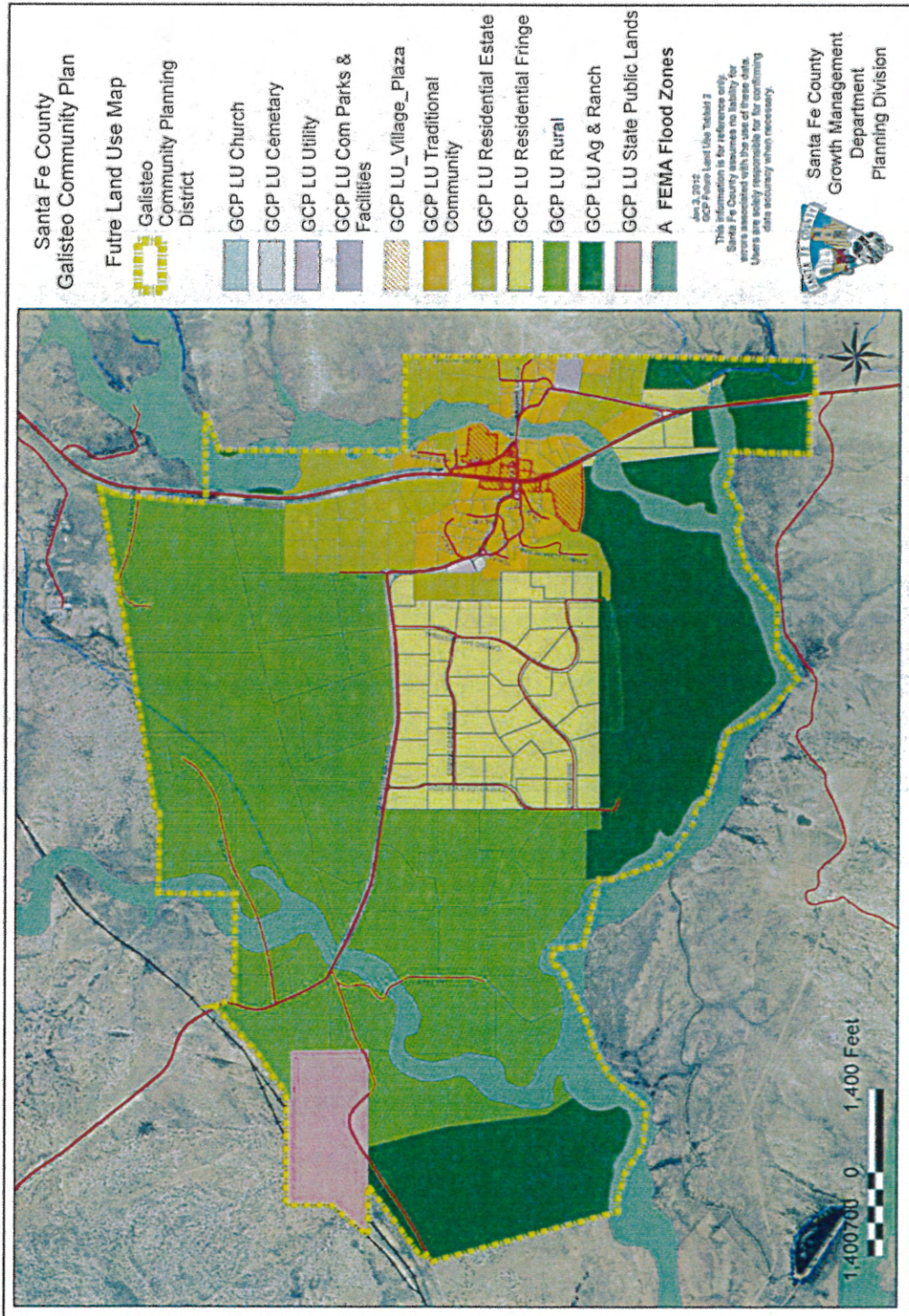


FIGURE 10 GCP FUTURE LAND USE MAP

GCP Village Plaza Mixed-Use District



FIGURE 11 GCP VILLAGE PLAZA MIXED -USE DISTRICT

### PROPOSED COMMUNITY PARKS, OPEN SPACE AND TRAILS NETWORK

The Community Parks, Open Space and Trails Network Map identifies likely destinations, possible trail alignments and access points to public open space (both State and County Lands) and regional trails. The network incorporates most of the existing rural roads and proposes a multipurpose path or trail in the right-of-way of County Road 42 to accommodate bicycles, equestrian and pedestrian users. Density transfers and bonuses will be considered for properties that convey pedestrian and equestrian trail easements in the arroyos or as part of the proposed Galisteo Proposed Community Parks, Open Space and Trails Network.

In addition to the existing community parks, the Galisteo River Bosque and informal system of trails throughout the Plan Area, the Community Parks, Open Space and Trails Network includes the following:

#### Historic Acequia Community Trail

A community trail following the old acequia alignment from the Community Association Property and connecting with the Camino Los Angelitos in the Ranchitos subdivision will provide additional walking and equestrian opportunities, an important pedestrian connection from Ranchitos to the Village and a visual connection to the historic landscape. As a community trail it should not be identified on the SGMP Official Map.

#### CR 42 Multipurpose Trail

A multipurpose trail accommodating pedestrian, bicycle and equestrian users on a trail or path within the ROW of CR 42 will be identified on the SGMP Official Map. This trail will provide residents with better connections to the county open space and regional trails.

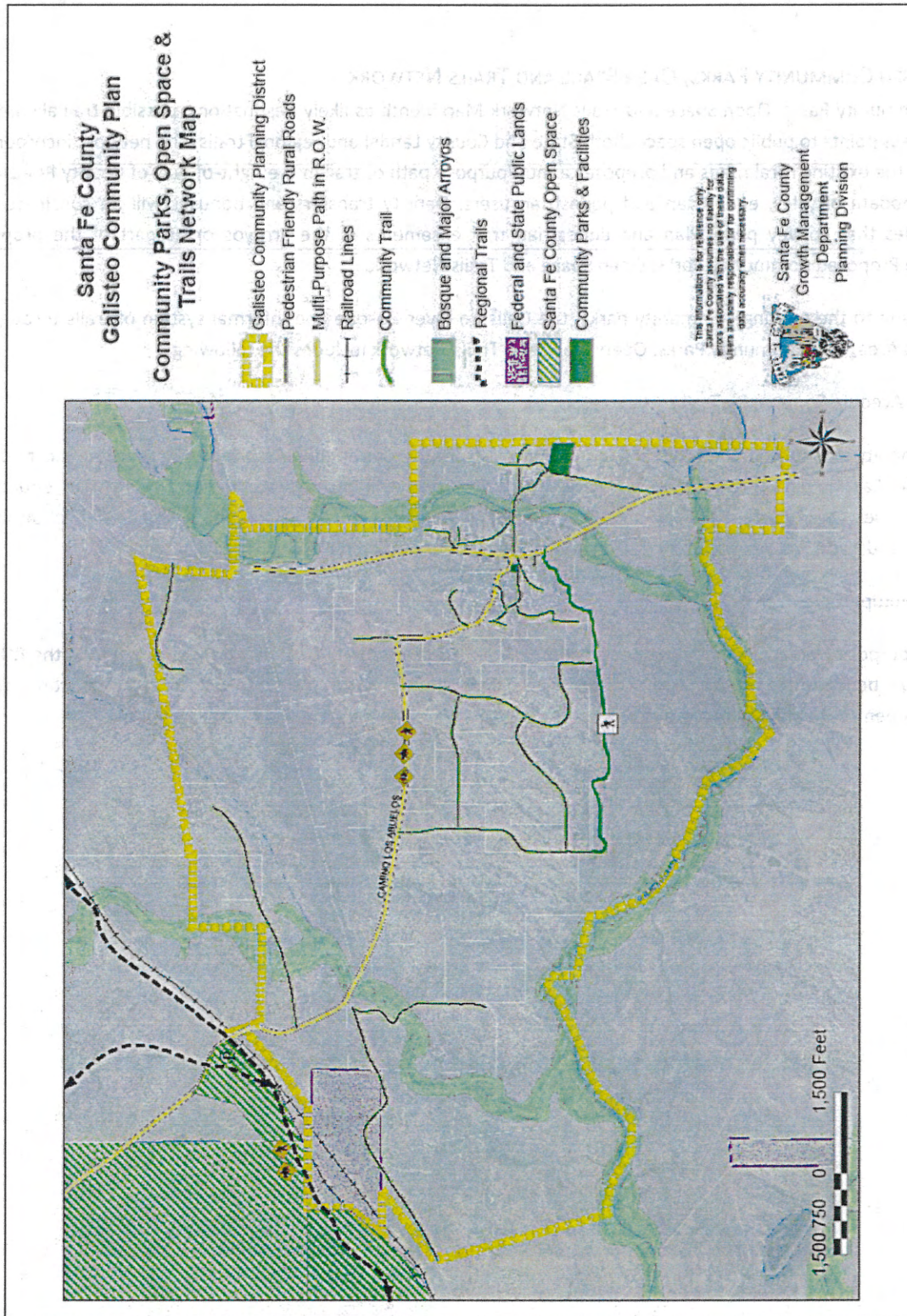


FIGURE 12 GCP PROPOSED PARKS, OPEN SPACE & TRAILS MAP



## ROADS

The following recommendations are not intended to provide specific technical data, design criteria, or legal interpretation for road projects or improvements. The guidelines and recommended design elements are intended for use by the community, NM DOT and County staff as they design and develop road projects, in particular improvements to New Mexico State Route 41(NM 41) and County Road 42 (CR 42), or implement policies, programs and activities.

### Goal:

Establish a design process with a collaborative interdisciplinary approach that provides safe and sustainable roads that recognizes the importance of this historic village and preserves cultural, historic, aesthetic, community and environmental resources.

### For all roads in the Plan Area:

Traditional or historically significant road treatments and details will be retained and conserved. New treatments which introduce materials, patterns, details and colors that are foreign to the traditional character of the area will be avoided.

### NM State Route 41 (NM 41)

Speeding through the village and damage from heavy truck traffic to historic structures that front the route are the key issues regarding NM 41. 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 truck traffic volume. This will likely bring more large freight traffic and increase the speed of traffic through the Village. To mitigate negative impacts to the village character and historic structures that front NM 41 and to improve pedestrian safety, the following improvements listed below and shown on the Future Roads Map will be incorporated into the road design for the section of road that passes through the village.

Actions on privately or publicly held land along NM 41 but outside the right-of-way, can either support or erode the visual quality and historic character of the area. Guidance regarding these actions will be determined as part of the Village Plaza Concept Plan.

### Actions:

Reconsider network of roads before adding capacity to NM 41. US 285 provides a parallel route and increasing segments of US 285 from two lanes to four will better accommodate increased traffic than putting the extra capacity along NM 41.

- Re-designate NM 41 to a minor arterial connector and scenic corridor in order to redirect heavy truck traffic to US 285.
- Restrict vehicle weight to a maximum of 5 tons on NM 41 through the Plan Area.
- Decrease design speed on NM 41 through the Plan Area to 25 MPH.

For historic reasons, as well as safety reasons, it is essential for drivers to slow down when approaching and within the Village. The most important traffic calming technique to slow drivers down as they approach historic town and village centers is to reinforce the desired operating behavior by utilizing appropriate roadside design elements that work to transform the open rural highway into a village street.

Implement a series of roadside design changes that give the driver important clues that they are entering a special place and need to slow down. Transition areas serve to alert travelers that they are entering a historic community and allow them to gradually alter their travel speeds from rural sections with 55 mph speed limits to the Village with a 25 mph speed limit.

Zone 1 Function of Road relates to Natural Setting (reduce speed to 35 mph)

- 12-foot travel lanes.
- Textured pavement strip.
- Rural landscaping treatment.

Zone 2 Function of Road relates to Village Entrance Setting (approaching village north & south entranceways)

- 11-foot travel lanes.
- 1-foot wide concrete band or paver at edge of travel lane.
- Rural landscaping treatment.
- Design element that alerts drivers that they are entering a historic community

Zone 3 Function of Road Relates to Village Built Setting (enter village at 25 mph speed zone)

- 10-foot travel lanes.
- 2 foot wide concrete band or paver at edge of travel lane.
- More structured landscaping, including design elements such as a median, choker or chicane and less spacing at edge of travel.

### **County Road 42 (CR 42)**

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. It connects the Plan Area to important open space opportunities and to communities along NM 14.

Resolve drainage and erosion issues that have intensified with the paving of CR 42

- Use 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. Priority locations for mitigation:
  - The sharp curve above the cemeteries down to the intersection with NM 41
  - The section of road from the railroad tracks to the Arroyo de Los Angeles

Accommodate pedestrian, bicycle and equestrian users on a trail or path within the ROW of CR 42 (see Community Parks, Open Space & Trails, Section III).

Alert travelers that they are entering a historic community.

- Determine entrance setting zone and provide design elements, such as gateway features that alerts drivers that they are entering a historic community.

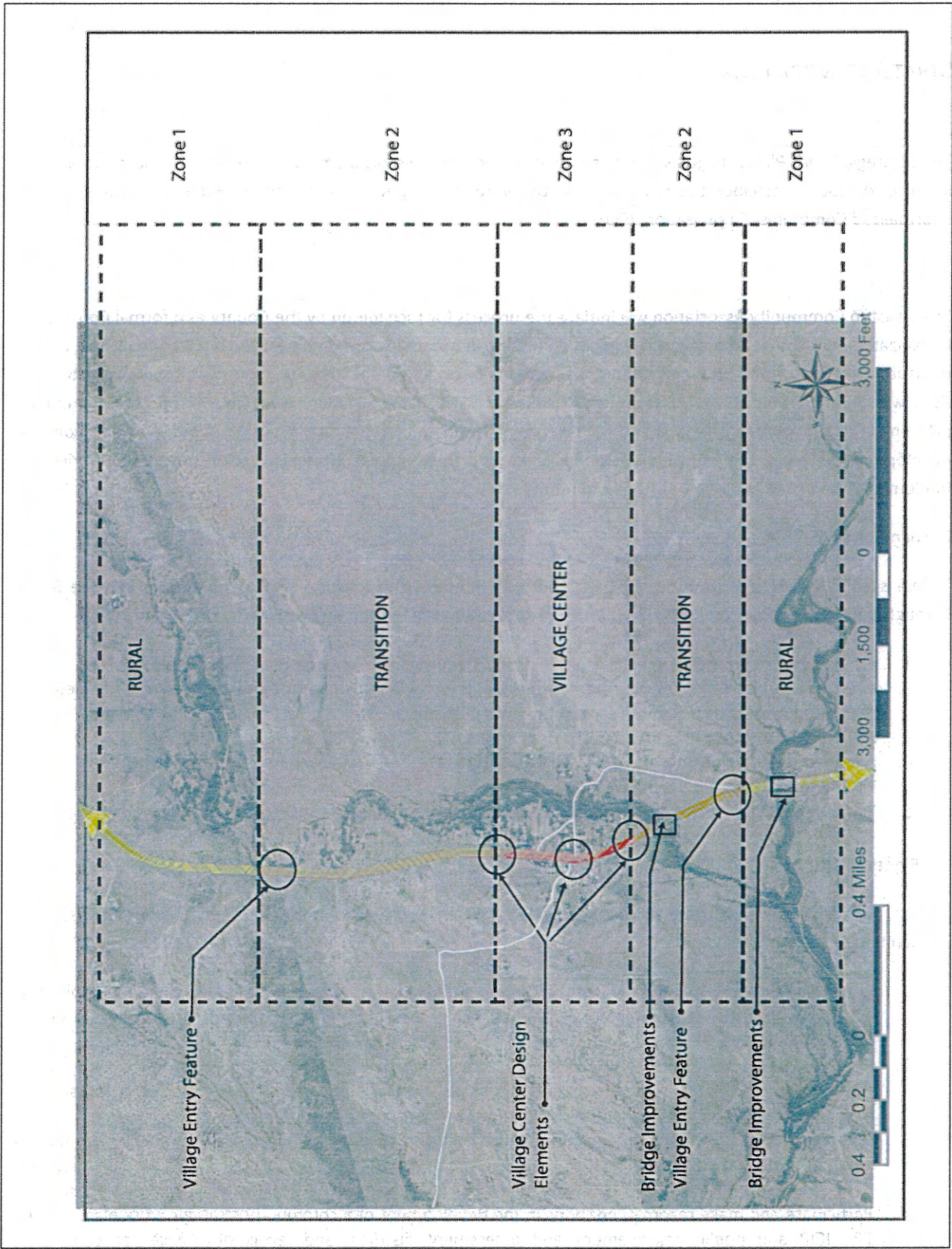


FIGURE 13 NM 41 ROAD CONCEPT PLAN

## STRATEGIC WORK PLAN

The Strategic Work Plan lists goals, policies and strategies to solve problems of interest and concern to all. The intent is to initiate a collaborative relationship between residents, government entities, and organizations through a formalized Community Organization, (CO).

The Galisteo Community Association will initiate the process for recognition by the County as a formal Community Organization. Forming a Community Organization (CO) is an option for communities who want to work on a variety of issues or solve specific problems within the community on an on-going basis. Communities choosing to form CO's will organize themselves in accordance with the SGMP. Their primary function will be to comment on planning, regulation, the development review process and during the pre-application process, on proposed development projects. The CO will be responsible for implementing the Strategic Work Plan and monitoring the implementation of the adopted Galisteo Community Plan.

### Recognition of CO's:

Unless specified to the contrary in the SLDC, persons interested in forming a CO need to apply to the Board through the Planning Division for recognition. The application will include the following:

1. A map or written description of the organization's geographical boundaries or interests.
2. A list of the officers of the organization, including the CO mailing and e-mail addresses and telephone numbers for the receipt of notices from the Administrator.
3. A signed copy of the relevant organizing documents.
4. A regular meeting location and a regular meeting date.
5. The date the organization was founded.
6. The number of organization members.

### CO Rights and Responsibilities:

Unless specified to the contrary in the SLDC, CO's will have the following rights and responsibilities, upon recognition of the CO by the Board:

1. Receive notice and provide written recommendations for any discretionary development application pending within the geographic area designated in the resolution of the Board recognizing the CO, or notice of any public hearing or public meeting concerning such application.
2. Participate in administrative adjudicatory proceedings pending within the area designated in the resolution of the Board recognizing the CO, and as appropriate, present evidence and witnesses at a quasi-judicial hearing before the Board, Planning Commission, or Hearing Officer.
3. Receive notice, participate and make recommendations, as deemed appropriate by the Board, for any amendment to the SGMP, SLDC or an area, specific or community plan, official map, CIP, or zoning map, or monitoring of such documents, within the established geographical boundaries or interests of the CO.
4. Participate and make recommendations in the development of a community strategic work plan, studies, CIP, ICIP and public improvement and assessment districts, and levels of service for community infrastructure and services.

5. Coordinate with ROs, property owners, business owners and residents within the boundaries of the CO in matters related to a pending discretionary development review or administrative adjudicatory application.
6. Meet with the Administrator concerning matters of interest to the CO.
7. Participate in Town Hall meetings with the Administrator and appropriate County staff.
8. Participate in CO leadership retreats and training programs.
9. Participate in an annual Congress of Community Organizations.

#### Registered Organizations (RO's)

This option is created primarily to provide information to individuals or community groups about pending development review projects and planning activities within their defined geographic area. ROs will be required to submit an application and are recognized by the Administrator upon review of an application.

#### Staff Support for CO's.

There will be limited staff support for COs except for the following:

1. Provide notice, participate in Town Hall meetings, and participate in development of any study, plan or regulation as deemed appropriate by the County Manager;
2. Participate in annual CO retreats and training programs, annual Congress of Community Organizations, and limited assistance in the development of community strategic work plan.

### 1. *Community Directives for Public Safety and Public Facilities*

- 1.1. Goal: Provide for the health, safety and welfare of all residents in the Plan Area with continued participation from the community.**

#### Strategies:

- 1.1.1. Draft mutual aid agreements between different districts and communication between service providers.
- 1.1.2. Evaluate the need for a possible second fire and rescue sub-station to be located along County Road 42.
- 1.1.3. Seek funding for an additional bay to house emergency vehicles at the existing fire station facility.
- 1.1.4. Work with the County Fire Department and the Galisteo Volunteer Fire and Rescue to regulate burning in the Galisteo Planning Area. *SGMP Goal 29: Policy 29.10 Strategies 29.10.1, 29.10.2-Focus is on wildland-urban interface areas.*
- 1.1.5. Assist the County to enforce the requirement that any person obtain necessary permits from the NM Environment Department and/or County prior to permitting any open burning. *Code action*
- 1.1.6. Work with the Santa Fe County Fire Protection District to ensure that the two water systems are adequate for fire protection in the Galisteo area.
- 1.1.7. Seek improved internet service for community at large. *CO action; SGMP: Strategy 9.1*

### 2. *Community Directives for Land Use and Zoning*

- 2.1. Goal: Implement the Galisteo Community Plan with a regulatory framework based on the Future Land Use Map, categories and provisions of this plan.**

Strategies:

- 2.1.1. Work with the County to prepare zoning map and other appropriate documents to implement Galisteo Land Use Plan Strategy
- 2.1.2. Identify development standards and design guidelines that accommodate the unique development patterns of the area and encourage new development to fit in.
- 2.1.3. Create a Plaza Mixed-Use District Plan to ensure new development and community efforts are well coordinated and contribute to the character of the area.

3. *Community Directives for Water, Wastewater, and Stormwater Management*

3.1. **Goal: Provide safe drinking water for everyone in the Galisteo Planning Area**

Strategies:

- 3.1.1. Work towards managing water withdrawal from the alluvial aquifer in the Galisteo Planning Area.
- 3.1.2. Work with the County to require that all development proposals in the Galisteo area, to be approved, include thorough hydrologic studies that prove no negative impact on existing wells. *Code/Ordinance action*
- 3.1.3. Develop mechanisms to ensure that no development proposals are issued in the Galisteo area without either a 72-12-1 well permit from the Office of the State Engineer or written permission to hook up to an existing community water system or public utility system. *Code/Ordinance action*
- 3.1.4. Evaluate potential to establish Critical Management Areas through the OSE
- 3.1.5. Determine the dimensions of the water-bearing alluvium under the Galisteo Creek and the factors influencing the depletion or recharge of the water in the alluvium. *CO action – in collaboration with the State Engineer*
- 3.1.6. Collaborate with the Galisteo Stewardship Team, the two Galisteo water associations and the State to determine when water levels in the Plan Area have dropped sufficiently to trigger specific actions by the State, including a possible moratorium on further development. *Work with the Drinking Water Quality Bureau of NMED; SGMP: Policy 41.4 –*
- 3.1.7. Monitor water levels and water quality in selected Galisteo wells, in conjunction with the OSE and New Mexico Environment Department and the development community (e.g. Commonweal Conservancy). *Water association/CO could facilitate this with NMED.*
- 3.1.8. Monitor development proposals and other potential new demands for water in the Galisteo area and attempt to influence them as necessary. *CO action; also addressed in SGMP: Policy 41.5.*

3.2. **Goal: Increase capacity and effectiveness of Galisteo's two water associations. *Water Assoc/CO action***

Strategies:

- 3.2.1. Develop long-term supply and demand plans for the two Galisteo water associations. *Would be initiated by the mutual domestics or a CO possibly*
- 3.2.2. Seek financial assistance from the State and Federal entities to continue upgrading infrastructure in the two Galisteo water associations. *Water Assoc action or CO action*
- 3.2.3. Connect the existing new well to the Galisteo Mutual Domestic Water Association (GMDWA) distribution system. *Water Assoc action*

- 3.2.4. Establish a Volunteer Public Works Advisory Committee to assist these and other public works efforts in the Village *CO/Water Assoc. action*
- 3.2.5. Monitor and protect the flow of water and springs in the Galisteo River. *CO action*

**3.3. Goal: Promote awareness and enhance water conservation in the Village of Galisteo**

Strategies:

- 3.3.1. Encourage capture of rainwater and use of gray water for outdoor irrigation. *Addressed in Water Conservation Plan; also in SGMP: Policy 39.1, 39.2.*
- 3.3.2. Comply with the SGMP, County Conservation Management Plan and SLDC to encourage the use of water efficient technology. *Also reinforced in SGMP: Policy 40.3, Strategy 40.3.1, Policy 40.4, Strategy 40.4.1*
- 3.3.3. Install meters on all hookups in the GMDWA to monitor usage, discourage excessive usage, and identify and minimize leakage. *OSE and DWCB have monitoring and usage requirements. Water Assoc action*

**3.4. Goal: Protect water quality.**

Strategies:

- 3.4.1. Explore the possibility of an economical community sewage system in Galisteo, as well as other options for disposing of solid and liquid waste. *CO action; SGMP discusses establishing sanitation districts – 42.12.1.*
- 3.4.2. Educate septic owners in the Galisteo area regarding the need for safe liquid waste disposal practices, including adequate septic maintenance. *SGMP: 42.17.2.*
- 3.4.3. Coordinate Galisteo water quality protection with the Ground Water Quality Bureau in the NM Environment Department. *Water Assoc or CO*

**4. Community Directives for Roads & Transportation**

**4.1. Goal: Provide safe and efficient transportation circulation with consideration to protect the rural context of the Village of Galisteo.**

Strategies:

- 4.1.1. Coordinate with NMDOT to establish a safe and well-maintained road system
- 4.1.2. Work with State and County agencies to regulate heavy traffic on NM 41 and CR 42. *CO action; (SGMP: Strategy 34.5.1 Re: Traffic Calming and 34.6.1 Re: changing functional classifications*
- 4.1.3. Set appropriate speed limits and implement appropriate traffic slowing techniques to calm traffic through the Village. *NMDOT*
- 4.1.4. Address all safety concerns associated with the mix of roadway users including pedestrians, equestrians, bicycles and motorists. *(SGMP: Policy 34.1 and Strategy 34.1.2 and 32.10)*
- 4.1.5. Work with the County to enforce speed limits on roads to control the hazards of excessive dust. *CO action; Code re: dust control; (SGMP: Policy 35.1 Strategy 35.1.1 Strategy 32.5.3 Re: signage*

- 4.1.6. Work with the Santa Fe County and elected officials to address Galisteo traffic concerns and to establish a more consistent maintenance schedule of roads. CO action; (SGMP: Strategy 32.6.3 and 32.6.4 Re: outreach)

**4.2. Goal: Protect the rural character of the Village of Galisteo with regard to the road systems and contributing structures in the Historic District**

Strategies:

- 4.2.1. Collaborate with Santa Fe County and NMDOT to ensure the implementation of context sensitive design standards to preserve the rural character of roads in the Galisteo Community Planning Area. (Goal 34 – Context sensitivity CO/GVA)
- 4.2.2. Collaborate with the NMDOT to reduce potential negative impacts resulting from increased traffic through the Galisteo Planning Area.
- 4.2.3. Work with NM DOT to recognize Galisteo’s designation as a Historic District, including the Galisteo Creek Bridge (NM DOT #1782), by working with NM HPD and the community to protect and preserve the visual, physical and historic characteristics of the District, in accordance with the NM Cultural Properties Act (18-6-1 through 17, NMSA 1978) and applicable state statutes.
- 4.2.4. Coordinate with NM DOT and SHPO to protect and preserve the San Cristobal Arroyo Bridge (NM DOT #1814) and the characteristics that make it eligible for the National Register of Historic Places.
- 4.2.5. Work with the County to maintain the unpaved roads in order to preserve the rural character of the Village of Galisteo. CO
- 4.2.6. Request that NMDOT create road crossings as part of all road improvements to ensure that road improvements reflect the range of users including pedestrians, equestrians, cyclists and motorists.
- 4.2.7. Work with State Representatives, NM DOT and SHPO to impose weight limits on the NM 41 historic bridge through the Village of Galisteo. (Policy 34.5 Strategy 34.5.1 Policy 34.6 Strategy 34.6.1 Re: weight limits)
- 4.2.8. Work with State Representatives and the NM DOT to re-designate NM 41 to a minor arterial connector and scenic corridor in order to redirect heavy truck traffic to US 285. (Strategy 34.6.1)
- 4.2.9. Collaborate with the County to implement existing and proposed SLDC nuisance standards and ordinances.
- 4.2.10. Develop a Citizen’s Advisory Committee (CAC) to review NM DOT design plans for bridge and road projects in the Galisteo Basin at varying stages of completion. NMDOT – CO

**4.3. Goal: Improve regional transit services to the greater Galisteo area. (Policy 33.3 Strategy 33.3.3)**

Strategies:

- 4.3.1. Work with the County and NCRTD staff to enhance transit services both north and south of Galisteo.
- 4.3.2. Collaborate with the County to explore a possible rail station along the Santa Fe Southern Rail line near Lamy to facilitate passenger and freight rail service to Santa Fe for the residents in the Galisteo area. (Strategy 33.3.1 CO)
- 4.3.3. Improve policies for road, traffic, and Department of Tourism activities by coordinating with appropriate organizations.



- 4.3.4. Continue to build working relations within NMDOT including the Environmental Programs Department, the Cultural Resources Section, the Context Sensitive Design Department, and the State Historic Preservation Office to address road and traffic concerns. NMDOT - CO
- 4.3.5. Plan for long range solutions for bridge, traffic and transportation related problems in coordination with local and State agencies. (Strategy 32.3.1 CO)

## 5. *Community Directives on Historic & Cultural Resources*

### 5.1. **Goal: Address the desire of residents to re-establish a plaza and connections to the historic and cultural landscape including the old acequia.**

#### Strategies:

- 5.1.1. Collaborate with New Mexico Main Streets, and Santa Fe County Growth Management Department to develop designs for the re-establishment of the village plaza mixed-use area.
- 5.1.2. Work with State representatives to implement and secure funding for the village plaza mixed-use planning, design and development. Work with NM DOT Context Sensitive Design Department, New Mexico Main Streets, and Santa Fe County Growth Management Department to address traffic concerns in relation to the Village plaza mixed-use area.
- 5.1.3. Work with Historic Preservation Division; NM Department of Cultural Affairs to document Historic Landscape Characteristics of the Plan Area and complete a Historic Acequia Inventory Form.
- 5.1.4. Connect community residents to the historic landscape by developing a community trail following the old acequia alignment. See Community Parks, Open Space and Trails below.

## 6. *Community Directives for Open Space, Trails, Parks and Recreation*

### 6.1. **Goal: Protect open space and develop an interconnected network of community trails.**

#### Strategies:

- 6.1.1. Designate open space (particularly the Galisteo River Bosque) within the Galisteo community Planning Area. *SGMP: Policy 22.2*
- 6.1.2. Propose development standards that protect and enhance open space. - *Code/Ordinance action*
- 6.1.3. Work towards resolving the legal dispute regarding ownership of the Bosque and vesting legal ownership and management of the Bosque in the Community Association. *GCA action SGMP: Policy 22.6, Policy 22.12*
- 6.1.4. Work with adjoining landowners to increase the size of the Community Association's interest in the Bosque and/or provide buffers through the use of conservation easements. *GCA action; SGMP: Policy 22.6, Policy 22.12*
- 6.1.5. Increase awareness regarding open space efforts; educate landowners to the benefits of open space; educate landowners regarding potential tax benefits of donating land or conservation easements. *CO/GCA action*
- 6.1.6. Develop a community-based program for open space management and maintenance; seek volunteer open space monitors and stewards; schedule periodic open space clean up days; develop program to control unauthorized off-road vehicular use. *CO/GCA action; SGMP: Policy 22.12 Strategy 22.12.1*

- 6.1.7. Seek technical and financial assistance from public and private organizations to increase and enhance open space within the Village consistent with concerns for privacy, safety, and local control. *CO/GCA action*

**6.2. Goal: Encourage the donation or voluntary acquisition of trails throughout the community.**

Strategies:

- 6.2.1. Seek input from different recreational constituencies, including equestrian and cycling; develop program to control unauthorized off-road vehicular use. *CO/GCA action*
- 6.2.2. Encourage the acquisition of additional land into the County open space system and by other conservation organizations to preserve open spaces in and around the Galisteo Community Planning Area. *SGMP: Goal 22, Policy: 22.1, Strategies 22.1.1-22.1.2*
- 6.2.3. Create collaborative planning opportunities and processes with surrounding large land owners and with the other communities in the Galisteo Basin to preserve large tracts of open space. *CO/GCA action*

**6.3. Goal: Provide parks, recreational opportunities, and educational opportunities for the Village.**

Strategies:

- 6.3.1. Enhance and expand community facilities and opportunities for parks and outdoor recreation.
- 6.3.2. Improve equipment and resources at Community Center Park; improve equipment and resources at Phillip Watts III Park. *CO/GCA action*
- 6.3.3. Identify needs and develop and seek funding for improvements to recreational sites and for additional recreational sites. *CO/GCA action*
- 6.3.4. Work with County and State entities and other public and private organizations to design and implement facilities for public gathering spaces for the community. *CO/GCA action*
- 6.3.5. Enhance and expand community facilities and opportunities for indoor recreation.
- 6.3.6. Conduct a needs assessment and community survey to determine community wishes for recreational opportunities. *CO/GCA action*
- 6.3.7. Obtain and maintain areas and facilities for public gathering and recreational programs for community. *CO/GCA action*

**6.4. Goal: Enhance and expand community facilities and educational opportunities. *CO/GCA action***

Strategies:

- 6.4.1. Provide educational programs, including environment, history, and health education and exercise programs at the community center. *CO/GCA action*
- 6.4.2. Collaborate with nonprofit organizations and interested individuals to provide programs at the community center. *CO/GCA action*
- 6.4.3. Seek funding and other resources to develop educational programs. *CO/GCA action*
- 6.4.4. Collaborate with state and county departments (e.g., the New Mexico Department of Health, county community services, local health councils etc.), other public health organizations, and non-profit organizations working in public health to assess risk factors for disease and injury in Galisteo

and address public health concerns through the development and implementation of comprehensive prevention programs that focus on individual and population level changes, including changes to the built environment and policy change that would impact individual behavior. *CO/GCA action –*

## APPENDIX

**Santa Fe County Resolution No. 2006-22:** A resolution to establish a community planning committee, planning boundaries, and authorization to initiate a community planning process for the Village of Galisteo.

**Extended History of Galisteo** (Galisteo Community Plan Aug 2011 Draft)

**Historic District Properties List**

**SHPO Form: Documentation of Historic Landscape Characteristics**

**SHPO Form Historic: Acequia Inventory Form**

**Galisteo Historic District: New Mexico State Register of Cultural Properties 7/30/98**



## Exhibit B: GCP Recommended Changes

Recommended Changes to BCC Feb 2, 2012 Draft to be incorporated into the final Galisteo Community Plan:

- (Paragraph 1 , page 35): A four inch "loop line" was installed to replace a 2" line which prevents loss of water from frequent leaks, .....
- (Paragraph 3, Page 35): Currently, there are 59 members and 88 hookups (as of 2011). Of the 88 hookups:  
84 are for residential

Recommended Changes to the BCC Nov 30 Draft that have been incorporated in the BCC Feb 2, 2012 Draft:

- Minor changes to spelling & grammar.
- (Paragraph 5, page 26): According to some accounts, the village was not founded until 1821-22, but according to Donaciano Vigil, in the 1870s, his father was among the first settlers in 1814, along with the Anaya, Chavez, Sandoval, Montoya, Sena and Peña families, whose descendants remain in the Village,
- (Acknowledgements page, County staff): Rene Villareal to correct spelling: Renee Villarreal
- Staff recommended changes to text as a result of legal review:
  - See attached pages: 16 & 17, 51-60, 63, 70

Changes in regard to Holloway Property:

- correct the status of the "Holloway" Property (parcel abutting and east of the Community Center) so it remains in the "traditional community" land use category and,
- correct "Holloway" parcel data based on plat and legal description (completed by the assessors' office) and,
- update figure 10, GCP Future Land use Map , page 61 (see attached map) to reflect changes and corrections.

## COMMUNITY PLANNING PROCESS



Santa Fe County has built a strong tradition of community-based planning spanning from the late 90's to the present. As communities continue to change and grow, community planning plays an important role in ensuring that future growth is in harmony with the local community as well as being aligned with the County-wide Sustainable Growth Management Policies.



Community plans developed through this process were the product of communities collectively identifying a common set of concerns, creating goals to address these concerns, and creating policies to achieve the goals for future development in the community



Community plans and ordinances created through this process are a critical component of the growth management framework for the SGMP.



Since the early 1980's, residents of Galisteo have been active in a variety of planning efforts with a focus on the village and the broader Galisteo Basin. This Plan began with an article in El Puente, the local newsletter, in 1998 and several meetings in the early 2000's with the University of New Mexico's Department of Community and Regional Planning. A survey at the time showed community support for a plan. Collaboration with the County began in 2006 when members of the Village of Galisteo Community Planning Committee formally requested and received authorization from the Santa Fe Board of County Commissioners to begin a community planning process to develop a community plan and future land use map for formal adoption and implementation by the County.



The committee, in collaboration with county staff engaged the wider community through meetings, workshops and individual conversations throughout all phases of the planning process. This Plan reflects the efforts of community leaders and stakeholders who have worked tirelessly and have dedicated many volunteer hours to see the planning process to fruition.

## NEXT STEPS

### Implement the Galisteo Community Planning District Ordinance

~~The Galisteo Community Planning District Ordinance will be drafted after both the Galisteo Community Plan and the County SLDC are adopted to ensure compliance and ease of implementation. Plan must now be implemented through the SLDC and the subsequently adopted SLDC zoning Map and Planned Community District, as The drafting appropriate. process~~ This process for the ordinance will be a collaborative effort between community members and County staff. ~~The ordinance and~~ will establish zoning for the Plan Area.

This plan provides an outline for ~~the Galisteo Community Planning District Ordinance. Once adopted, the Ordinance future steps. The in Plan in~~ conjunction with the SGMP and SLDC, will establish the regulatory

framework necessary for implementing the Land Use Plan and many of the community plan goals and objectives. Unique provisions and standards for the plan area and each of the land use categories will be ~~drafted~~ created as part of the Galisteo Community Planning District Ordinance SLDC and the subsequently adopted SLDC zoning Map and Planned Community District, as appropriate. It will include references to the SLDC for general regulations and county wide application procedures.

**The Galisteo Strategic Work Plan & Forming a County Recognized Community Organization**

The Strategic Work Plan lists goals and strategies to solve problems of interest and concern to all. The intent is to initiate a collaborative relationship between residents, government entities, and organizations through a formalized Community Organization.

The Galisteo Community Association will initiate the process for recognition by the County as a formal Community Organization. Forming a Community Organization (CO's) is an option for communities who want to work on a variety of issues or solve specific problems within the community on an on-going basis. Communities choosing to form CO's will organize themselves in accordance with the SGMP. Their primary function will be to comment on planning, regulation, the development review process and during the pre-application process, on proposed development projects. The CO will be responsible for implementing the Strategic Work Plan and monitoring the implementation of the adopted Galisteo Community Plan.

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 ~~for 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) ~~SDLC~~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 ~~FLUM~~Future Land Use Map.

The future land use categories, general provisions and map provide an outline for ~~the Galisteo Community Planning District Ordinance 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 ~~ordinance~~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 ~~community plan ordinance~~SLDC Zoning Map and SLDC are adopted.



## PROPOSED LAND USE CATEGORIES AND FUTURE LAND USE MAP

### **GCP-LU-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 septic tanks/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:** ~~To be completed as part of the Galisteo Community Planning District Ordinance; and as prescribed by the SLDC:~~ 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 ~~as outlined in Section 3 of this plan.~~
- Conditional Supplemental Uses: ~~To be completed as part of the Galisteo Community Planning District Ordinance; and 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-supplemental use when specific design standards and density transfers or bonus are employed:

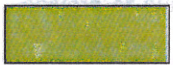
- Family Compounds ~~(Design standards TBC as part of the GCP ordinance process)~~
- Clustered Housing Developments ~~(Design standards TBC as part of the GCP ordinance process)~~

- Secondary Dwelling Units (~~Design standards TBC as part of the GCP ordinance process~~)
- **Prohibited Uses:** ~~To be completed as part of the Galisteo Community Planning District Ordinance; and as~~ prescribed by the SLDC



**GCP-LU-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.



**GCP-LU-Residential Estate**

The ~~Galisteo~~ 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 ¼ 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:

~~To be completed as part of the Galisteo Community Planning District Ordinance; and as prescribed by the SLDC:~~

- Single-Family Residential
- Agricultural Uses
- Churches
- Community Facilities
- Neighborhood Scale Medical Clinics
- Home Occupations and Businesses as outlined in Section III of this plan.

**Conditional Supplemental Uses:** ~~To be completed as part of the Galisteo Community Planning District Ordinance; and 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 supplemental use when specific design standards and density transfers or bonus are employed:

- Family Compounds (~~Design standards TBC as part of the GCP ordinance process~~)
- Clustered Housing Developments (~~Design standards TBC as part of the GCP ordinance process~~)
- Secondary Dwelling Units (~~Design standards TBC as part of the GCP ordinance process~~)
- **Prohibited Uses:** ~~To be completed as part of the Galisteo Community Planning District Ordinance; and As~~ prescribed by the SLDC.

### *GCP LU 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:~~To be completed as part of the Galisteo Community Planning District Ordinance; and as prescribed by the SLDC:~~

- Single-Family Residential
- Agricultural Uses
- Home Occupations and Businesses as outlined in Section III of this plan.

**Conditional Supplemental Uses:** As ~~To be completed as part of the Galisteo Community Planning District Ordinance; and as~~ prescribed by the SLDC:

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

- Secondary Dwelling Units (Design standards TBC as part of the GCP ordinance process)

**Prohibited Uses:** ~~To be completed as part of the Galisteo Community Planning District Ordinance; and as~~ As prescribed by the SLDC.


**GCP-LU-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 ~~will be restricted~~ 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.

~~Development will be restricted on the Galisteo Hogback and pedestrian/ equestrian easements should be encouraged along the Arroyo de Los Angeles in order to connect with the regional trails outside the Plan Area.~~

**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; To be completed as part of the Galisteo Community Planning District Ordinance; and as prescribed by the SLDC.

- Single-Family Residential
- Agricultural Uses
- Churches
- Community Facilities
- Neighborhood Scale Medical Clinics
- Home Occupations and Businesses ~~as outlined in Section 3 of this plan.~~

**Conditional Supplemental Uses:** To be completed as part of the Galisteo Community Planning District Ordinance; and 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 supplemental use when specific design standards and density transfers or bonus are employed:

- Clustered Housing Developments ~~(Design standards TBC as part of the GCP ordinance process)~~
- Secondary Dwelling Units ~~(Design standards TBC as part of the GCP ordinance process)~~

**Prohibited Uses:** To be completed as part of the Galisteo Community Planning District Ordinance; and as prescribed by the SLDC.


**GCP-LU-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 ~~lots~~ not be subdivided below the minimum lot size of 1 du per 160 acres ~~via water conservation measures~~. 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; To be completed as part of the Galisteo Community Planning District Ordinance; and as prescribed by the SLDC.~~

- Single-Family Residential
- Agricultural Uses
- Churches
- Community Facilities
- Neighborhood Scale Medical Clinics
- Home Occupations and Businesses as outlined in Section III of this plan.

**Conditional Supplemental Uses:** ~~To be completed as part of the Galisteo Community Planning District Ordinance; and as~~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 ~~(Design standards TBC as part of the GCP ordinance process)~~
- Clustered Housing Developments ~~(Design standards TBC as part of the GCP ordinance process)~~
- Secondary Dwelling Units ~~(Design standards TBC as part of the GCP ordinance process)~~

**Prohibited Uses:** ~~To be completed as part of the Galisteo Community Planning District Ordinance; and as~~As prescribed by the SLDC.

### **GCP-LU-Community Facilities and Institutions**

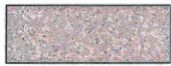
Properties with existing community facilities or institutions such as churches ~~are~~will be designated as Community Facilities and Institutions. These properties are interspersed throughout the traditional community and are intended to serve the broader Plan Area and adjacent rural populations.

#### **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.



### **GCP-LU 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.

### **Restricted Development Areas**

Restricted Development Areas simply delineate all of the areas where development will be severely restricted. This can be based on the FEMA Maps, the SGMP Official Maps and the community identified GCP Scenic Features and Environmentally Sensitive Areas Map.

**Steep Slope Areas** – These are areas with greater than 30% slope.

**Floodplain Areas** – These are the 100-year floodplains that have been mapped by FEMA. Santa Fe County also generally prohibits development within a 75-foot buffer adjacent to the mapped FEMA floodplain boundary, which will also be included.

**Wetland Areas And Riparian Habitat** –the National Wetlands Inventory will be used for wetland areas and the New Mexico ReGAP Vegetative Land Cover data will be used for riparian areas. “Riparian areas” are the willows, cottonwoods, etc. that are typically found near streams, but do not occur in the water-saturated soils that characterize wetlands.

**Archaeological Sites** – Archaeological sites identified in the Galisteo Plan Area under the *Galisteo Basin Sites Protection Initiative*

**Stream And Arroyo Buffers** – Streams will have at least a 25-foot buffer based on the current County Land Development Code requirements.

**Critical Habitat Areas** – these are typically defined as areas that are essential to the maintenance of viable populations of endangered or threatened animal species. Likely areas that may be included as Critical Habitat Areas are usually within the wetland, riparian, and floodplain zones.

## HOME OCCUPATIONS AND HOME BUSINESSES

In keeping with the commonly shared value that small scale businesses ~~will should be supported, this Plan recommends that they~~ continue to be allowed throughout the Plan Area. ~~Therefore this Plan recommends the two~~ Small scale businesses will be subject to the following categories as prescribed by the SLDC:

- ~~of~~ Home Occupations
- ~~and~~ Home Businesses.

For the plan area the following table outlines the differences between the two categories:

Home Occupation	Home Business
The occupation utilizes not more than 50% of the floor area of the dwelling	The business utilizes not more than 2,500 square feet
Not more than 2 people not residing at the premises working at the site	Not more than 6 people not residing at the premises working at the site
Outdoor storage is not permitted	Outdoor storage permitted but will be screened and no more than 1,000 square feet related to the business
The occupation does not allow retail sales unless incidental to the home occupation, intensive vehicle service (auto repair, body shops) or the storage of construction equipment	<del>The GCPC will determine what specific business uses will be allowable for Galisteo.</del>

#### RENEWABLE ENERGY USES

Commercial Solar and Wind energy development will be allowed on all lots greater than 1 acre with adequate setbacks from residential zoning districts to mitigate noise and as prescribed by the SLDC. Residential scale solar, geothermal and wind energy will be allowed anywhere in the Community Plan Area.

#### ADJUSTMENT TO THE TRADITIONAL COMMUNITY DISTRICT BOUNDARY

The Traditional Community District Boundary as defined in the 1980 Land Use Code as drafted does not represent parcels that contribute to the historic development patterns. The traditional community boundary will be adjusted to coincide with the Traditional Community Land Use Category ~~has~~ mapped on the Galisteo Community Plan Future Land Use Map.

#### DEVELOPMENT STANDARDS & SUBDIVISION REGULATIONS

Site Development Standards (in addition to county wide standards for development) will be drafted which will accommodate unique existing development patterns, including non-conforming setbacks, accessory structures and wall/ fence heights and materials.

Development standards will be drafted to protect Scenic Features and Environmentally Sensitive Areas based on restricted development areas identified by the Galisteo Community Plan. Examples include:

- Buffers, building setbacks, no build areas- design, terrain management
- Require Land Suitability Analysis for all new development

#### WATER PERFORMANCE STANDARDS

Ground water resources are not well understood in the plan area. There is a need for further scientific study and consistent information reporting in order to better understand the cumulative impacts of developments. The following Water Performance Standards will be drafted to ensure a sustainable water supply in conjunction with SLDC and the Planned Community District.

- Require that all development proposals relying on domestic wells in the Galisteo Plan Area, to be approved, include thorough evaluate whether those wells will have a negative impact or impair existing wells. hydrologic studies that prove no negative impact on existing wells.
- Develop mechanisms to ensure that no development proposals are issued in the Galisteo Plan Area without either a 72-12-1 well permit from the Office of the State Engineer or written permission to hook up to an existing community water system or public utility.
- ~~Prohibit the use of geo hydrologic analysis throughout the Galisteo area that is currently used to "prove" water availability whereby allowing higher density than otherwise permitted under the current zoning scheme.~~
- Require all residential properties in both Traditional Community and Residential Estate Distracts to hook up to the community water system if a hookup is available. Only if a hookup is not available to an existing lot will the property be allowed to use a domestic well.
- Require that water supply, both wells and community system or public utility hook ups, for all lots created after the approval of this ~~be plan, be~~ metered and ~~for that prohibit~~ water usage ~~to not exceed exceeding~~ 0.25 acre feet/year.
- Require that all new lots created through the subdivision process have either a hookup to the community water system or a shared-well agreement with a property with an existing well.
- Require a shared-well agreement for all mixed-use/commercial businesses



#### FAMILY TRANSFERS

- Apply zoning to family transfer land divisions ~~Limit subdivision of land in the Galisteo Planning area~~ as allowed within each specific future land use category, the SLDC and subsequent SLDC zoning map and planned community district, and according to "family transfers"
- Implement additional requirements to ensure that Family Transfers are only created for their intended purpose.
- Access and utility improvements will be required as part of all lot splits including Family Transfers.

### PROPOSED COMMUNITY PARKS, OPEN SPACE AND TRAILS NETWORK ~~MAP~~

The Community Parks, Open Space and Trails Network Map identifies likely destinations, possible trail alignments and access points to public open space (both State and County Lands) and regional trails. The network incorporates most of the existing rural roads and proposes a multipurpose path or trail in the right-of-way of County Road 42 to accommodate bicycles, equestrian and pedestrian users. Density transfers and bonuses will be considered for properties that convey pedestrian and equestrian trail easements in the arroyos or as part of the proposed Galisteo Proposed Community Parks, Open Space and Trails Network.

In addition to the existing community parks, the Galisteo River Bosque and informal system of trails throughout the Plan Area, the Community Parks, Open Space and Trails Network includes the following:

#### Historic Acequia Community Trail

A community trail following the old acequia alignment from the Community Association Property and connecting with the Camino Los Angelitos in the Ranchitos subdivision will provide additional walking and equestrian opportunities, an important pedestrian connection from Ranchitos to the Village and a visual connection to the historic landscape. As a community trail it should not be identified on the SGMP Official Map.

#### CR 42 Multipurpose Trail

A multipurpose trail accommodating pedestrian, bicycle and equestrian users on a trail or path within the ROW of CR 42 will be identified on the SGMP Official Map. This trail will provide residents with better connections to the county open space and regional trails.

~~The southeast corner of Santa Fe County's Thornton Ranch Open Space is immediately adjacent to the western boundary of the Galisteo Community Planning District. Thornton Ranch Open Space is comprised of 1,904 acres of former ranch land, located between County Road 42 and the Galisteo Creek. The property includes the important cultural resource known as "Petroglyph Hill" which is protected under the Galisteo Basin Archaeological Sites Protection Act, Federal legislation passed by the U.S. Congress on March 19, 2004. 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.~~

**2.1. Goal: Implement the Galisteo Community Plan with a regulatory framework based on the Future Land Use Map, categories and provisions of this plan.**

Strategies:

- 2.1.1. Work with the County to ~~draft comprehensive zoning ordinance~~ prepare zoning map and other appropriate documents to implement Galisteo Land Use Plan Strategy
- 2.1.2. Identify development standards and design guidelines that accommodate the unique development patterns of the area and encourage new development to fit in.
- 2.1.3. Create a Master Plan for the Plaza Mixed-Use area-District Plan to ensure new development and community efforts are well coordinated and contribute to the character of the area.

**3. Community Directives for Water, Wastewater, and Stormwater Management**

**3.1. Goal: Provide safe drinking water for everyone in the Galisteo Planning Area**

Strategies:

- 3.1.1. Work towards managing water withdrawal from the alluvial aquifer in the Galisteo Planning Area.
- 3.1.2. Work with the County to require that all development proposals in the Galisteo area, to be approved, include thorough hydrologic studies that prove no negative impact on existing wells.  
*Code/Ordinance action*
- 3.1.3. Develop mechanisms to ensure that no development proposals are issued in the Galisteo area without either a 72-12-1 well permit from the Office of the State Engineer or written permission to hook up to an existing community water system or public utility system. *Code/Ordinance action*
- ~~3.1.4. Encourage the County to prohibit the use of geo-hydrologic analysis throughout the Galisteo area that is currently used to "prove" water availability whereby allowing higher density than otherwise permitted under the current zoning scheme. SGMP supports this Strategy 1.1.1 — changes hydrologic zoning to a more comprehensive zoning system. (Code will need to address this).~~
- ~~3.1.5.~~ 3.1.4. Evaluate potential to establish Critical Management Areas through the OSE
- ~~3.1.6.~~ 3.1.5. Determine the depth and breadth dimensions of the water-bearing alluvium under the Galisteo Creek and the factors influencing the depletion or recharge of the water in the alluvium.  
*CO action – in collaboration with the State Engineer*
- ~~3.1.7.~~ 3.1.6. Collaborate with the Galisteo Stewardship Team, the two Galisteo water associations and the State to determine when water levels in the Plan Area have dropped sufficiently to trigger specific actions by the State, including a possible moratorium on further development. *Work with the Drinking Water Quality Bureau of NMED; SGMP: Policy 41.4 –*
- ~~3.1.8.~~ 3.1.7. Monitor water levels and water inequality in selected Galisteo wells, in conjunction with the OSE and New Mexico Environment Department and the development community (e.g. Commonweal Conservancy). *Water association/CO could facilitate this with NMED.*
- ~~3.1.9.~~ 3.1.8. Monitor development proposals and other potential new demands for water in the Galisteo area and attempt to influence them as necessary. *CO action; also addressed in SGMP: Policy 41.5.*

**3.2. Goal: Increase capacity and effectiveness of Galisteo's two water associations. *Water Assoc/CO action***

Santa Fe County  
Galisteo Community Plan

Future Land Use Map

Galisteo  
Community Planning  
District

- GCP LU Church
- GCP LU Cemetary
- GCP LU Utility
- GCP LU Com Parks & Facilities
- GCP LU\_Village\_Plaza
- GCP LU Traditional Community
- GCP LU Residential Estate
- GCP LU Residential Fringe
- GCP LU Rural
- GCP LU Ag & Ranch
- GCP LU State Public Lands
- A FEMA Flood Zones

Jan 8, 2012  
GCP Future Land Use, Tableid 2

This information is for reference only.  
Santa Fe County assumes no liability for  
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Users are solely responsible for committing  
data accuracy when necessary.



Santa Fe County  
Growth Management  
Department  
Planning Division

