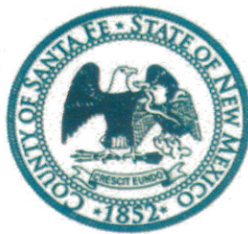


Daniel "Danny" Mayfield
Commissioner, District 1



Kathy Holian
Commissioner, District 4

Virginia Vigil

Commissioner, District 2

Liz Stefanics

Commissioner, District 5

Robert A. Anaya

Commissioner, District 3

Katherine Miller

County Manager

MEMO

Date: Feb 28th, 2012

To: Board of County Commissioners

From: Sarah Ijadi, Community Planner

Via: Robert Griego, Planning Manager/Growth Management *RG*
Penny Ellis-Green Director/Growth Management

Re: Resolution No. 2012-___, A Resolution To Adopt The Galisteo Community Plan (BCC Draft Feb 2,2012) With Recommended Changes As An Amendment To Resolution 2010-210, The Sustainable Growth Management Plan.

BACKGROUND AND SUMMARY

The first public hearing for the Galisteo Community Plan was heard by the Board on December 13, 2011. Community members at the Board meeting expressed support for the plan and its adoption as an amendment to the SGMP. The second public hearing was scheduled to be heard at the February 14th BCC meeting but was tabled and rescheduled for the February 28th BCC meeting. This public hearing on the Galisteo Community Plan is the second of two public hearings and is presented for your consideration for adoption as an amendment to the SGMP.

The Community Planning Process for Galisteo was authorized by the Board 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 via Resolution 2006-22 to begin a community planning process following Santa Fe County Ordinance No. 2002-03, the Community Planning Ordinance. Citizen involvement was a key element in the planning process for the Galisteo Community Plan and their input has been incorporated into the Plan and notice and review has been complied with.

This plan is consistent with the recently approved Sustainable Growth Management Plan (SMGP). Purposes for creating the SGMP included the need to focus on existing community needs and values and to allow for communities to conduct future planning for their areas to address specific places. The SMGP emphasizes community planning as a process that focuses on a local area's assets, inspiration and collective aspirations.

The Galisteo Community Plan fulfills the following plan elements as recommended in the SGMP:

1. Community vision statement
2. Analysis of current land use and zoning and creation of map depicting existing land uses.
3. Examination of local natural resources including water quality and quantity issues.
4. Examination of local infrastructure including utilities, telecommunications, roads and traffic.
5. A future land use plan and implementation strategies.

The Galisteo Community Plan divides content into 3 sections:

- Section I, Introduction & Plan Summary, covers key issues, community planning process and general planning framework.
- Section II, Existing Conditions, describes existing conditions including land use and zoning, history and community profile
- Section III, Implementation, includes the Future Land Use Plan and the Strategic Work Plan.
 - **The Future Land Use Plan** is a set of planning tools including maps and 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.

Recommended changes to **Galisteo Community Plan (BCC Nov 30 DRAFT)** are the result of additional community & staff input and includes clarifying and additional language, spelling and grammar corrections and a change in land use category status and corrections to parcel boundaries for one property owner.

- Attached are **Exhibit A: Galisteo Community Plan (BCC Draft Feb 2, 2012)** which incorporates minor changes to the Galisteo Community Plan (BCC Draft Nov 30, 2011) that was presented to the Board at the first public hearing and **Exhibit B: GCP Recommended Changes**, which documents the minor changes that were incorporated into the BCC Draft Feb 2, 2012 and a list of minor changes to be incorporated upon adoption into a final Galisteo Community Plan.

RECOMMENDATION:

This is the second of two public hearings. Staff recommends approval of the Galisteo Community Plan.

Requested action:

- Adoption by resolution of the Galisteo Community Plan with recommended changes as an amendment to the SGMP.

**BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY**

RESOLUTION 2012-

**A RESOLUTION AMENDING RESOLUTION 2010-210 (A RESOLUTION ADOPTING
THE SANTA FE COUNTY SUSTAINABLE GROWTH MANAGEMENT PLAN AS THE
COMPREHENSIVE PLAN OF SANTA FE COUNTY) TO INCORPORATE THE
GALISTEO COMMUNITY PLAN**

WHEREAS, by Resolution 2006-22, on August 31, 2006, the Board of County Commissioners (BCC) established the Galisteo Community Planning Committee (the Planning Committee) and the Galisteo community planning boundaries and authorized a community planning process for the Village of Galisteo in conjunction with the Santa Fe County Planning Division;

WHEREAS, on November 9, 2010, the BCC adopted the Sustainable Growth Management Plan (the SGMP) re-establishing and continuing the community planning process to allow communities an opportunity to reconvene or initiate a planning process in accordance with the Community Planning Ordinance, as amended;

WHEREAS, the Planning Committee worked within a consensus process to develop the Galisteo Community Plan;

WHEREAS, over the course of six years the Planning Committee noticed and held public meetings and, after pausing the planning effort at the request of the County for two years, the Planning Committee noticed and held regular public meetings and two community open houses and sought community input through interviews, e-mails and newsletters;

WHEREAS, the Galisteo Community Plan complies with the SGMP recommendations for the plan elements to be included in a community plan;

WHEREAS, the Galisteo Community Plan is consistent with the principles and overall goals and policies identified in the SGMP while addressing the unique needs of the community; and

WHEREAS, the Galisteo Community Plan is to be used to guide the review and approval of zoning changes or zoning amendments, development applications, the development of facilities and services, infrastructure, County CIP and ICIP programming, and other community specific programs and projects.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissions of Santa Fe County that the Galisteo Community Plan, in the form attached hereto and incorporated herein as Exhibit A, is hereby adopted as an amendment to Resolution 2010-210.

PASSED, APPROVED AND ADOPTED this 28th day of February, 2012.


**THE BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY**

By: _____
Liz Stefanics, Chair

ATTEST:

Valerie Espinoza, Santa Fe County Clerk

APPROVED AS TO FORM:



Stephen C. Ross, County Attorney

BCC DRAFT FEB 2, 2012

GALISTEO COMMUNITY PLAN

DRAFT



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ACKNOWLEDGEMENTS

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

Planning Committee Members

The Galisteo Planning Committee and the Santa Fe County Growth Management Department & Planning Division is forwarding this Plan for approval. The Committee represents those individuals who were committed to completing the directive of Resolution 2006-22 to establish a community planning process and develop a community plan. The following individuals have worked consistently and tirelessly to finish the task.

Anna Cardenas
Freddie Cardenas
Wendy Chase
Leslie Dilworth
Frank Hirsch
Lucy Lippard

Matthew McQueen
Maria Ortiz y Pino
Barbara and Philip Pfeiffer
Dorothy Victor
Roger Taylor
Amy and Steve Tremper

In Memory of Richard Griscom

County Officials

Santa Fe County Board of County Commissioners

Commission Chair, Virginia Vigil, Commission District, District 2

Daniel Mayfield, Commission District 1
Robert A. Anaya, Commission District 3

Kathy Holian, Commission District 4
Liz Stefanics, Commission District 5

County Manager

Katherine Miller

Growth Management Department & Planning Division

Jack Kolkmeier, Director
Robert Griego, Planning Manager
Arnold Valdez, Senior Planner
Tim Cannon, Senior Planner

Sarah Ijadi, Community Planner
Andrew Jandacek, Transportation Planner
Renee Villarreal, Community Planner

Open Space & Trails

Beth Mills, Community Planner

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SECTION I: INTRODUCTION & PLAN SUMMARY

“As communities continue to change and grow, community planning plays an important role in ensuring that future growth is in harmony with existing settings”. Santa Fe County Sustainable Growth Management Plan



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INTRODUCTION

The Galisteo Community Planning Area is located in the center of the Galisteo Growth Management Area of Santa Fe County and is home to approximately 267 residents. It covers 2,470 acres with the Village of Galisteo as its primary focus. The historic former farming village straddles the Rio Galisteo and is set in rolling rangeland with mountain views in every direction.

In 2006 the community of Galisteo and the Santa Fe County Planning Department began work on a community plan to provide a planning and regulatory framework for future growth in the area. This document is the resulting Galisteo Community Plan (The Plan). The Plan establishes planning tools to address key issues, most importantly the relationship between limited water and future development, compatible land uses and densities, protection of scenic and environmentally sensitive areas, traffic and road design, historic preservation and pedestrian connection and access to open space.

The planning committee identified and incorporated the following planning objectives pertaining to land use and development in the Galisteo Community Planning Area and the broader Galisteo Basin:

- Address the relationship between development and water resources and incorporate findings into future land use categories and development standards.
- Define the boundaries of the Community Plan Area.
- Identify tools to protect the Bosque and Rio Galisteo.
- Identify and map open space areas including the Bosque and corresponding trails network with connections and access points for community use and protection.
- Identify and map scenic features and environmentally sensitive areas for protection.
- Address affordable housing in future land use categories and development standards
- Address issues of growth and identify appropriate locations, uses and densities for residential, village scale mixed-use commercial, agricultural uses and ranching, and contemporary sub-divisions.
- Identify traditional uses and historic sites for preservation.
- Address traffic and road issues in the plan area and linkages with the proposed Master Planned Development on the Thornton Ranch (Galisteo Basin Preserve) and NM285 Corridor
- Identify regional issues that the neighboring communities of Lamy, Cerrillos, Madrid, and San Marcos share.
- Engage neighboring ranchers in discussions about growth.
- Identify traditional development patterns, and incorporate into future land use categories and development standards.
- Identify public spaces where people can gather and socialize and incorporate into future land use map and development standards.

POLICY FRAMEWORK AND REGULATORY CONTEXT

The Galisteo Community Planning Area has a long history and slow transition over time. This plan provides guidance for another transition anchored in the recently approved Sustainable Growth Management Plan (SMGP) and the anticipated approval of a Sustainable Land Development Code (SLDC). Purposes for creating the SGMP included the need to focus on existing community needs and values and to allow for communities to conduct future planning for their areas to address specific issues. The SMGP emphasizes community planning as a process that focuses on a local area's assets, inspiration and collective aspirations. Both the Galisteo Community Planning

Process and resulting plan are consistent with the SGMP and when adopted will become an amendment to the SGMP.

This 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 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 SGMP. It is intended to ensure compatibility among various land uses, provide flexibility and certainty, protect scenic features and environmentally sensitive areas, enhance rural development patterns, delineate historic community spaces and conserve water resources while accommodating the anticipated natural growth of the community.

The Future Land Use Plan is intended to guide the Galisteo Community Planning District Ordinance. The ordinance will be drafted after both the Galisteo Community Plan and the County SLDC are adopted to ensure compliance and ease of implementation. The drafting process for the ordinance will be a collaborative effort between community members and County staff. The ordinance will establish zoning for the Plan Area.

The Strategic Work Plan lists goals, directives and strategies to initiate a collaborative relationship between residents and government entities to solve problems of interest and concern to all. The community planning program outlined in the SGMP establishes a process for the creation of Community Organizations (Cos). Once established, COs will be informed of proposed developments and provide input to the county as part of the approval process. The CO's will be supported and encouraged to work on a variety of other issues or solve specific problems within the community. The Strategic Work Plan will serve as a guide for the current community association which is expected to assume the role of CO for the Plan Area.

PLAN AREA

The boundary of the planning area is based on historical development patterns and existing land uses. It follows parcel lines along the north, east, west and the Galisteo Creek on the south. The planning area includes properties within the 1980 County designated Galisteo Traditional Community; the Galisteo State designated Historic District, the nearby subdivision of Ranchitos de Galisteo and approximately 30 larger properties in the outlying areas. Surrounding and adjacent to the community planning area are major ranch land holdings - Thornton Ranch, Saddleback, San Cristobal and Rancho Cerro Pelon.

Currently, land use is primarily single family residential with many home businesses and a few agricultural, institutional, commercial and public uses interspersed throughout the plan area.

Much of Galisteo's charm is owed to the traditional pattern of small lots and the remarkable adobe & rock walls present throughout the historic village. From the village there is a gradual transition of development to the wide open spaces of the broader Galisteo Basin. The Sangre de Cristo Mountains to the north, the Ortiz Mountains and Los Cerrillos Hills to the west, Glorieta Mesa to the east, and the Estancia Valley to south, provide a remarkable backdrop to the plan area. The most notable topographical features within the vicinity of the plan area are Cerro Pelon, five miles to the southwest, and a series of volcanic dikes, known as hogbacks, running east and west just north and five miles south of the Village. The prominence of the northern hogback essentially demarcates the natural and visual entrance to the Village from the north, and the southern hogback, known as Comanche Gap, provides an important landmark for travelers heading to the village from the south.

The arroyos, creeks and wetlands of the basin provide ecological diversity and hydrological activity. The Galisteo Creek which flows perennially through the center of the Village is the lifeline of the plan area. In addition to its importance as the major drainage for the Galisteo watershed, it provides the community with a scenic bosque that includes mature cottonwood trees and opportunities for walking and bird watching. The other major drainage in the plan area is the Arroyo de los Angeles which crosses County Road 42 near the western boundary.



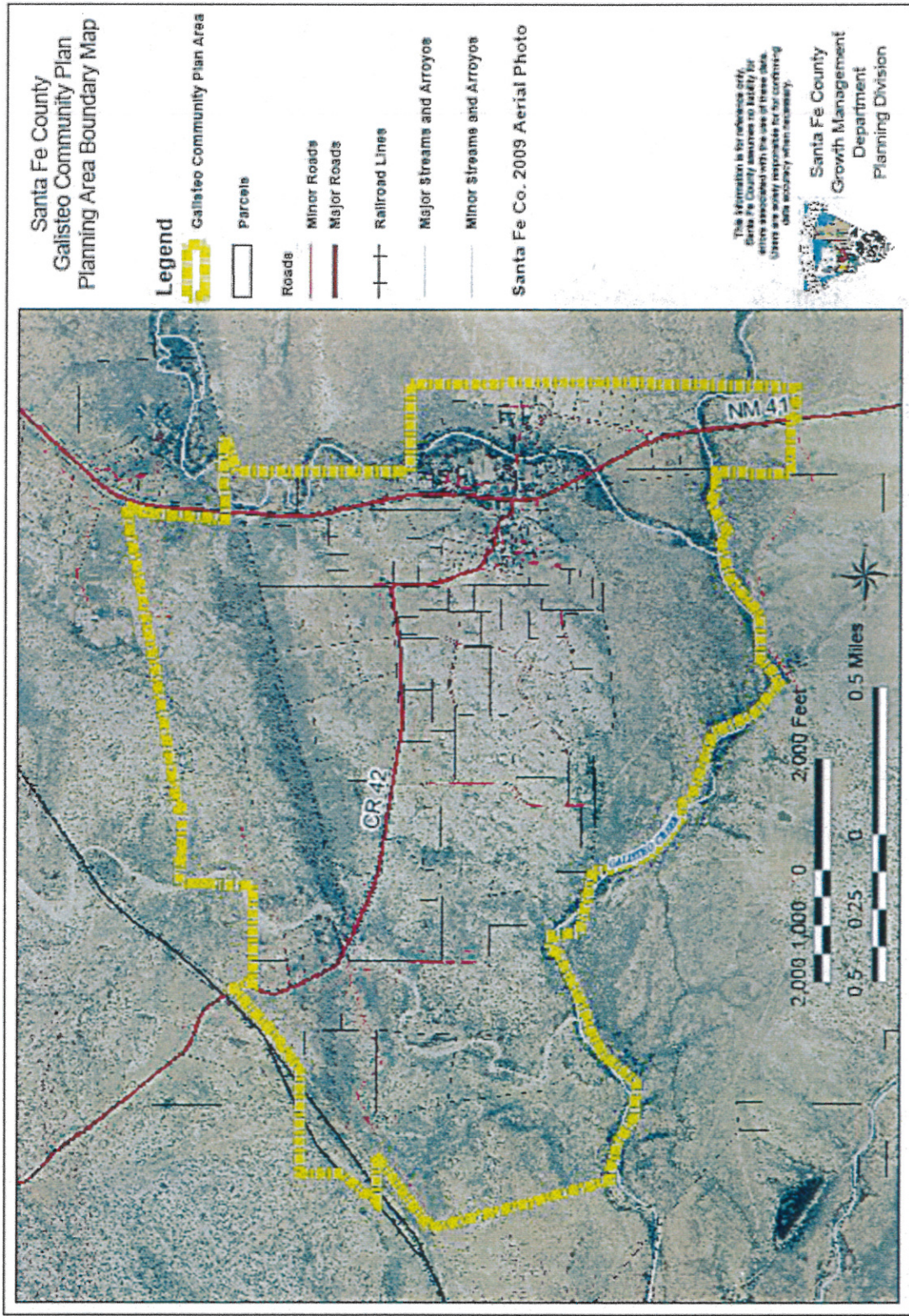


FIGURE 1 PLANNING AREA BOUNDARY MAP

INITIAL KEY ISSUES AND TRENDS

Many issues of primary concern dealt with future growth not only in and around the plan area but, perhaps even more significantly, growth and land use outside of the Galisteo Community Planning Area. In order to consider the range of growth pressures affecting the future of the plan area, the committee identified the following internal and external issues:

Water & Wastewater Systems

Key Issues:

- There is a need for outreach and information about what water conservation mechanisms are in place and how they can be expanded.
- The local aquifer needs to be evaluated as to capacity and measures for protecting the quality and quantity of the water.
- There is a need to determine if water meters have decreased consumption and if current metering assists in evaluating future water availability from wells in the planning area.
- Currently there is no community wide sewer system for those who might need to connect.
- There is a need to assess the impact on availability and quality of water for Galisteo for the following:
 - planned development in the local area;
 - current traditional (and possibly sustainable) agriculture and ranching practices; and
 - runoff of the rivers and arroyos in the area.

Roads & Transportation

Key Issues:

- There are road erosion and degradation problems caused by surface water runoff. There are no design solutions to address drainage issues on roads.
- Heavy truck traffic and speeding occurs through the Village on NM 41. It is not only dangerous but also causes structural damage to the historic buildings.
- Traffic on the dirt roads throughout the Village creates fine dust which is hazardous health condition.
- No assessment has been made of the affects on the Village of increased traffic on the newly paved CR 42.

Land Use & Zoning

Key Issues:

- The Traditional Community District Boundary as defined in the 1980 Land Use Code does not represent parcels that contribute to the historic development patterns and should be refined.
- The homestead hydrologic base zoning does not reflect current densities that have increased due to subdivisions and water conservation adjustments.
- Continued subdivision with increased densities cannot be supported by the limited water resources available.
- There are no design standards or restrictions for structures in the State designated Historic District.
- Historic development patterns are not reflected in the land development code making it difficult for new development to fit in.
- Community gathering places including the historic plaza area, are not well defined or documented.
- Efforts are underway for rehabilitating several historic community structures in the village.

Community Character

Key Issues:

- The area is still physically removed from Santa Fe but is less remote since Eldorado's commercial development.
- High real estate prices are driving the demographics of who is living in Galisteo.
- Second home sales in the Village and surrounding neighborhood are increasing.

- There are relatively few young children who live in the plan area.
- Family and relatives returning to the Village for church and special events is an important tie for many residents living in the Village.
- There has been an increase in attendance at the church which is drawing in related residents from outside the Village.
- Extended family members of residents may wish to return to stay.

- There is an indefinable "mystique" about Galisteo; it is a unique environment.
- The community association is a strong, binding force in the community. There are not as many community events as in the past but they are still important.
- The fire department plays an important role in the community and a cross-cultural meeting place.
- Community residents are protesting recent residential development near the village, given water, landscape and archeological issues.
- Residents value a sense of community.

- Developments like Haciendas Tranquilas and (potential) large lot development on the Saddleback and the King Cattle Company properties are changing the character of plan area.
- Road improvements mean increased and faster traffic.
- Residents are strongly opposed to oil and gas development throughout the Galisteo Basin and watershed.

VISION

The committee focused on what should be protected to ensure that certain qualities and aspects of Village life remain as they are and what issues should be addressed in order to plan for the future of the Village.

The following vision for Galisteo is collectively expressed by those who participated in the community visioning process undertaken in 2006. The vision portrays what the community imagines the Village and the Galisteo Community Planning Area could be like by the year 2036, if strategic actions identified in this Plan are initiated in a collaborative process by community leaders, stakeholders and the County.

Vision of the Future of Galisteo

In the future, Galisteo will be a place that continues to preserve its distinct character as a historically significant settlement in the Galisteo Basin while promoting a strong land, water and energy conservation ethic. The Village will continue to be a place where its history and shared values are honored and future generations can afford to stay and raise their families. The community will take steps to establish itself as a model of sustainability within the Galisteo Basin by implementing effective conservation measures of the land as well as the natural, cultural and historic resources and encourage community input and regional cooperation.



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 Plan

The Galisteo Community Plan must now be implemented through the SLDC and the subsequently adopted SLDC Zoning Map and Planned Community District, as appropriate. This process will be a collaborative effort between community members and County staff and will establish zoning for the Plan Area.

This plan provides an outline for future steps. The 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 created

as part of the 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 COs 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.

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SECTION II: EXISTING CONDITIONS AND COMMUNITY PROFILE

“There is an indefinable “mystique” about Galisteo; it is a unique environment”. Galisteo Community Member



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REGIONAL CONTEXT: GALISTEO BASIN AND WATERSHED

The Galisteo Community Plan Area lies in the central portion of the County in the vast Galisteo Basin and sub-basin associated with the Galisteo Creek Watershed that connects the traditional communities of Lamy, Galisteo, and Cerrillos. Many issues of primary concern dealt with future growth and fragile ecosystems outside of the Planning Area Boundary. Understanding the regional context and challenges is essential to supporting development patterns that respect the natural environments' limits and the need to accommodate future growth.

NATURAL ENVIRONMENT OF THE GALISTEO BASIN

The Galisteo Basin has complex and fragile ecosystems. It lies at the intersection of four western ecoregions: the Southern Rocky Mountains, the Arizona/New Mexico Mountains, the Southwestern Tablelands, and the Arizona/New Mexico Plateau (including the Rio Grande corridor). Each of these regions has unique patterns of vegetation and wildlife, contributing to a rich biodiversity.



The Basin is bounded by Rowe Mesa on the northeast, and the Ortiz Mountains and Los Cerrillos Hills to the west. The oldest rocks of the area, called basement, are dominated by Precambrian (Proterozoic) granite and schist in the Sangre de Cristo Range. These rocks formed more than 1.4 billion years ago. The peaks of the Ortiz Mountains and Los Cerrillos Hills are composed of 25-35 million year old igneous stocks and laccoliths, emplaced into and through the sedimentary rocks which cover the basement. Similar rocks are present in dikes and sills like Cerro Pelon (or Bald Mountain), to the east of these igneous centers.

Mud, sand, and gravel that washed outward from these high areas, forms broad aprons (or *llanos*) of poorly consolidated conglomerate and sandstone. These young deposits are a part of the Santa Fe Group and were deposited in the Rio Grande rift. Such deposits thicken northward toward Santa Fe.

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 Plan Area most likely contribute to a perennial flow of the creek. 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.

Fish and wildlife habitat conservation areas perform many important physical and biological functions that benefit the residents and the wildlife in the Galisteo Basin. These may include, maintaining species and genetic diversity, providing food, cover, nesting, breeding and movement for wildlife.

The Galisteo watershed is an internationally significant migration corridor. Animals such as cougar, black bear, mule deer, and elk and pronghorn travel between the Southern Rockies Wildlands Network and the area encompassed by the New Mexico Highlands Vision.

The Galisteo Basin is a landscape of piñon and juniper forest, as well as grasslands of blue grama, hairy grama, and galleta. Along the stream corridors (arroyos), willow, tamarisk, and cottonwood tree species can be found. The high-desert grasslands include chamisa, cholla, prickly pear cactus, yucca, saltbush, and rubber rabbit bush. Native plants and groundcover provide important natural habitats, prevent erosion and provide natural stormwater run-off filtration and management. Desert plants are very sensitive, taking years to establish once planted.

The Galisteo Basin is filled with a variety of visual resources, ranging from small, definable places to vast, almost limitless plains and vistas. Some of the County's most significant resources are the views from US285, NM 41, and CR 42, which offer expansive and unobstructed views of Basin. Because of its open landscapes, vast panoramas, and pronounced topography, the scenic quality of the Galisteo Basin is a State and national resource and important to protect. The view sheds are a highly valued resource with regard to aesthetic value, eco-tourism, and the movie industry.

PREHISTORIC AND HISTORIC ARCHEOLOGICAL RESOURCES

The Basin and surrounding areas are the location of many well preserved prehistoric and historic archaeological resources of Native American and Spanish colonial cultures. These resources include some of the largest ruins of Pueblo Indian settlements in the United States, spectacular examples of Native American rock art, and ruins of Spanish colonial settlements. The concentration of cultural resources is being threatened by natural causes, development, vandalism, and uncontrolled excavations. As additional sites are identified, appropriate consideration for protection and preservation would be imperative. To date, twenty-four sites in the Galisteo Basin have been listed as nationally significant archaeological resources for long-term preservation and protection.

PATTERNS OF LAND USE DIVISIONS IN THE GALISTEO BASIN



Although there have been land divisions for hundreds of years with land exchanging hands through different methods on the land grants, the history of the land is deemed important for preservation and community stewardship. Neighboring large parcel ranching lands adjacent to the plan area have undergone fragmentation into smaller pieces, especially in the high economy of the late 1970's, 1980's and early 1990's.

From 1969 to 1990, approximately 35,000 acres were sold in the Galisteo Basin region. The Mckee Ranch is a key example of a large ranch in the area that went through a series of subdivisions, including in 1973, the Ranchitos de Galisteo subdivision consisting of 50 5acre lots adjacent to the village. In 1983 the remains of the McKee Ranch, approximately 27,000-28,000 acres southwest of Ranchitos de Galisteo was sold, and then was later sold again in the late 1990's, becoming the Cerro Pelon Ranch. This trend continued as other parcels were divided and sold creating a piecemeal land use pattern from the original large ranch.

Another example in the central Galisteo Basin is the breakup of the Thornton Ranch, including a large lot parcel of approximately 13,200 acres northwest of the plan area, acquired in parts by the Commonweal Conservancy in the late 90's. Commonweal plans to build a central village of approximately 300 acres, with 965 homes situated among the ridgelines, hills and knolls in the clustered development pattern. The vast majority of the Commonweal

area—approximately 12,000 acres—is being permanently protected and restored as publicly accessible open space and trails. Although the combination of clustered housing, and land preservation and stewardship techniques are valuable in this unique landscape, there remain considerable concerns regarding water availability and its future impact on the Galisteo Village.

A final example of a pattern of large lot subdivision into smaller and smaller lots in the northern part of the Galisteo Watershed is the gradual subdivision of the formal Simpson Ranch including the large Eldorado Community. Although this area is not adjacent to the planning area as was the Thornton and McKee Ranches, it is close enough that it has a number of impacts on the quality of life. In particular, increase in water consumption, light pollution, and traffic.

Today, of the Eastern Basin's four major ranch land holdings - Thornton Ranch, Saddleback, San Cristobal and Rancho Cerro Pelon - the only one to still run cattle is San Cristobal.

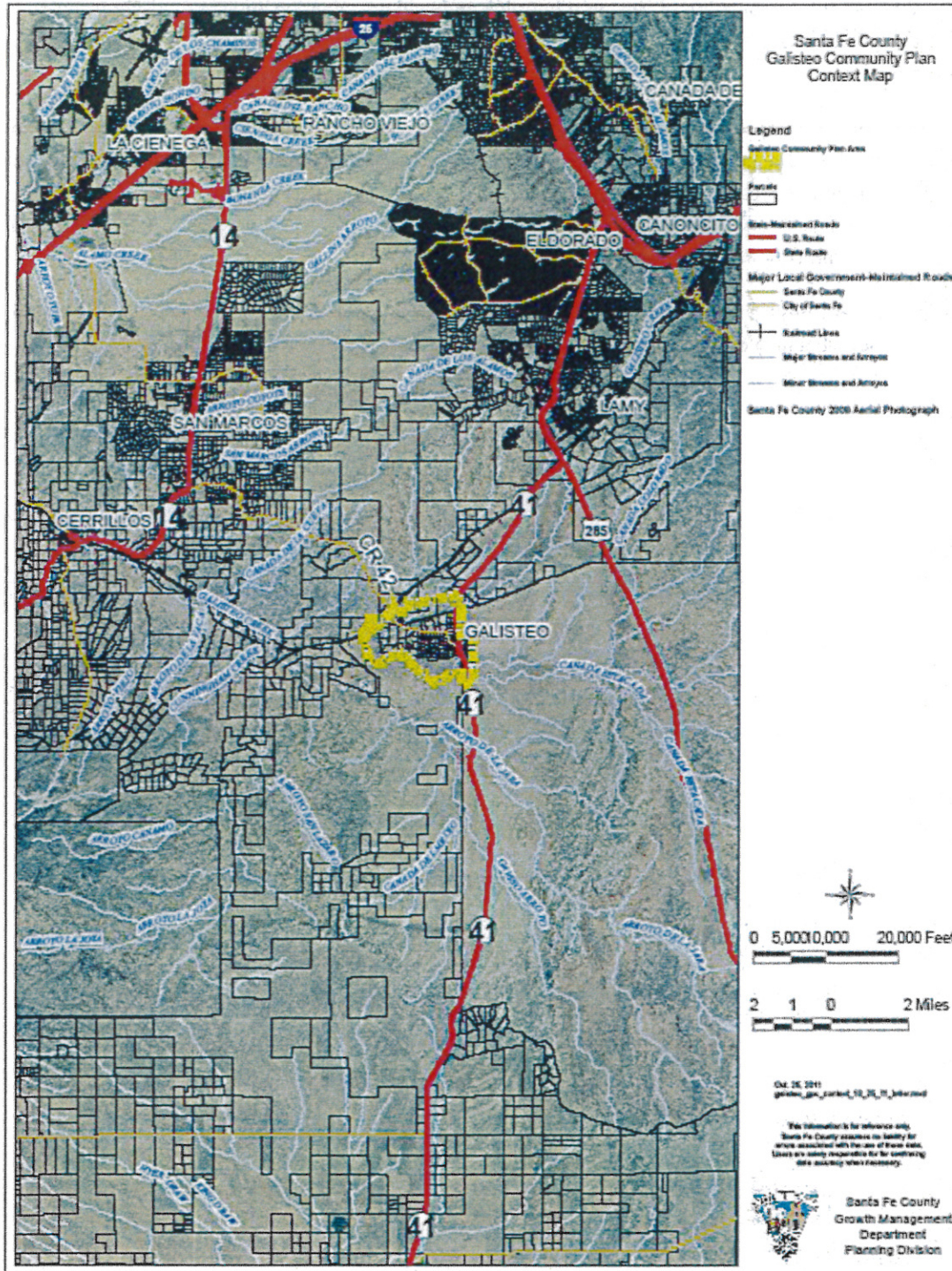


FIGURE 2 GCP REGIONAL CONTEXT MAP

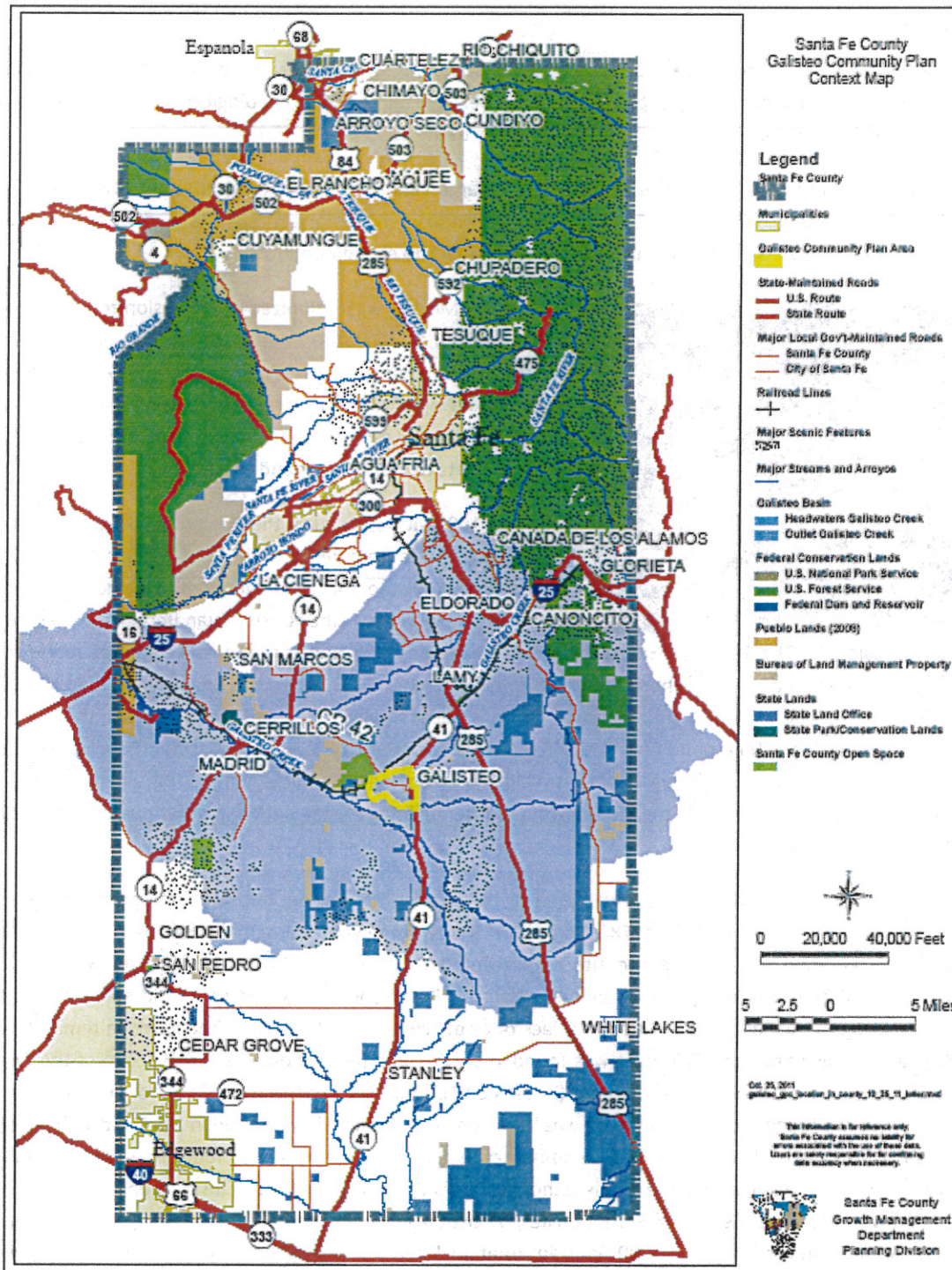


FIGURE 3 GCP COUNTY CONTEXT MAP

PLAN AREA PROFILE & EXISTING CONDITIONS

HISTORY

The unique heritage of the area began thousands of years ago when people traveled through the area seeking resources, inspiration and eventually a place to call home. The numerous archeological sites, and spectacular petroglyphs provide important and even sacred connections to the past.

Approximately 1 ½ miles north of the present Village, the large Tano (Southern Tewa) Pueblo of Tanu'ge ("Down Country Place") was founded in the late 13th or early 14th century,. It was one of eight large "Classic" pueblos in the Basin, and was named "Galisteo" by the Rodriguez/Chamuscado expedition in 1581.



When New Mexico was colonized and missionized by Juan de Oñate in 1598, the Galisteo Pueblo church was one of the first churches to be built (c. 1612-17). Through the 17th century, the pueblo was a significant Franciscan center and also undoubtedly attached to one or more *encomiendas* (farms of Spanish settlers who had rights to Indian labor and tribute).

In August 1680, at the onset of the Pueblo Revolt against Spanish oppression, priests from Pecos to the east and San Marcos to the west fled to Galisteo for protection but were killed near the pueblo, along with the Father Custos Juan Bernal and most of the local Spanish residents. The Tanos of Galisteo Pueblo left the Basin to transform Santa Fe's *casas reales* (royal houses) into a multistoried pueblo, where they lived until December 1693, when the Spanish returned. The Tano population was almost destroyed by Don Diego de Vargas's siege; survivors fled to Tewa pueblos in the north and to First Mesa at Hopi. In 1706 around fifty Tanos/Tewa were returned to the ruins of Galisteo Pueblo. There they remained under great duress, suffering famine, smallpox and Comanche attacks, until 1782 when they left the Galisteo Basin for good, fleeing down the Rio Galisteo, splintering into refugee bands to other pueblos, particularly to Santo Domingo Pueblo.

During the 18th century the Galisteo Basin was used by the Spanish for grazing, but remained primarily unsettled because of raiding Plains Indians. The 1786 Comanche treaty somewhat calmed the situation and in 1795 a garrison was established, perhaps on the site of present day Galisteo. In 1799 the Ojito de Galisteo Grant consisting of 9,000 acres, including the abandoned Galisteo Pueblo, was awarded to an old soldier, Juan Cruz Aragon, for grazing. Years later it was voided for lack of evidence of consistent use. The garrison remained until 1814 when a struggling Spanish settlement was founded on *La Loma* (now known as The Hill, site of the original church and the older cemetery). The settlement (houses on The Hill and *suertes*, or agricultural field strips on flat land to the south bordering the Galisteo Creek) was based on land ambiguously granted in 1814 and 1816, perhaps amended in some way in 1818. 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. This grant was probably a pared-down version of the 1799 Galisteo Grant. Its legal history is complex. By 1898 it consisted of only 260.79 acres divided into long-lot fields irrigated by acequias, allotted in strips to 19 grantees, few of whom still owned the land. The patterns of some of the long-lot fields of the Grant are still apparent however, in long lines of stones and in aerial photographs, and are an important element in the Village's historic cultural landscape.



On the eastern side of the Galisteo Creek, the vast San Cristobal Grant (named for the pueblo ruins there) was petitioned for by Domingo Fernandez and “companions” beginning in 1821. In 1824 the Grant was confirmed but never documented. In 1827 Fernandez was finally awarded title to half the grant; the other half went to his “companions.” In 1829 he claimed they were not working their portion, and from then on the legal history of the grant becomes incredibly complicated. In 1851 Fernandez sold it to Ethan Eaton (and it became known as the Eaton Grant). His fellow grantees maintained their rights through the courts for over a century. From the 1870s on, parts were bought and sold

(Thomas Catron and Nicolas Pino were among the temporary owners), court cases accumulated, and disputes continue to this day. In the 1960s then owner Buddy Branum gave up a tiny portion of the Grant along the Galisteo Creek since it had long been occupied by the homes of Galisteños. In 1985 the Singleton family bought the San Cristobal Ranch, and it remains under their ownership today.

From 1840-1846 a large number of grantees were awarded lands adjacent to what is now the eastern part of the Village, known as the Cadial and Tacubaya, both of which overlapped the eastern section of the San Cristobal grant. The plots there were individually owned but also used as common land for farming and then grazing until the 1960s. Other land grants in the area around Galisteo Village were Mesita Blanca, Maragua, and Baca y Terrus. In 1848 the Treaty of Guadalupe Hidalgo had promised to protect the land rights of the Mexican citizens, but instead most lost their grants to new, incomprehensible, and expensive legalities.



By the 1840s Nicolas Pino was living in Galisteo on the east side of the Galisteo Creek. He was the son of Pedro Bautista Pino, who had been grazing stock in the western Galisteo Basin for decades. Also in the 1840s Juan Ortiz I (who lived in the mining town of Dolores) applied for Galisteo land twice and was rejected, but did acquire land in the Cadial. At his death in 1865 his widow, son and daughter moved to Galisteo and lived in “The Hacienda”, now on the corner of NM 41 and Via La Puente. Juan Ortiz II opened a successful mercantile in Galisteo, became a prominent citizen, and married two of Nicolas Pino’s daughters, beginning the “Ortiz y Pino” lineage. Juan’s son, Jose Ortiz y Pino

I, became a “sheep baron” and Galisteo’s *patron*, with his headquarters across from the Hacienda on Via La Puente. When he died in 1951, his vast estate was broken up and parts of the land were divided among family members, but much was eventually sold off. In 1929, his daughter, the famous Concha Ortiz y Pino de Kleven, organized a short-lived crafts project in Galisteo to support struggling Galisteños.

At around the same time, another major land owner, José Antonio Anaya began his ranching empire and by 1900 his descendent, Don Antonio Anaya had amassed a sheep herd of more than 40,000. Following World War I, livestock and wool prices fell and the area entered a period of prolonged drought forcing large sheep operations like Don Anaya’s to reduce herds and jobs and many area farmers and ranchers from the land.