

A Sustainable Future for Santa Fe County

Vision Statement

“Santa Fe County is a place of natural beauty, diverse cultures and enduring sustainable communities”

WHAT IS SUSTAINABILITY?

For Santa Fe County, a sustainable society is one which provides a standard of living, that protects and enhances the environment, builds balanced and planned economic and residential communities and respects the diverse needs and approaches of individual citizens and local communities.

Sustainability and sustainable communities are defined in a number of ways beginning with the Brundtland Commission and further elaborated upon by “A Sustainable Primer”.

“sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. Brundtland Commission of the United Nations March 20, 1987:

"Sustainability is about creating the kind of world we want for ourselves, our neighbors, and future generations. It challenges us to live our lives and make decisions as individuals, organizations, and societies so that we make sure that future generations have access to the same opportunities and quality of life that we do," (**"A Sustainable Primer" developed by The Natural Step Canada – 2009**)

“Sustainable communities are defined as places that have taken steps to remain healthy over the long term. Sustainable communities have a strong sense of place. They have a vision that is embraced and actively promoted by all of the key sectors of society, including businesses, disadvantaged groups, environmentalists, civic associations, government agencies, and religious organizations. They are places that build on their assets and dare to be innovative.

These communities value healthy ecosystems, use resources efficiently, and actively seek to retain and enhance a locally based economy. There is a pervasive volunteer spirit that is rewarded by concrete results. Partnerships between and among government, the business sector, and nonprofit organizations are common. Public debate in these communities is engaging, inclusive, and constructive.” – (Institute for Sustainable Communities)



“A sustainable community, whether an unincorporated place, a city, a county or a region, depends on the balance and compatibility of systems, both natural and human made, with the settings and landscapes upon which these various systems are placed and how, and to what capacity, these systems are expected to function into the future”.

CHAPTER 1: INTRODUCTION

The 2010 Sustainable Land Development Plan (“SLDP”) is a comprehensive revision and update of the Santa Fe County Growth Management Plan (General Plan) adopted in 1999. The SLDP is the duly adopted, statutorily authorized General Plan for the unincorporated portion of the County. The SLDP, and all future amendments to the SLDP, including the Official Map and Capital Improvements Plan (“CIP”), which will also be separately adopted as ordinances, will comprise the constitution for, and controlling document over all planning, environmental, public facility and service, fiscal, land use, housing, resource conservation, renewable energy and green development legislation, administrative regulation, and development approvals, financing and fees, all of which should be consistent with the SLDP.

The national and New Mexico practice is for cities and counties to adopt long range general plans to address a 20-year planning period, with the Plan being required to be updated every five to ten years. The 1999 Santa Fe County Growth Management Plan (General Plan) reflects the conditions and preferences that were important at that time. Compelling circumstances and significant change in conditions require that the new SLDP replace the 1999 General Plan.

After a year of community meetings and workshops on the Sustainable Land Development Plan, residents and public officials of Santa Fe County have come to understand the gravity of the limits of our natural resources, the fragility of the web of our living systems upon which our survival depends, and the need for a new and different relationship with our local and global environments and with each other. Our present way of living without a more complete understanding of the fragility of our natural settings and the limitations of both our natural and human-made systems is no longer possible.

In light of this, Santa Fe County and a wide array of residents and community groups have designed a Sustainable Land Development Plan to create a framework to protect our resources and to provide a sustainable quality of life with an attendant Sustainable Land Development Code, guided by the Plan, to enforce this new growth management paradigm.

The Santa Fe area is known worldwide for its special landscape, creativity, artistic endeavors and unique cultural history. There is an opportunity at this time, and also a pressing need, to expand the degree to which Santa Fe County puts to good use the considerable creativity, expertise and wisdom of its residents in developing a more sustainable lifestyle, finding new and better ways to relate to nature, and to initiate a more collaborative relationship between residents and government entities to solve problems of interest and concern to all.

The Sustainable Land Development Plan, therefore, is deemed to be the Constitution that will direct the relationship between Santa Fe County, its residents and the environment regarding the many elements it defines. (Preamble to Sustainable Land Development Plan)



PURPOSES FOR CREATING THE 2010 SUSTAINABLE LAND DEVELOPMENT PLAN

1. Direct the location and character of future Growth to appropriate and designated areas that Include Residential, Commercial and Industrial Uses

- Sprawling development patterns should be curtailed. Sprawl has increased the cost of constructing and maintaining capital facilities and services, impacting infill opportunities and increasing vehicle miles traveled, which augments greenhouse gas production, air pollution and global warming.
- Growth should be focused in compact development forms, especially in community settings, both existing and new, where infrastructure and services can be delivered more efficiently and where diversified housing choices, relevant local jobs, social opportunities and transportation choices can be provided.
- The County's prevailing character should express and reflect the highly unique places and their desirable qualities through innovative, smart new development patterns and the preservation of existing historic and traditional communities.
- Continue to protect and create central, mixed use places. Real, desired places have "centeredness" that allows for economic, institutional, social and functional opportunities.
- Definable distinctions between the traditional and the modern should be maintained through sensitive scale and design and clear discernable edges. The greater part of Santa Fe County's distinctive character is the opposite of sprawl.
- Specific, designated areas proximate to the City of Santa Fe should be developed at more compact, urbanizing densities, provided that services and infrastructure exist to service such areas.
- Implement zoning and fiscal solutions that foster creative, sustainable design and development.

2. Focus on Community Needs, Values and Feedback in Relation to Future Planning and Local Economic Development

- The community planning process which began under the 1999 Growth Management Plan should evolve to include other mechanisms for community participation include the creation of Community Organizations and Registered Organizations with established rights and responsibilities.
- Community involvement in infrastructure planning should be established.
- Develop land use policies that support a healthy, diverse and sustainable local and regional economy and that respect the past, the present and the future.
- Accommodate local, small businesses that support creative and innovative live/work opportunities, home occupations and light industries and manufacturing.

3. Protect and Restore the Natural Environment, the Rural Landscape and Open spaces Between Established and New Communities

- Acquire open space in strategic locations to support healthy communities and provide opportunities for outdoor recreation, resource preservation and conservation programs, and acts as a mechanism to control sprawl.
- Restrict development in identified areas of ecological, archaeological and cultural sensitivity.
- Provide and maintain connections, both physical visual, including roads, trails, viewsheds, watersheds, public open spaces, economic activities, social functions and activities, and thriving animal habitats, that provide efficient transportation alternatives and protect the integrity of the landscape and its residents.

4. **Conserve Water and Other Infrastructure Resources for Present and Future Generations**
 - o Ensure a sustainable water supply.
 - o Rely less on groundwater for future development.
 - o Development will be responsible for its fair and equitable share of the cost associated with growth.
 - o Extend County infrastructure and services in a sustainable, logical, responsible and efficient manner.
5. **Redefine the Zoning Standards and the Development Review Process**
 - o Ensure adequate enforcement of regulations to ensure plan and code directives are carried forward.
6. **Provide the Appropriate County Resources to Implement a Unified, County-wide, and Sustainable Growth Management Strategy.**
 - o Create a new Sustainable Land Development Code
 - o Create a Capital Improvement Plan and Program
 - o Implement a County Strategic Plan and Sustainable Land Development Plan Action Program
7. **Ensure Effective, Transparent and Ethical Governance**

THE PRINCIPLES OF SUSTAINABLE COMMUNITIES

Sustainability applies to both natural and built environments, which are shaped by human impact. People decide how, where and when to build buildings, neighborhoods and infrastructure (the built environment). People burn fossil fuels, consume land and water, and use the earth's natural resources. Developing and implementing strategies and programs which encourage a sustainable and green approach to the environment is vital to achieving overall sustainability.

To be sustainable, a community must adhere to three key principles of sustainability: environmental responsibility, economic strength and diversity, and community livability. These three principles of sustainable communities relate to elements of the Santa Fe County Sustainable Land Development Plan in the following ways:



Binding Principles for Sustainable Land Development Plan

ENVIRONMENTAL RESPONSIBILITY

How we design and build

- Design and build energy efficient structures that incorporate site sensitive planning, green building standards, operate efficiently, economically and require low maintenance. (Chapter 2)
- Design compact, mixed use places to maximize open space, create service efficiencies, support walkability and multi-modal transportation opportunities (Chapter 2)
- Direct growth to prioritized Sustainable Development Areas most efficiently served by adequate public facilities and services (Chapter 2)
- Allow higher densities in designated priority growth areas to efficiently expand centralized water and wastewater systems (Chapter 2)
- Require studies, reports and assessments to provide a solid basis for development review decisions. (Ch. 2)
- Allow mixed-uses in existing and new communities (Chapter 2)
- Support a more balanced mix of residential and non-residential development. (Chapter 3)
- Focus intensive development including manufacturing and light industry in Activity Centers (Chapter 2)
- Promote development patterns that reduce incompatibilities (Chapter 2 and 4)
- Promote energy conservation, efficiency and renewable energy applications(Chapter 7)
- Utilize local building materials and methods of construction for residential and non-residential development (Chapter 8)
- Require drought resistant native vegetation, xeriscaping for landscaping, building shading and hardscape surfaces (Chapter 8)
- Establish GIS Data-Based conservation planning approach and enhance data (Chapter 5)
- Balance development patterns and environmental integrity (Chapter 2)

How we conserve and protect

- Reduce land consumption and sprawling conditions to prevent unsustainable residential development patterns, by protecting the built environment and community character. (Chapter 2)
- Protect important open spaces and range areas, that include archaeological and cultural resources, by limiting growth and development in environmentally sensitive areas (Chapter 5)
- Protect Archaeological, Historic and Cultural Resources. (Chapter 5)
- Preserve agriculture and ranching activities (Chapter 4).
- Maintain acequia sustainability and include acequias in long-term planning. (Chapter4)

- Conserve water and protect our water sources by reducing reliance on groundwater consumption(CH. 11)
- Ensure a long term, sustainable water supply, plan for droughts, water emergencies and other potential disasters (Chapter 8)
- Maintain mapping to monitor the cumulative impacts of development and use quantifiable data to guide decision-making. (Chapter 2)
- Avoid and mitigate pollution from storm water run-off and point sources, including industrial contaminants and septic systems (Chapter 11)
- Prevent further fragmentation of natural areas, eco-systems and eco-regions by the protection of Habitat , Species, and Biodiversity (Chapter 5)
- Define and protect important wildlife habitats, natural resources and ecosystems (Chapter 5)
- Enhance Gateways and Corridors, protect Scenic Vistas. (Chapter 5)

How we consume

- Support community based agriculture and ranching. (Chapter 4)
- Reduce solid waste output and increasing recycling. (Chapter 8)
- Reduce toxicity in what we consume and create. (Chapter 7)
- Reduce our carbon footprint through energy conservation and efficiency and use of renewable energy sources. (Chapter 7)
- Produce more food locally and organically. (Chapter 4)
- Promote local agricultural products and markets. (Chapter 4)
- Conserve and recycle water (Chapter 11)

How we restore

- Protect Natural and Environmental Resources and Encourage Restoration Activities. (Chapter 5)
- Develop green infrastructure for public use and enjoyment, including preserved open space, trails, community gardens and storm water catchment systems (Chapter 6)
- Retrofit buildings and infrastructure for energy and water conservation (Chapter 8)
- Restore waterways and riparian areas. (Chapter 5)
- Allow sensitive infill development in appropriate or designated areas, such as traditional communities.(Ch 2)
- Prepare for potential climate and environmental changes to reduce further impacts to the natural and built environment (Chapter 7)
- Develop Renewable Energy Infrastructure and Generation to Reduce Fossil Fuel Use (Chapter 7)
- Promote recycling and composting to minimize landfill use. (Chapter 8)

ECONOMIC STRENGTH AND DIVERSITY

How we produce

- Support and promote local food production, sustainable agriculture and growers and farmers markets. (Chapter 4)
- Partner in the development of green products that minimize waste and toxicity to the environment. (Chapter 7)
- Promote Target Key Industries: film and media; arts culture; green industry; agriculture; ecotourism and outdoor recreation. (Chapter 3)
- Support the development of area-appropriate eco-tourism and outdoor recreation activities. (Chapter 3)
- Support target green industries related to energy and water conservation technologies. (Chapter 7)
- Implement Renewable Energy Financing District. (Chapter 7)

How we sustain

- Develop target industries that support a living wage and a high quality work environment. (Chapter 3)
- Support regional partnerships that develop community-based economic enterprises. (Chapter 3)
- Provide fiscal balance in local government operations. (Chapter 12)
- Equitably finance roads, water, wastewater, and other basic infrastructure improvements. Integration and coordination of new developments with existing and new communities. (Chapter 12)

How we prepare

- Develop Local Food Security (Chapter 4)
- Develop a target industry workforce with knowledge and experience to attract related business (Chapter 3)
- Prepare for Economic Impacts of Climate Change. (Chapter 3, 7)
- Provide Services for Local Businesses (Chapter 3)
- Develop Regional Partnerships and Resources (Chapter 3)
- Invest in regional and small scale renewable energy infrastructure and development (Chapter 7)
- Provide essential infrastructure necessary to attract high quality employment (Chapter 3)
- Use our local natural and human resources wisely (Chapter 3, 8)
- Require fiscal impact assessments (Chapter 12)

COMMUNITY LIVABILITY AND QUALITY OF LIFE

How we live and interact

- Protect and Preserve Community Character and Integrity (Ch 2, 5)
- Honor Existing Community Plans and Ordinances and Support Community Planning (Chapter 2, 14)
- Ensure diverse community participation, recognize the importance of sustainable communities (Ch 2, 14)
- Revive and reestablish historic building techniques and traditional community forms (compact mixed use places focused on plazas, main streets and crossroads) as a regionally-based alternative to conventional development. (Chapter 8)
- Link and connect new and existing communities with other communities, community services and regional linkages (Chapter 10)
- Provide permanent affordable housing for working families that is designed to utilize renewable energy and limit operating and maintenance costs (Chapter 13)
- Integrate affordable housing and housing choices into new and existing neighborhoods (Chapter 13)

How we enjoy

- Design community places that are enjoyable, creative and walkable. (Chapter 2,14)
- Support public health through access to affordable health care and disease prevention (Chapter 12)
- Provide access to outdoor recreation areas, trails and community centers (Chapter 6)
- Provide educational, recreational and employment opportunities for all residents (Chapter 3)
- Expand the trails network (Chapter 6)

How we support and maintain

- Protect existing traditional communities and land grants (Chapter 14)
- Partner with service providers, including institutions, schools other government entities, especially tribal governments. (Chapter 14)
- Collaborate with other agencies to protect our archaeological, cultural and historic resources (Chapter 5)
- Protect contemporary communities and neighborhoods. (Chapter 2,14)
- Protect our agricultural and open range areas and rural landscapes (Chapter 4)
- Provide backup water supply and alternatives for small, community water systems (Chapter 11)
- Establish and Use the Official Map and SLDC to Identify and Enhance Open Space and Trails (Chapter 6)
- Identify Funding Options for the Operations, Maintenance and Acquisition of Open Space (Chapter 6)
- Support Development of Partnerships and Engage the Public in Open Space Programming (Chapter 6)

How we evolve

- Support local capacity building and self-sufficiency in all communities (Chapter 14)
- Work with individuals and communities to find solutions to shared problems and increase community participation (Chapter 14)
- Retain young adults in our communities through enhanced opportunities and a high quality of creative options (Chapter 3)
- Respect and protect both community and individual property rights (Chapter 2, 14)
- Reduce Greenhouse Gas Emissions. (Chapter 7)
- Promote Green Energy Technology. (Chapter 7)
- Recognize Relationship of Water and Energy. (Chapter 2,13)
- Inform Residents of New Mexico about State and Federal Tax Incentives for Energy Efficient Buildings (Chapter 7)

CREATING SUSTAINABLE COMMUNITIES

TRADITIONAL COMMUNITIES

The first permanent settlements in Santa Fe County were traditional communities with continuous settlement exhibiting historic patterns of diverse and mixed community land uses which continue to the present. Each traditional community has historic structures or developed features, the existence of an entryway, a corridor and a village center or centers.

Traditional Communities were originally recognized under the 1980 General Plan and the 1999 General Plan recognized a total of 29 Traditional Communities. These designations were established with the intent to for these villages to accommodate a mixture of uses such as agriculture, residential, large scale residential community service, institutional, non-residential or recreational uses anywhere inclusive of the boundaries of the village, provided the performance standards and criteria set forth by the Land Development Code were met. Traditional Communities have been in existence for over 100 years.

Traditional Communities designated by the 1999 County Growth Management Plan: Sombrillo , Cuartelez, La Puebla and Rancho del Valle, Chimayo, Rio Chiquito, Cundiyo, Nambe, Pojoaque, Jacona, Jaconita, El Rancho, Cuyamungue, El Valle de Arroyo Seco, Tesuque, Rio en Medio, Chupadero, Canada de los Alamos, Agua Fria, Glorieta, La Cienega, La Cieneguilla, Madrid, Los Cerrillos, Lamy, Galisteo, Golden, Edgewood and Stanley.

“The importance of small, traditional settlements in Santa Fe County far exceeds their combined population size. The irrigated fields and orchards and houses of these communities constitute an unique cultural and historic landscape. Moreover, extensive public and private investments have been made in housing, roads, acequia systems, community wells and other community facilities.” 1980 General Plan

CONTEMPORARY COMMUNITIES

Several settlement areas of the County were defined in the 1999 General Plan as Contemporary Communities. Many of these are located in loose clusters away from traditional settlements as a result either of large subdivisions or many adjacent small land divisions. Some are located in traditional settlement areas, but the dominant development pattern has been determined by subdivision or land division plat needs, not the social and functional needs of a community of residents.

There is an opportunity to support and reinforce their evolution to functioning community centers and neighborhoods. The intent is that local planning will support the continued development of these areas to evolve into full communities with sensitivity to local character, unique cultural attributes and landscapes; diversity and choice in housing; effective provision of services and social centers for residents and specific local infrastructure needs.

TRADITIONAL HISTORIC COMMUNITIES

A Traditional Historic Community is a designation that was created by the State Legislature in 1995 (3-21-1 and 3-7-1.1, NMSA 1978) for Santa Fe County which allows registered qualified electors of an identifiable village, community, neighborhood or district which can be documented as having existed for more than one hundred years, includes structures or landmarks associated with its identity, and has a distinctive character distinguished from surrounding areas or new developments to petition the Board of County commissioners for designation as a Traditional Historic Community. The Village of Agua Fria, La Cienega and La Cieneguilla, and the Village of Tesuque have been designated Traditional Historic Communities.

COMMUNITY PLANNING

Santa Fe County has built a strong tradition of community-based planning spanning from past decades to the present. The County established a Community Planning Process in the 1999 Growth Management Plan which outlined a process for preparing community plans and provided for County staff to assist communities in developing plans for communities. The goal of the community planning process was and is to assist communities to identify and develop solutions to community problems and develop strategies to achieve their vision. Community planning presents an opportunity for residents to plan for and address local community issues, regional issues and countywide issues, including those which may be overlooked from a county-wide perspective. It also considers a community's history and the ways that past planning efforts have shaped the area. The County community planning process is also concerned about educating residents in governance, power sharing and community problem solving.

Community plans developed through this process were the product of communities collectively identifying a common set of concerns, creating goals that address these concerns, and creating policies to achieve the goals for future development in the community through a consensus process. Community planning is a way for communities to express a cooperative vision for the future. Thus, the Community Plans and Ordinances are a critical component of the growth management framework and the SLDP. The SLDP will work well with these efforts; while the community plans accomplish planning at a small scale, the SLDP recognizes the need to plan on a larger, County-wide scale, recognizing that problems don't stop and start at the community boundaries, and neither should the solutions.

SUSTAINABLE COMMUNITIES AND NEW RURALISM

A sustainable community, whether a city, a county or a region depends on the balance and compatibility of systems, both natural and human made, with the settings and landscapes upon which the systems are placed and are expected to function into the future.

The motivation of various new planning movements over the past 20 years, such as New Urbanism, Smart Growth and Transit Oriented Development, is to provide alternatives to inefficient, auto-oriented development and promote walkable, mixed use communities and a practical commitment to placemaking. The well-documented effects of urban sprawl includes traffic congestion, school overcrowding, air and water pollution, loss of open space, degradation of historic places and communities, and rapidly accelerating public facilities and services costs.

NEW RURALISM

There is a strong preference in Santa Fe County to view development in a unique manner, bringing attitudes about rural and alternative life style preferences into new, more urbanizing patterns. The concept of New Ruralism principles for new types of large area developments was created in 2000 for the Community College District, an 18,000 acre new community district south of the City of Santa Fe.

By planning for new development and establishing desired development patterns already in existence, the County and its communities can enhance established areas, prioritize new development in economic and residential growth corridors, and designated centers promote New Ruralism in new compact development patterns for its rural and agricultural areas.

New Ruralism might best be described as a rural attitude in an urban, or developed, setting. It is, therefore, not only about densities and infrastructure but it is also about traditional Southwestern development patterns, environmental design features favoring solar orientations and social and cultural mechanisms fostering festivity and interaction that go back hundreds of years. It is a belief that countryside and cityscape can be inter-related. These features are evident in the older neighborhoods of the City of Santa Fe as well as in the traditional communities throughout the County. It is a local belief that the past, present and future are intrinsically bound.

Certain design features such as central plazas, street design and community form can be traced back to 1573 and King Phillip of Spain's Recompilation of the "Law of the Indies." These principles apply to both small rural villages and larger city settings.

NEW RURALISM DESIGN ELEMENTS

The following key rural and community design elements are integral to the design and siting of both new developments and continuing development within existing community settings:

- **Distinct Places.** Village style development should be blended into the various landscape settings. Communities should have a discernable center, with a main street or crossroads setting, or a public space such as a plaza bordered by buildings. The villages should have discernable edges, typically formed by natural features and gateways and defined points of entry.
- **Common Land and Outdoor Activity Centers.** Each new place should have common land and distinct activity areas that promote an active outdoor life style with the use of trails and quality public spaces for community events and celebration.
- **Housing Choices.** Neighborhoods within either new developments or existing communities should contain a variety of dwelling types and densities to accommodate a diversity of people and demographics.
- **Transportation Options.** Development should plan for multi-modal transportation options, including walking, biking, transit, vehicles, and horses. Ideally, community center activity should be within a ¼ miles radius of the community edges to allow these choices of transportation modes to actually occur.

- **Street Types.** Just like in the existing traditional communities, new developments should provide a diversity of context-sensitive street types that respond to a diverse built environment and a sensitive natural landscape, including alleys and bike paths.
- **Connections.** Communities should have a connected network of streets, sidewalks and internal trails. Use of natural features, including arroyos, acequias and natural corridors can be used to link developed areas for pedestrians, cyclists and equestrians.
- **Maintain Views and Landscape Inspiration.** Retain scenic vistas and views of natural features. Incorporate natural features into the design of the built environment. Consider sun angles and solar opportunities in building placement and, especially, in the design of public places.
- **Sustainable Design.** Conspicuously use sustainable design features, including green building and site design techniques. Given the arid landscape, the consideration for low-water usage is critical, as well as progressive measures to limit energy usage and create energy on-site.
- **Emphasize Community.** Community celebration is a way of life in Santa Fe County. Allow the design of the place to further the cultural heritage and activities of the community, including music, dancing, parades, celebrations and community events. Design is a physical element, spirit is a human element.

These new planning concepts have equal relevance in both rural and urbanizing landscapes and environments. In Santa Fe County, as the result of the 1999 Growth Management Plan, several of these concepts were implemented in a number of projects including the Community College District. Often times, the terms smart growth, growth management, sustainability, new urbanism and green development practices are used collectively or interchangeably.

In order for Smart Growth to be realistic into the future, it must be rooted in practical and desirable goals of rural sustainability. While there are diverse notions of how sustainability might be understood, the most applicable definition for the purpose of Santa Fe County's Sustainable Land Development Plan is the following:

“Sustainable development maintains or enhances economic opportunity and community well-being while protecting and restoring the natural environment upon which people, natural systems and economies depend.”

The Sustainable Land Development Plan will set forth a legal, manageable and transparent role for general, community and area-based participation. Effective community planning should be firmly rooted in Countywide goals such as sustainability, environment and economy but also focus on the community. There are several ways which groups and individuals can be involved in issues of community importance including the following:

1. General Public Participation
2. Community Planning Committee's (CPC's)
3. Community Organization's (CO's)
4. Registered Organization's (RO's)

Public notice and participation in planning and development decisions are important tools for building community support and are supported through SLDP policies. Stakeholders (private citizens, property owners, residents, business owners, etc) must be notified of planning and development issues using effective tools such as the County's website, local news organizations, e-mail notifications, announcements at public meetings, meetings with elected and appointed officials and quarterly regional meetings held by County staff.

SLDP COMMUNITY PARTICIPATION PROCESS

The participatory planning process set the stage for successful conception and formulation of the SLDP goals, policies and strategies (directives), work programs and implementation techniques.

The development of the SLDP has directly involved citizens and stakeholders and vesting them in the planning process. Interested persons, landowners, businesses, environmental groups, professional associations, community homeowner associations, and non-profit groups were encouraged to provide input and review and discuss recommendations. The SLDP is based on extensive data collection, analysis of past planning, management and resource policies, management and resource policies, written findings and preparation of multiple alternative scenarios.

Recognizing the vast changes in the physical, cultural, historic and environmental conditions across the County and the need to hold meetings in locations convenient to the public, a series of four three-day Charrettes were scheduled, one for each of the four Growth Management Areas (GMAs) in the County: El Norte, El Centro, Galisteo and Estancia. Results of the Charrettes were presented in a Charrette Report in March 2009.

An on-line survey was conducted from the project website. Paper copies of the survey were also available at the Charrettes and at the County Planning Office. The purpose of the survey was to identify the common concerns and ideas of the people who live and work in Santa Fe County.

A series of brochures in the format of frequently asked questions were developed to update the public about the direction and progress of the project. These brochures were available on-line and at the County Planning Information Center. Fact sheets were prepared and distributed on the topics of Coordinated County Planning and the Sustainable Land Development Plan Next Steps (process, schedule and participation opportunities). Youth and young adults were included in the planning process at schools, universities, and youth centers and specific outreach to young artists and environmentalists was accomplished.

Coordination of outreach efforts through community leaders, and organizations. The outreach efforts included distribution and translation of key documents into Spanish. Additional meetings were conducted with stakeholders, such as ranchers, developers, property owners, business and professional groups and organizations. Several meetings were conducted with Community representatives, organizations, and the United Communities, an organization with outreach and participation from selected communities throughout the County.

The County website (www.santafecounty.org) and project website (www.plansantafecounty.org) were maintained and updated constantly as valuable tools for providing information to the public, gathering feedback and enhancing communications. Both websites were established prior to the Charrettes and include meeting notices, background information, project updates and other information. The websites included tools to allow stakeholders to register for notification of upcoming events and send comments to the Planning Team. The Sustainable Land Development Plan (SLDP) Review Workshop Meetings were held to provide the public an opportunity to review the plan and provide input and comments. The SLDP Workshops began on February 10th, 2010 and ran thru April 1st, 2010, seventeen meetings were held in eight weeks. The meetings were set up in 2hr blocks twice a week from 2 to 4 pm in the Santa Fe County Commission Chambers, located at 102 Grant Ave, Santa Fe.

Workshop Meetings were published on a weekly basis in the Santa Fe New Mexican Newspaper and on the Santa Fe County Web Site also, information regarding the meetings were sent out via-email weekly. The meetings were open to all Community Members of Santa Fe to attend & participate in the (SLDP) process.

A schedule of the (SLDP) Workshop Meetings that were held and a brief summary on the discussions of each meeting also, a count of all Community Members that attended is included in the Appendix.

SUSTAINABLE LAND DEVELOPMENT PLAN ELEMENTS

The SLDP is based on extensive data collection, analysis of past planning, management and resource policies, written findings and preparation of multiple alternative scenarios. These components have been combined into Sustainable Plan Elements through the extensive cooperative work, assessment and analysis among the County, the Board of County Commissioners, the County Development Review Committee, the municipalities, the Pueblos, communities, citizens, citizen groups, environmental groups, professional associations, consultants, developers, realtors, attorneys, non-profit organizations and the County's consultant team.

Each SLDP Element begins with Key Issues which identify significant issues facing the County. Keys to Sustainability are fundamental concepts for implementation of sustainable development and set the framework for the plan directives. The critical findings includes background information and descriptive analysis of the direction the SLDP has adopted, illustrated by graphs, figures, tables and maps; and ends with goals, policies and strategies.

Sustainable Land Development Plan Elements are organized topically as follows:

Chapter 1: Introduction

Chapter 2: Land Use Element

Chapter 3: Economic Development Element

Chapter 4: Agriculture and Ranch Element

Chapter 5: Resource Conservation Element

Chapter 6: Open Space, Trails, Parks and Recreation Areas Element

Chapter 7: Renewable Energy Element

Chapter 8: Sustainable Green Design and Development Element

Chapter 9: Public Safety Element

Chapter 10: Transportation Element

Chapter 11: Water, Wastewater and Stormwater Management Element

Chapter 12: Adequate Public Facilities and Finance Element

Chapter 13: Housing Element

Chapter 14: Governance Element

Chapter 15: Implementation Element

PLAN DIRECTIVES

SLDP Directives are identified in the "Goals, Policies and Strategies" section which specifically determine and direct all legislation, administrative regulation, area, specific and community plans, and the development approval process:

Binding Principle: The mandated direction pursuant to which legislation, administrative regulations, resolutions, policies, development approvals and action programs should be consistent with the SLDP.

Key Issues: Statements of specific problems and concerns.

Keys to Sustainability: Fundamental concepts for implementing sustainable development.

Critical Finding: All data, information, studies, plans, reports, documents, staff analyses that support the Binding Principles, Goals, Policies and Strategies.

Goal: The SLDP intent to achieve a sustainable direction for the community in the future. Goals are public purposes toward which all legislation, administrative regulations, policies, actions, decisions, development approvals and programs are directed. Goals are phrased to express the desired end products of the Sustainable Land Development Plan.

Policy: Statements of government intent against which individual actions and decisions are evaluated. Policies direct the manner in which actions and decisions should be made.

Strategy: The specific action, tool or program that the County will implement to achieve goals and policies and solve issues and problems.

The distinction between a SLDP “policy” and “strategy” is subtle. For County government operations and management, a policy item generally describes “how we do it” or “what criteria we consider” when making operational decisions. A policy influences the way in which everyday tasks are carried out; directs on-going coordination; describes on-going operational tasks that require updates and action on an annual or more frequent basis; includes operations and programs that require on-going funding commitments; and includes regulations, standards and procedures that should be included with the SLDC.

Strategies are action items that generally include special or one-time projects within a finite timeframe of generally one year or less, possibly requiring updates, but on a less than annual basis; strategies also direct coordination to achieve those specific goals. Strategies include creation of discrete programs, processes, plans, studies, legislation and regulation.

Taken together, the binding principles, goals, policies and strategies of each Element form the core of the SLDP’s Policy Framework. The Policy Framework directs the Implementation Element, which describes the major tools for implementing the SLDP and achieving the SLDP’s policy framework: the Sustainable Land Development Code (including the Zoning Map); the Official Map; the Capital Improvements Plan; and the Work Program (including the Strategic Plan and the Action Plan).

CHAPTER 2: LAND USE ELEMENT

The Land Use Element provides direction for future growth and sustainable development to include- protection of ground water resources, reduction of land consumption while maintaining quality of life, economic opportunities and environmental protection. Land Use is the most crucial element of SLDP.

2.1.1 KEY ISSUES

1. **Population growth and increasing competition for diminishing natural resources.** Santa Fe County is reaching a critical point with regard to population growth and land consumption and there is a need- to direct future growth to appropriate areas which can be served in a sustainable manner.
2. **Existing communities are not sustainable.** Some existing patterns of development result in poorly defined places and a lack of sustainability. The County needs to assist communities, both existing and new, to become more sustainable in accordance with the SLDP's principles of sustainability. While existing communities are not primary growth areas, many communities have certain infrastructure which may accommodate limited infill development according to the community's identified needs.
3. **Primary growth areas where infrastructure and services will be provided need to be identified.** These identified areas should be the focus of development initiatives and adequate public facilities and services.
4. **Unsustainable development patterns negatively impact the environment.** Fossil fuel use creates greenhouse gas emissions that contribute to global warming and climate change. Large lot, low-density residential development is resource intensive, expensive to serve, overly consumptive of land, and often results in excessive vehicle miles traveled. These impacts are exacerbated by overly consumptive land development that consumes forests, water resources, wildlife, open spaces and agricultural and ranching lands.
5. **Climate change results in negative environmental impacts and resource scarcity.** Many individuals, groups and communities are vulnerable to the impacts of environmental, economic and social problems.
6. **Existing hydrologic zoning has created sprawling development patterns and inefficient lot sizes throughout the County and allowed development to occur in environmentally sensitive and inappropriate locations.**
7. **Facility and service deficiencies exist in many parts of the County due to unplanned and unsustainable development patterns.**
8. **Mining, quarrying or extraction activities impact communities, roadways and scenic landscapes.** Locations for resource extractive developments should not adversely impact existing communities, infrastructure and tourist economy.
9. **Lack of understanding about the relationship between land development regulations, private property rights, and community rights and interests.**
10. **Development options for large property owners are not well defined.** As large ranches and large properties break up, there needs to be options for sustainable development including the continuation of smaller agricultural activities.
11. **Lack of coordinated regional land use planning.** There is no forum or established organization for regional land use planning. There are seven adjacent counties that share or experience many of the same land use problems. The counties working together could address many of the issues and create solutions.

12. **Lack of coordination between new developments and existing places.**
13. **Lack of understanding and misconceptions about cluster development and higher density development.** There is a need for an explanation of the positive outcomes of more compact development forms that result in open space, affordable housing, environmental protection, more efficient services, and a mix of uses.

2.1.2 KEYS TO SUSTAINABILITY

1. **Plan for Sustainability.** Create a framework of goals, policies and strategies to ensure green development design and improvement standards, priority tiered Sustainable Development Areas, fiscal balance, commercial development, water quantity and quality, adequate public facilities and services, environmental, land use, transportation and energy sustainability.
2. **Assure that land and resources are used in a fully sustainable manner in accordance with the Binding Principles of the SLDP.**
3. **Communities should be supported in their efforts to enhance their quality of life through community participation and planning.**
4. **Better water and land management is necessary to ensure the integrity of the environment, the viability of agriculture, and the ability to sustain on-going community development.**
5. **Planning and development regulations must be comprehensive,** and take into account the cumulative impacts of individual development projects, family transfers, lot line adjustments and parcel divisions that are exempted by statute from subdivision review but not zoning processes.
6. **Plan for Integrated, coordinated growth management. Direct a growth management program as part of the SLDP** that ensures that development approvals are based upon compact, mixed use development patterns in prioritized Sustainable Development Areas (SDAs).
7. **Direct growth to specific areas most efficiently served by public facilities and services.** Development should be based on the ability to provide adequate public facilities and services, at adopted levels of service at the time of approval, while protecting the County's fiscal integrity.
8. **Allow higher densities in primary growth areas where infrastructure and services can be efficiently provided.**
9. **Reduce land consumption in limited growth areas by requiring clustering of development and permanent open space preservation to protect rural, agriculture and ranching and sensitive environmental areas.** By preventing excessive land consumption for residential development, open space, habitat and wildlife corridors and areas, environmentally sensitive areas, scenic areas and viable agricultural and ranching uses can be preserved.
10. **Focus on compact development for residential and mixed uses, and establish Activity Centers to allow for community, regional and opportunity centers for non-residential uses.**
11. **Require all new discretionary development approval applications to prepare fiscal impact,** transportation impact, fire, sheriff and emergency response and adequate public facility studies, assessments and reports to establish that the development will produce a positive fiscal impact at build out and meet the standards for adequate public facilities and services for the County at the time of development approval.

12. **Require that all development proposals demonstrate public utility water supply availability, or demonstrate that the use of wells will provide adequate water for the development with monitoring systems that limit groundwater use.**
13. **Require studies, reports and assessments for all discretionary development applications for: environmental impact review; adequate public facilities and services; water availability and quality; traffic impact; fiscal impact; emergency response; and Area, Specific and Community plan consistency.**
14. **The SLDP is the constitution that all County legislation, administrative regulation and development approval processes and decisions shall be consistent with.**
15. **Mining and other natural resource development areas will be defined as developments of countywide impact and regulated through an overlay district mechanism.**
16. **Develop mechanisms for density transfers to allow large property/ranch owners to transfer density for preferred development patterns.**

2.2 CRITICAL FINDINGS

The overall character and economy of the County is defined by population growth, development patterns and the consumption and preservation of land. There is a critical connection between available developable land and the need for adequate public facilities and water resources to sustain future land use. Sustainable development and building practices have evolved out of land use and community planning movements and concepts of the past twenty years. Proactive Growth Management Planning is essential to balance population growth with levels of service.

2.2.1 GROWTH TRENDS AND GROWTH PROJECTIONS

Based on data from the Bureau of Business and Economic Research at the University of New Mexico (BBER), population growth is projected for the County for the period 2000-2030. Projections are broken down in the SLDP Growth Management Area. Four Growth Management Areas (GMAs), El Norte, El Centro, Galisteo and Estancia, (see Map 2-1) were delineated for sustainable smart growth management planning purposes according to the following criteria: geographic boundaries with topographic features and hydrologic basins; continuity with existing Community Planning areas and boundaries to avoid fragmentation; delineation of political boundaries (i.e. Tribal lands, Federal lands, State lands); major transportation networks and corridors connecting the GMAs; existing large tract and parcel boundaries; sensitivity to the landscape and historical context (i.e. land grants, archaeological sites, historic communities, cultural resources, environmentally sensitive lands, large agricultural and ranch holdings, and settlement patterns; and consideration of open space buffers.

These projections reveal little change in recent County growth rates through 2020. This is in line with the relatively stable growth rates the County has experienced for the last decade (approximately 2.0% in the Unincorporated County; 1.7% in the Total County). The growth rate is projected to gradually decline after 2020. The largest period of growth predicted for the unincorporated County occurs from 2010 to 2015, with a total increase in population of 10.2%. Projected population growth in the County, including all incorporated cities and towns (total); excluding the cities and towns (unincorporated areas including Tribal land); and by region (also excluding the cities, but including Tribal land) is shown in **Figure 2-1**. Population in the incorporated areas of the cities of Santa Fe, Espanola, and the town of Edgewood is shown in the "Incorporated" column. **Figure 2-2** shows projected dwelling units and employment, as follows:

- The unincorporated areas are projected to experience greater population growth 2010-2030 than the incorporated areas, gaining 26,544 residents as compared to 22,459 residents. This equates to a 41.3% increase in the unincorporated areas, a 25.6% increase in the incorporated areas, and a total County increase of 32.3% in the next twenty years.

- El Centro is growing the fastest among the County’s four regions, experiencing an annual growth rate of 7.68% from 2010 to 2030; El Norte is projected to be the slowest growing region, experiencing an annual growth rate of 1.78%.
- The percentage of residents in the unincorporated areas of the County is expected to increase slowly from 2010 to 2030, increasing from 42.3% to 45.2%.
- The number of persons per household is projected to decline slightly from 2010-2030 (2.61 to 2.58)(reflecting the increase of singles, married persons without children, partners and seniors).
- The number of dwelling units in the unincorporated County is projected to almost double from 2010 to 2030 (a 45.1% increase) also reflecting the increase of singles, married persons without children, partners and seniors.
- Employment in the unincorporated areas of the County is expected to experience a greater proportionate increase in the period between 2010-2030 than in the Total County, increasing 34.9% compared to 17.6%.

Figure 2-1: Population Projections

	2000	2005	2010	2015	2020	2025	2030	Change (2010-2030)	Percent Change (2010-2030)
Growth Management Areas									
El Norte	16,778	17,516	18,254	19,047	19,876	20,739	21,495	3,241	17.8%
El Centro	14,933	18,465	21,341	25,413	29,592	33,908	37,730	16,389	76.8%
Galisteo	12,522	13,942	14,640	15,805	17,022	18,278	19,387	4,747	32.4%
Estancia	9,121	9,566	10,023	10,554	11,110	11,686	12,190	2,167	21.6%
Total Incorporated	76,572	82,042	87,615	93,182	98,914	104,845	110,074	22,459	25.6%
Total Unincorporated	53,354	59,489	64,258	70,819	77,600	84,611	90,802	26,544	41.3%
Total County	129,926	141,531	151,873	164,001	176,514	189,456	200,876	49,003	32.3%

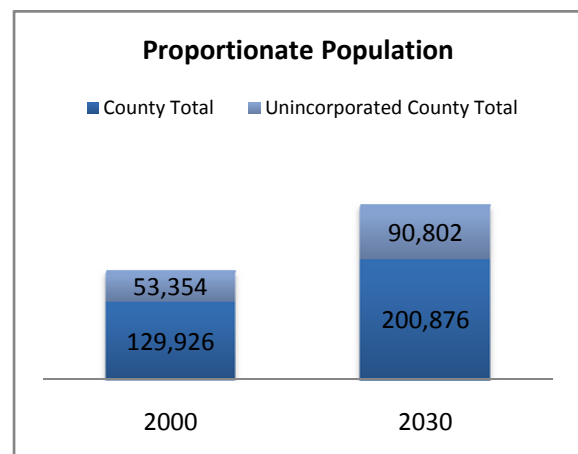
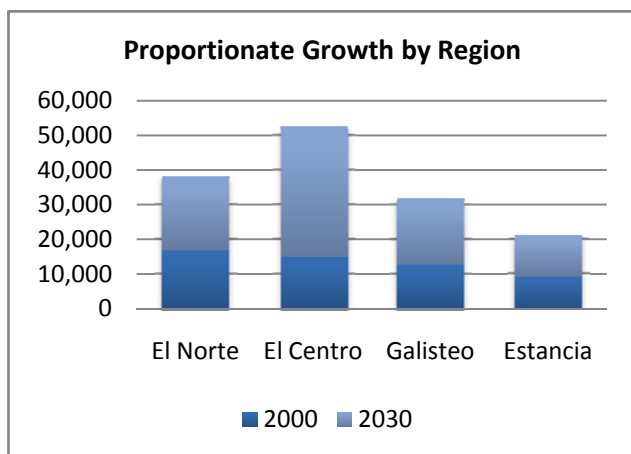


Figure 2-2: Dwelling Unit and Employment Projections

	Dwelling Units							Employment						
	2010	2015	2020	2025	2030	Total Change 2010-2030	Percent Change 2010-2030	2010	2015	2020	2025	2030	Total Change 2010-2030	Percent Change 2010-2030
Total County								64,250	67,083	69,916	72,750	75,583	11,333	17.6%
City of Santa Fe								54,162	56,161	58,127	60,060	61,960	7,799	14.4%
Pueblos								436	475	516	558	602	167	38.2%
Total Unincorporated								9,653	10,448	11,274	12,131	13,020	3,368	34.9%
Unincorporated County by Area:														
Total Units	27,027	30,634	34,063	37,274	39,222	12,195	45.1%	9,653	10,448	11,274	12,131	13,020	3,368	34.9%
El Centro	8,571	10,950	12,883	14,606	15,645	7,074	82.5%	4,904	5,341	5,797	6,272	6,766	1,862	38.0%
El Norte	7,977	8,304	8,881	9,472	9,747	1,770	22.2%	2,666	2,849	3,036	3,229	3,428	762	28.6%
Estancia	3,839	4,053	4,368	4,684	4,838	999	26.0%	741	808	877	950	1,025	283	38.2%
Galisteo	6,640	7,328	7,930	8,512	8,991	2,351	35.4%	1,341	1,450	1,563	1,680	1,802	461	34.4%

2.2.2 FUNCTIONAL POPULATION

Santa Fe County will have to serve more than its resident population, shown in Table 2-1. The total number of persons to be served is known as the functional population. The functional population includes full-time residents, seasonal residents, visitors and tourists, and those commuting into Santa Fe County to work. The functional population for 2010 to 2030 is shown in Table 2-3:

Figure 2-3: Functional Population Projections

	2010	2015	2020	2025	2030	Change (2010- 2030)	Percent Change (2010- 2030)
Growth Management Areas							
El Norte	20,438	21,198	22,219	23,271	23,946	3,509	17.17%
El Centro	23,008	27,862	32,303	36,605	39,912	16,904	73.47%
Galisteo	15,666	16,986	18,247	19,502	20,567	4,900	31.28%
Estancia	10,368	10,902	11,550	12,209	12,662	2,294	22.13%
Total Incorporated	102,596	108,260	114,433	121,160	128,079	25,482	24.84%
Total Unincorporated	69,479	76,948	84,319	91,587	97,086	27,607	39.73%
Total County	172,076	185,208	198,752	212,747	225,165	53,089	30.85%

Seasonal housing units provide occupancy for only limited portions of the year. The U.S. Census tabulates the number of seasonal housing units as vacant housing for seasonal, recreational use, but it does not tabulate the seasonal population. Seasonal population figures are derived by calculating the number of housing units held for occupancy only during limited portions of the year, adjusted by regional vacancy assumptions.

Seasonal Housing Units			
	2010	2020	2030
Total County	2,989	3,513	4,046
Santa Fe Urban Region	1,780	2,042	2,306
Total Unincorporated	1,208	1,957	1,740
El Centro	364	886	621
El Norte	407	487	541
Estancia	172	220	236
Galisteo	265	365	342

2.2.3 EXISTING LAND USE TRENDS

Figure 2-6 shows the distribution of existing land uses in the County in 2008. Map 2-1 shows the location of these land uses.

2.2.3.1 EXISTING RESIDENTIAL LAND USE

Quantity of Residential Land. Residential development, defined as development at densities of at least 1 dwelling unit per 40 acres, currently occupies about 66,842.8 acres in the unincorporated County, or about 6.1 percent of the 1,088,678.2 acres that are subject to the County’s zoning jurisdiction (this excludes city and pueblo lands). While the County includes a substantial urban area, most of the County still consists of undeveloped or sparsely populated land. In 2008, approximately 91 percent of the entire County consisted of undeveloped or sparsely populated land; within the unincorporated portion of the County, this percentage was almost exactly the same (92 percent).

Density of Existing Residential Development. Within the unincorporated portion of the County, residential densities are very low and consist mainly of large-lot (2.5- to 40-acre) development. Residential densities in the unincorporated County are low compared to typical suburban densities. The average gross density in the unincorporated County (dwellings per total development project site area) was about .37 dwellings per acre (1 dwelling per 2.72 acres) in 2008. By comparison, the average gross density in the County’s three municipalities is about 2.34 dwellings per acre – about 6 times the average density in the unincorporated County.

The character of residential development has been determined by examining distribution of developed lot sizes (i.e., net density). About 32 percent of all dwellings in the unincorporated County are located on lots of greater than 2.5 acres, and 64 percent are located on lots greater than 1 acre. Only 36 percent of dwellings in the unincorporated County consist of net densities 1 dwelling per acre or higher. Zoning Densities in traditional and contemporary communities that have zoning regulations vary, generally exhibiting greater density that is compatible with the traditional or neo-traditional development patterns in place.

Multi-Family Housing Development. Multi-family housing (apartments, condominiums, townhouses, and duplexes) comprised about 23 percent of the housing stock Countywide in 2000 (US Census), but only about 7 percent of the housing stock in the unincorporated County. Multi-family housing occupies only about 400 acres out of the total 67,000 acres in the unincorporated area. Most of the land that is currently developed for multi-family housing in the unincorporated County is located in the City of Santa Fe annexation area.

Excess Residential Zoning. The 1999 General Plan and 1996 Land Development Code did not do enough to manage growth or prevent sprawl development. The County's existing zoning regulations allow densities of up to 2.5 acres per dwelling unit anywhere in the County so long as water is imported or a geo-hydrologic study is

prepared that shows a 100 year ground water supply. Under existing zoning, 42,125 to 83,043 new dwellings could be created. While not sustainable, this amount of residential development could accommodate growth for between 53 and 110 years.

Vacant Lots. There are an estimated 11,395 vacant parcels and platted lots currently in the unincorporated County which could accommodate about 16 years of growth, based on growth trends and the projected demand for single-family housing. If vacant parcels greater than 40 acres are not considered, the number of vacant lots would be 10,061, which corresponds to a 14.0-year supply. In several areas of the County, antiquated lots are not buildable under current zoning regulations and lack adequate public facilities and services to support development on these parcels.. In these areas, the SLDP provides for redevelopment incentives for individual lot owners to consolidate lots into adaptive reusable residential or economic development parcels.

Excess Vacant Lots. The supply of vacant lots in an urban county normally does not exceed a 5-year supply. This situation is different in Santa Fe County where a 14-16 year supply of vacant lots exists. Land development costs are low in unincorporated Santa Fe County, because most residential development is accessed by unpaved roads and is not served by central water or sewer. Since development costs are minimal, speculative development tends to occur, which leads to an oversupply of vacant lots. Such an oversupply creates a wide geographic distribution of potential development sites which precludes compact development that can be efficiently served by facilities and services.

2.2.3.2 EXISTING COMMERCIAL LAND USE AND ZONING

Commercial Land Supply. The number of existing commercial acres in unincorporated Santa Fe County is approximately 2,402.1 acres. This is equivalent to about 36.9 acres of commercial land per 1,000 population in the unincorporated area. This ratio is somewhat misleading since much of the land in the unincorporated area classified as “commercial” for taxation purposes consists of undeveloped land on the same parcel as land that is physically developed for commercial uses.

A more accurate indicator of the current ratio of existing commercial land to population is the ratio within the City of Santa Fe, where most of the land which is classified as “commercial” in the parcel data is commercially developed. In the City of Santa Fe, the ratio of commercial land per 1,000 people is 18.9 acres per 1,000 people. Since the City of Santa Fe serves as a commercial center for the entire County, it appears that the existing ratio Countywide and in the unincorporated area is about 15 acres of commercial land per 1,000 people. These ratios are significant in that the amount of land allocated for commercial land on the Future Land Use Map and Zoning Map should be largely based on projected demand, using a ratio of commercial land per 1,000 people projected.

Much of the existing commercial land in the unincorporated County is located within existing communities and districts. Commercial land uses in the unincorporated area tend to consist mainly of neighborhood-serving stores and services. The main concentration of community and regional level commercial uses in the unincorporated County is along State Road 14, in the vicinity of Interstate 25. There are also community-level shopping centers located in the Eldorado development, and along U.S. 285, immediately south of Pojoaque and small commercial uses in communities.

There are currently about 1,316.9 acres of land available for commercial land uses in the unincorporated County, based on the existing zoning. Of these 1,316.9 acres, about 446.0 acres are located in Traditional Communities, 221.8 acres are located in the Santa Fe Community College District, and 649.1 acres are located elsewhere. Within the Traditional Communities that allow commercial uses in an extensive portion of the community, the amount of available commercial land in the community was based on the number of acres needed to serve the projected build-out population of the particular community. **Figure 2-3** summarizes the amount of land available for commercial development Countywide. Figure 2-3: Commercial Zoned Land (Countywide)

Jurisdiction	Commercial Zoned Acres Available (6/16/09)
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Unincorporated Santa Fe County	1,316.9
City of Santa Fe*	2,385.6
City of Espanola**	222.5
Town of Edgewood**	1,533.8
Pueblos	205.0
TOTAL	5,663.8 acres

*Including proposed City of Santa Fe annexation area.

**Portion in Santa Fe County only.

2.2.3.3 EXISTING INDUSTRIAL LAND USE AND ZONING

Industrial Land Supply. Based on the Assessor’s parcel and building structure data, there are only 11.0 acres of existing industrial land in unincorporated Santa Fe County. An examination of building types (from aerial photographs), reveals that 258.6 acres of “commercial” land actually consists of industrial or warehouse development which has been misclassified in the parcel or building structure data. The number of existing industrial acres appears to be about 269.6 acres. This is equivalent to about 4.1 acres of industrial land per 1,000 persons in the unincorporated area. Much of the existing industrial land in the unincorporated County is located along State Road 14, in the vicinity of Interstate 25, within or close to the Santa Fe Community College District.

Industrial Land Locations. There are currently about 989.0 acres of land available for industrial land uses in the unincorporated County, based on the existing zoning. All of this industrial-zoned land is located in the Santa Fe Community College District (“SFCCD”), within the “employment centers” (including the Media District) that are identified on the SFCCD master plan. The commercial zoning districts in Santa Fe County allow limited small light industrial uses; however, it is not possible to determine how much of this commercially-zoned land is actually available for industrial development.

Sufficiency of Industrial Land. Since industrial land tends to serve mainly regional, sub-regional, and community-level markets, it is desirable to examine the total amount of industrial land available not only in the unincorporated County, but also in the cities of Espanola and Santa Fe and the Town of Edgewood. **Figure 2-4** summarizes the amount of land available for industrial development Countywide, including the cities.

Figure 2-4: Industrial Zoned Land (Countywide)

Jurisdiction	Industrial Zoned Acres Available (6/16/09)
Unincorporated Santa Fe County	989.0
City of Santa Fe*	1,674.1
City of Espanola**	0.0
Town of Edgewood**	0.0
Pueblos	0.0
TOTAL	2,663.1 acres

*Including proposed City of Santa Fe annexation area.

**Portion in Santa Fe County only.

The amount of industrial land that is typically needed in a jurisdiction ranges from 10 to 20 acres per 1,000 residents, with an average of 12.5 acres of industrial development per 1,000 residents. Santa Fe County has only minimal industrialization. The Albuquerque area is expected to be a center for the growth of high-tech industry in the next 20 years, which may impact Santa Fe County. In addition, Santa Fe County is emerging as a center for movie production, which will also increase the demand for supporting industrial uses.

Since the existing industrial development of 4.1 acres per 1,000 residents is relatively low in terms of providing adequate employment opportunities for new residents, the average of 12.5 acres per 1,000 residents is used in this analysis. The current Countywide industrial zoning could accommodate a population of 213,047, whereas the projected 2030 population for the entire County is 200,876. Therefore, the supply and future demand for industrial land appears to be only slightly less than adequate.

The current industrial zoning in unincorporated the County can accommodate a population of 79,116, at rate of 12.5 acres per 1,000 residents, whereas the projected 2030 population for the unincorporated County is 99,738. An additional 257.8 acres industrially-zoned land would therefore be needed in the unincorporated County, based on the ratio of 12.5 acres/1,000 residents.

2.2.3.4 EXISTING PUBLIC, INSTITUTIONAL, AND UTILITIES LAND USE AND ZONING

There are approximately 4,948.3 acres of land in the unincorporated County that are developed for public, institutional, and utilities uses. Land uses in this category consist mainly of federal, state, and county offices, community centers, schools, and places of worship. The largest developed sites in this category include:

The State prison (650.6 acres) and the National Guard Amory (349.5 acres) located on State Road 14, south of the Interstate 25 interchange. The Glorieta Conference Center operated by a religious organization and located on 2,172.6 acres along Interstate 25, east of Glorieta Pass. The landfill managed by the Solid Waste Management Authority (SWAMA), located on about 160 acres, to the west of the Tres Arroyos planning area and adjacent to the Caja del Rio unit of Santa Fe National Forest.

The County’s zoning rules allow public, institutional, and utilities in a broad range of zoning districts, mainly designated as “community service facilities”, so the adequacy of the supply of land for such uses is not a concern. The main challenges with the location of these uses are:

- Encouraging the location of schools, community centers, government offices, places of worship, and other institutional uses within communities, to serve as a focal point for the community and afford easy access to residents; and

- Ensuring that potential land use compatibility and environmental conflicts are taken into consideration in the location of utility uses, such as landfills, solid waste transfer stations, wastewater treatment plants, power lines and substations, and solar- or wind-power generation sites.

2.2.3.5 EXISTING AGRICULTURAL LAND USES AND ZONING

Land in Agricultural. It is difficult to quantify the exact acreage of agricultural land use and the acreage currently devoted to specific types of agriculture in Santa Fe County. However, an approximate number of acres in agricultural use can be derived or inferred from GIS data that has been collected in the past. Agricultural land uses in the County can be grouped into three major categories:

Traditional Agriculture. Traditional agriculture that employs acequia irrigation and is located in the valleys of the northern and central portions of the County. Based on the acreage identified as consisting of “Traditional Irrigated Valley¹”, there are about 8,483.0 acres of traditional agriculture in Santa Fe County. Much of this agriculture consists of the growing of vegetables, fruit, and specialty crops.

Modern Agriculture. Modern agriculture that employs pivot (groundwater) irrigation, mainly located in the southern end of the Estancia Basin. Based on the acreage identified as consisting of “Agriculture” in the Estancia Basin in the vegetative land cover data compiled as a part of the New Mexico ReGAP habitat study², there are about 8,696.7 acres of modern agriculture in Santa Fe County. Generally, modern agriculture in Santa Fe County consists of the growing of feed crops (*i.e.*, hay and alfalfa).

Ranching and Grazing. Ranching and grazing uses are located in all parts of the County, but mainly in the Galisteo and Estancia Basins. Livestock grazing potentially occupies up to about 520,514.4 acres of private land in the unincorporated County, based on the area of parcels that are either (a) vacant and over 40 acres in size, or (b) developed for a single dwelling and located on parcels of over 160 acres in size. In addition, an estimated 157,515.9 acres of federal land and 79,562.8 acres of state land are potentially used for grazing, based on the area of parcels that are either (a) Owned by the Bureau of Land Management, (b) Owned by the New Mexico State Land Office, or (c) located in the Caja del Rio and Glorieta Mesa units of Santa Fe National Forest. Furthermore, there are about 85,637.3 acres of undeveloped land in the pueblos that are largely used for grazing. Altogether, there are about 843,230.3 acres in the unincorporated County that are potentially used for grazing.

Appropriate Locations for Agricultural Uses. The County’s current zoning regulations permit agricultural uses in all zoning districts. Agriculture functions as a “default” land use on undeveloped parcels. Protection of agricultural uses, particularly the high-value agriculture found in traditional agricultural areas, from encroachment by development is a challenge of land use planning and regulation in the County. The subdivision and development of land in rural areas tends to fragment agricultural lands, which reduces the long-term viability of the agricultural economy and leads to compatibility conflicts between developmental and agricultural uses.

2.2.3.6 EXISTING CONSERVATION LAND USES AND ZONING

Conservation Uses. Santa Fe County has a considerable percentage of its land area devoted to conservation uses, largely due to the acreage that is occupied by the Santa Fe National Forest, as shown in **Figure 2-5**. Currently, there about 278,210.6 acres of public and private conservation lands in the unincorporated County, which occupy 25.6 percent of the 1,088,678.2 acres that are under the County’s land use and zoning jurisdiction.

¹ Source: “Landscape Character Types” Map, from “Santa Fe County Visual Resources Inventory & Analysis” (Design Workshop, Inc. 1995).

² Source: New Mexico Fish and Wildlife Research Unit at New Mexico State University (1996).

Figure 2-5: Conservation Land Uses (2009)

Existing Conservation Uses	Acres
U.S. National Forest Service Land	241,368.0
U.S. National Park Service Land	1,068.7
U.S. Federal Dam and Reservoir Sites	2,115.8
New Mexico State Parks	349.5
Santa Fe County Open Space*	5,203.4
City of Santa Fe Open Space*	324.3
Private Conservation Organization Land**	11,527.5
Natural Open Space Tracts in Private Development Projects	16,253.3
TOTAL:	278,210.6

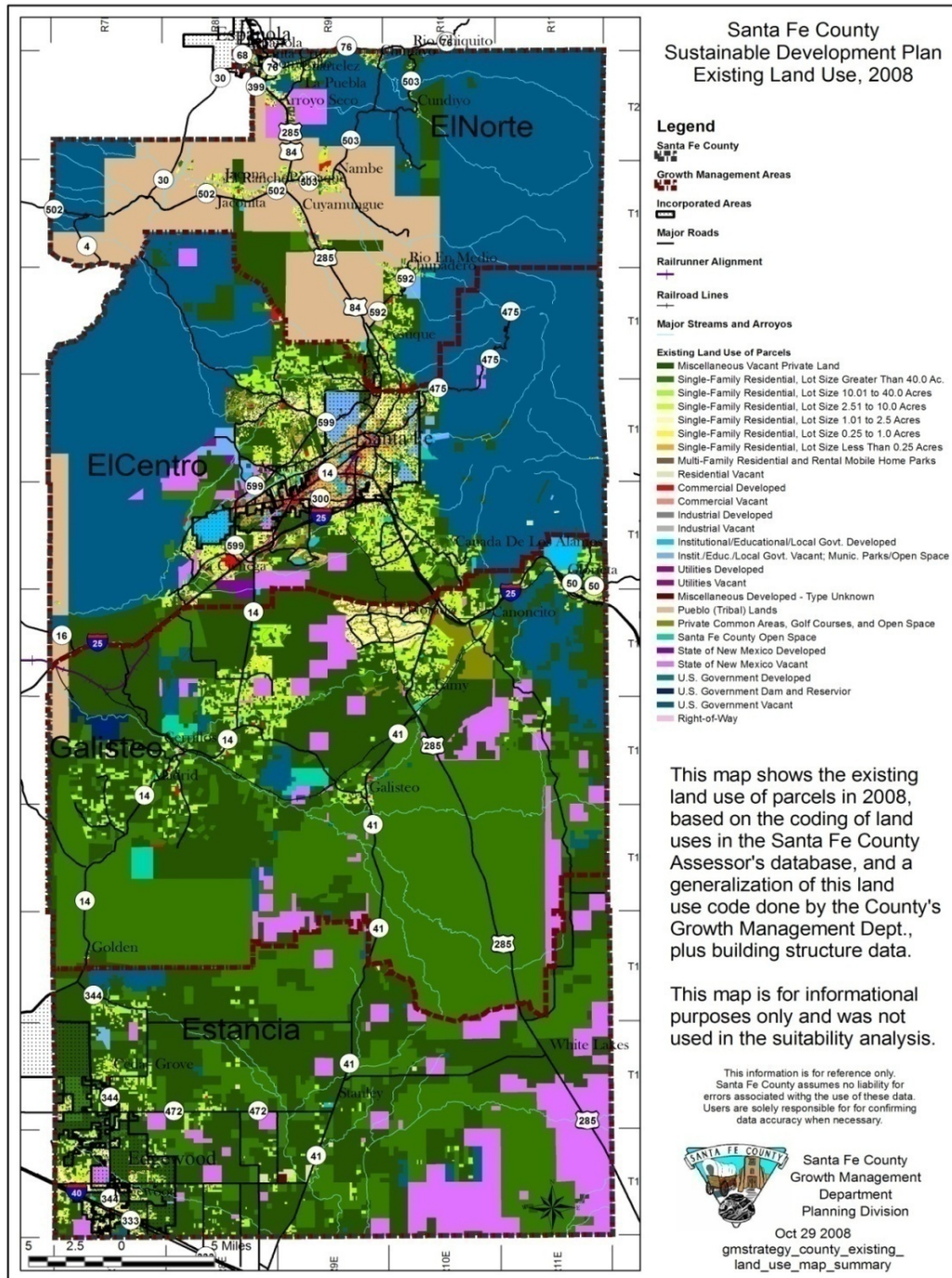
*Within unincorporated Santa Fe County

**Acquired by the Nature Conservancy or Audubon Society – much of this land consists of property for which conservation easements have been acquired by these organizations, rather than fee-simple ownership.

Location of Conservation Uses. Conservation uses are not specifically addressed in the County's Land Development Code; however, since these restricted conservation uses typically do not involve private development of buildings, structures or active land uses, such uses generally are available in all zoning districts. Development that occurs on Federal reservations (including National Park and National Forest Service lands) is generally not subject to limited local government zoning rules. Local government open space uses are also allowed in all zoning districts as “community service facilities” under the County’s current Land Development Code (“LDC”). Within private development projects, preservation of open space areas are often required by the LDC in order to protect environmentally sensitive areas such as habitats, habitat corridors, floodplains, wetland and riparian areas, steep slopes, ridge tops, archaeological, cultural and historic resources.. The protection of areas of high scenic value or environmental sensitivity by limiting development is a key facet of the SLDC.

Existing Land Use	El Norte		El Centro		Galisteo		Estancia		Total County	
	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%
RESIDENTIAL DEVELOPMENT (includes mobile/manufactured homes on individually-owned lots, but does not include rental mobile home parks)										
Single-Family Residential, Very Low Rural Density, Greater Than 40.0-Acre Lots	2,324	1.0	7,500	2.4	169,579	43.3	86,522	29.5	265,925	21.7
Single-Family Residential, Low Rural Density, 10.01- to 40.0-Acre Lots	1,391	0.6	5,259	1.7	12,558	3.2	4,750	1.6	23,959	2.0
Single-Family Residential, Estate Density, 2.51- to 10.0-Acre Lots	3,612	1.6	10,894	3.5	8,191	2.1	4,968	1.7	27,666	2.3
Single-Family Residential, Very Low Urban Density, 1.01- to 2.5-Acre Lots	1,874	0.8	4,299	1.4	4,700	1.2	1,248	0.4	12,122	1.0
Single-Family Residential, Low Urban Density, 0.25- to 1.0-Acre Lots	1,091	0.5	716	0.2	223	0.1	196	0.1	2,225	0.2
Single-Family Residential, Moderate Urban Density, Less Than 0.25-Acre Lots	64	0.1	393	0.1	19	0.0	0.2	0.0	475	0.1
Multi-Family Residential Developed (Including Rental Mobile Home Parks)	39	0.1	338	0.1	19	0.0	0	0.0	396	0.1
All Residential Developed in Unincorporated Area (40-Acre Lot Size or Less)	8,070	3.6	21,900	6.9	25,710	6.6	11,163	3.8	66,843	5.5
NON-RESIDENTIAL DEVELOPMENT										
Commercial Developed	421	0.2	1,572	0.5	603	0.2	65	0.1	2,660	0.2
Industrial Developed	0	0.0	11	0.0	0	0.0	0	0.0	11	0.0
Utilities Developed	0	0.0	176	0.1	2	0.0	0	0.0	178	0.1
U.S. Government Developed	117	0.1	13	0.0	16	0.0	5	0.0	149	0.1
State of New Mexico Developed	2	0.0	1,060	0.3	16	0.0	0	0.0	1,078	0.1
Institutional, Educational, and Local Government Developed	247	0.1	963	0.3	2,251	0.6	83	0.1	3,544	0.3
Open Space Tracts, Urban Parks, Golf Courses, and Community Assoc. Property	64	0.1	2,126	0.7	4,870	1.2	36	0.1	7,095	0.6
Right-of-Way (Both Improved and Unimproved)	578	0.3	4,965	1.6	2,848	0.7	268	0.1	8,659	0.7
Miscellaneous Developed - Type Unknown	4	0.0	20	0.1	11	0.0	202	0.1	237	0.1
All Non-Residential Developed in Unincorporated Area	1,433	0.6	10,905	3.5	10,616	2.7	659	0.2	23,611	1.9
All Developed Land in Unincorporated Area (Excluding Res. Dev. on Lots Greater than 40 Acres)	9,503	4.2	32,806	10.4	36,326	9.3	11,822	4.0	90,453	7.4
VACANT AND UNDEVELOPED LAND										
Miscellaneous Vacant Private Land	21,735	9.7	49,844	15.8	131,710	33.6	122,606	41.9	325,894	26.6
Residential Vacant	77	0.1	503	0.2	637	0.2	909	0.3	2,126	0.2
Commercial Vacant	7	0.0	163	0.1	15	0.0	0	0.0	186	0.1
Santa Fe County Open Space	125	0.1	968	0.3	4,062	1.0	47	0.1	5,203	0.4
U.S. Government Vacant	107,262	47.9	181,789	57.6	20,943	5.4	4,731	1.6	314,726	25.7
U.S. Government Dam and Reservoir	0	0.0	0	0.0	2,116	0.5	0	0.0	2,116	0.2
State of New Mexico Vacant	3,621	1.6	7,580	2.4	23,002	5.9	44,408	15.2	78,611	6.4
Institutional, Educational, and Local Government Vacant	805	0.4	2,167	0.7	67	0.1	400	0.1	3,438	0.3
All Undeveloped Land in Unincorporated Area (Excluding Municipalities and Pueblo Lands)	135,956	60.7	250,514	79.3	352,133	89.9	259,623	88.6	998,225	81.6
All Land in Unincorporated Area (Excluding Municipalities and Pueblo Lands)	145,458	65.0	283,319	89.7	388,458	99.2	271,444	92.7	1,088,678	88.9
LAND NOT SUBJECT TO COUNTY LAND USE AND ZONING JURISDICTION										
Pueblo Lands Total	76,549	34.2	6,754	2.1	3,068	0.8	0	0.0	86,371	7.1
Pueblo Lands Developed Acres	704	0.3	30	0.1	0	0.0	0	0.0	734	0.1
Municipalities Total	1,853	0.8	25,750	8.2	0	0.0	21,435	7.3	49,038	4.0
Municipalities Developed Acres	597	0.3	14,885	4.7	0	0.0	6,563	2.2	22,045	1.8
All Land Not Subject to County Land Use and Zoning Jurisdiction	78,402	35.0	32,505	10.3	3,068	0.8	21,435	7.3	135,409	11.1
All Undeveloped Land, All Jurisdictions	213,057	95.2	268,104	84.9	355,200	90.7	275,748	94.2	1,110,855	90.8
All Developed Land, All Jurisdictions	10,803	4.8	47,720	15.1	36,396	9.3	17,131	5.9	113,232	9.3
Total, All Land Uses, All Jurisdictions	223,860	100.0	315,824	100.0	391,524	100.0	292,879	100.0	1,224,087	100.0

Map 2-1: Existing Land Use



2.2.3.1 SUSTAINABLE LAND DEVELOPMENT SUITABILITY MODEL

The Sustainable Land Development Suitability Model (SLDSM) is a Geographic Information Systems (GIS-based) land use model. The SLDSM was created to provide a consistent, systematic, technically defensible system for land use planning in the County. The model measures a wide variety of factors, such as hydrology, distance to surface water, habitat value, distance to infrastructure and other environmental and community factors. Data was obtained from various local, State, Federal and private entities. These factors are weighted in importance based on the relevance of the factor to the County's goals, policies and strategies. A map showing the overall score for development suitability is created by summing the value of these factors at each point on the map. The presumption is that areas with a higher land development suitability score are more suitable for more intensive land uses, and that areas with a lower land development suitability score are more suitable for less intensive land uses. The model is intended to aid decision-making by assessing the impact of land uses on the County's natural, cultural, archaeological, economic, infrastructure and other community resources. The development suitability score needs to be considered in conjunction with other factors, however, such as the amount of projected growth County-wide, the distribution of densities that is desired, the location of man-made and natural features, existing land use and parcelization, individual areas with particularly severe development constraints, and the physical location of public facilities. The model factors are shown in **Figure 2-7**, and the composite development suitability is shown on **Map 2-2**.

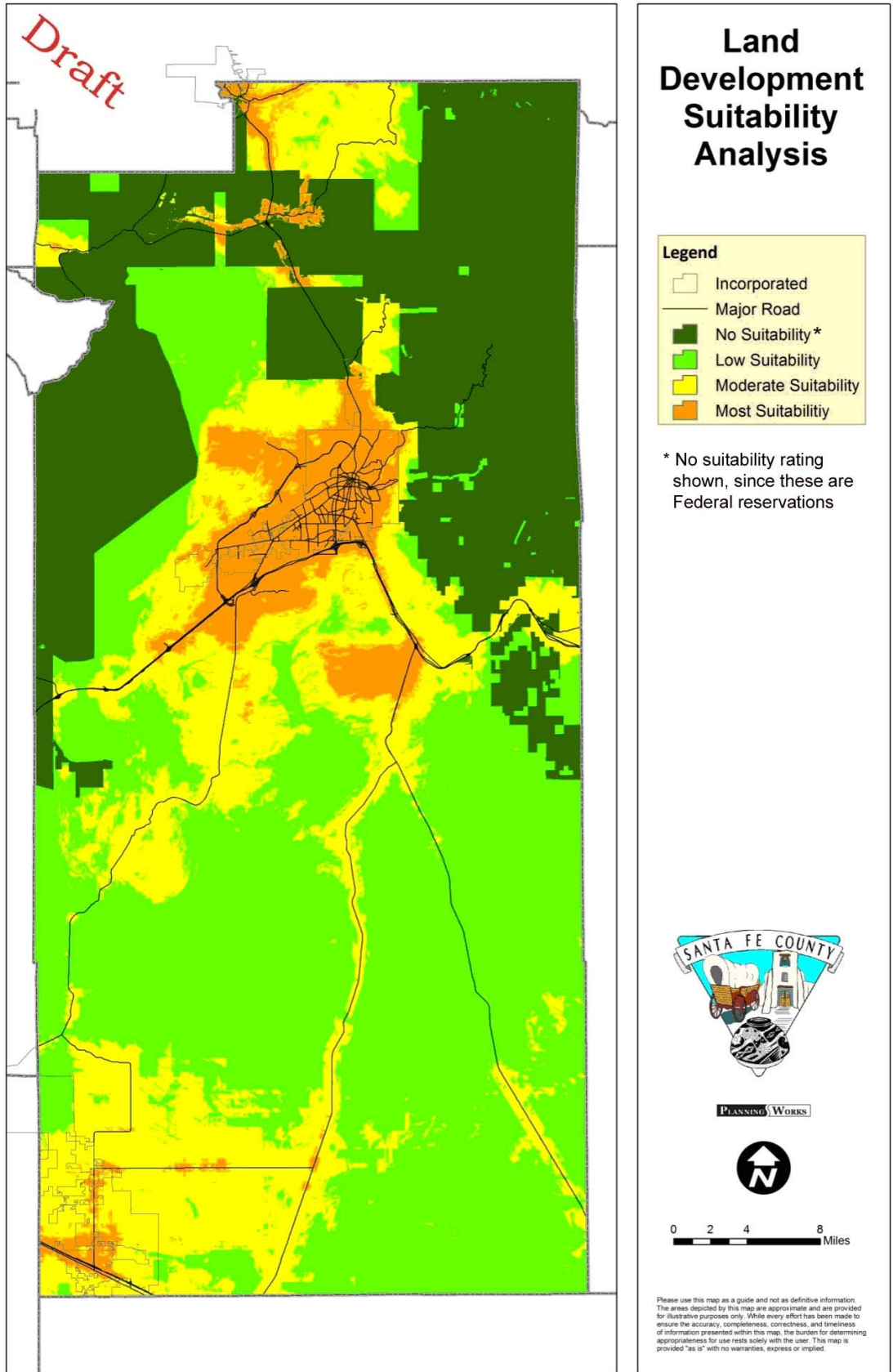
As expanded and improved datasets become available through enhanced public information, the development review process and other venues, the model should be updated to provide the fullest and most accurate information available. The model should be updated on an annual basis, or more often as necessary due to the availability of updated data. Through accurate and relevant data availability the County can make informed land use decisions. The suitability model is not sufficient to evaluate individual proposals for the physical development of property, but should be used as part of the review of potential amendments to the Future Land Use Map and the Sustainable Development Areas map, and also, proposed rezonings, particularly, large-scale rezonings. For proposals that contain plans for the physical development of property, such as master plans, subdivision plans, site plans and special use permits, more accurate information gathered from site surveys is typically needed to evaluate these development plans.

Figure 2-7: Suitability Analysis Factors

Factor Number	Factor Name
Factor Group 1 - Identify lands suitable for crops	
1.1	Identify soils most suitable for irrigated crops
1.2	Identify soils most suitable for low-intensity livestock \ Range Production
1.3	Identify current areas of irrigated crops (Traditional Irrigated Valley, Modern Agricultural Areas)
1.4	Precipitation
Factor Group 2 - Identify farms / ranches to be protected	
2.1	Identify farms / ranches production
Factor Group 3 - Identify lands suitable for protecting native plant and animal species	
3.1	Identify lands with high amphibian species richness
3.2	Identify lands with high reptilian species richness
3.3	Identify lands with high bird species richness
3.4	Identify lands with high mammal species richness
3.5	Identify lands with undisturbed natural grasslands
3.6	Identify lands with undisturbed Pinon-Juniper Woodlands
3.7	Identify lands with undisturbed forested areas
3.8	Focal Species Richness
Factor Group 4 - Identify lands suitable for protecting surface and groundwater quality	
4.1	Identify lands proximal to natural springs
4.2	Identify lands proximal permanent water bodies
4.3	Identify lands proximal drainage buffers
4.4	NM GAP Wetlands and Riparian areas
4.5	D.R.A.S.T.I.C. Model
4.7	Identify lands near existing domestic water wells
4.8	Arsenic Contamination
4.9	Water Fair Data
4.10	Hydrologic Zones (Groundwater Availability)
4.11	Groundwater Storage (Water Budget)
Factor Group 5 - Identify lands with important physical characteristics	
5.1	Identify lands within the 100-year floodplain
5.2	Identify steep slopes
5.4	Identify lands prone to fire (Fire Hazard)
5.6	Identify lands with septic limitations
5.7	Identify soils with high erodability
5.8	Identify landslide hazards
5.9	Earthquake Risk
5.10	Identify soils suitable for development (dwellings without basements)
Factor Group 6 - Identify lands suitable for resource based recreation	
6.1	Identify existing and potential trail corridors
6.2	Identify existing resource-based parks and recreation (community parks)

Factor Number	Factor Name
Factor Group 7 - Identify areas of cultural, historical and archaeological importance	
7.1	Identify lands proximal to recorded archaeological, historical, and paleontological sites of demonstrated or potential significance , Identify lands proximal to major Pre-Columbian pueblo sites and zones of high archaeological or paleontological potential
7.4	Proximity to National Register of Historical Places
Factor Group 8 - Identify lands with scenic value	
8.1	Identify scenic highways and railroads
8.3	Identify lands within Delphi-based scenic landmarks, outcrops, peaks, gaps and geologic features (GWCI)
8.4	Combined Scenic Quality - Visual Resources Inventory Analysis)
Factor Group 9 - Identify lands proximal to infrastructure and investment	
9.1	Identify lands proximal to community / public water system
9.2	Identify lands proximal to community / public wastewater system
9.3	Identify lands proximal to paved highway interchanges
9.4	Identify lands proximal to paved roadway
9.5	Identify lands proximal to fire station
9.6	Identify lands proximal to public or private primary or secondary school
9.7	Identify lands proximal to health care facilities
9.8	Proximity to Rail Runner Stops
9.9	Proximity to Commuter Bus Routes
9.10	Proximity to major non-interstate roads
9.11	Proximity to local roads as defined by staff
Factor Group 10 - Identify land use and economic compatibility	
10.1	Identify lands proximal to designated conservation areas and open space
10.2	Identify lands proximal to areas of anticipated annexation
10.3	Identify lands proximal to areas designated as future growth areas
10.5	Identify lands proximal to existing residential uses (structures) and churches
10.6	Identify lands proximal to existing non-residential uses (structures) business
10.7	Value of Land Improvements
10.8	Parcel Density
10.9	Identify lands proximal to areas of dense population
10.10	Identify Areas of Jobs \ Housing Proximity
10.12	Proximity to Municipal Boundaries

Map 2-2: Land Development Suitability Analysis



2.2.4 FUTURE LAND USE OBJECTIVES

Compact, mixed-use development served by adequate facilities and services that minimizes impacts on the environment and supports land, resource and energy conservation are a priority for the County. While the County has a variety of traditional and contemporary communities that promote principles of sustainability, the vast majority of land use and development patterns are resource-intensive, inordinately expensive to serve and overly consumptive of land. These factors create excessive use of automobiles, which results in unnecessary and avoidable air pollution and greenhouse gas emissions. While rural, large lot development is a popular lifestyle option, the public and private costs of such development are excessive and do not position the County or its residents to attain sustainability. The vast majority of housing will, in the future, be built in the primary and secondary SDA areas so that the long-term continuation of a sprawl large lot development pattern will not infringe on historic ranches and agricultural land nor on scenic and environmentally sensitive areas. To allow continuation of large lot development that damages natural and cultural resources and lacks a desirable sense of place will also erode the County's appeal as a tourist destination, further impacting the quality of life and economic opportunity. Several objectives need to be established to achieve a desired future land use scenario. These objectives include mixed uses, land use and transportation connections, jobs and housing balance, flexibility and certainty, and land use compatibility.

2.2.4.1 MIXED USES

Mixed use development is integral to achieving appropriate land use and transportation goals and objectives. Mixed use allows for development providing for a variety of uses within traditional neighborhood and village type settings. Mixed uses bring flexibility into the development process, deviating from the typical single-use categories of future land uses or zoning districts to combine compatible uses in planned ways. Mixed use developments are often intended to capture specific benefits, such as reducing auto dependency by providing for walkable mixes of commercial and residential uses inclusion of sustainable development practices, and greater use of urban design. For the purposes of this Element and the Future Land Use Map, four types of mixed uses are defined:

- **Neighborhood Centers** provide a mix of residential and commercial developments requiring minimum densities to support the commercial uses. Residential, educational, non-profit, public and private uses and commercial uses are developed within a radius, which should be easily accessible by multiple forms of travel, including pedestrian travel, biking, public transit and automobiles. Commercial uses in these centers primarily support nearby residential developments.
- **Village Centers** provide a mix of residential, commercial, and office uses, which are centered around a community core. Village Centers are larger in scale than the neighborhood center and emphasize the creation of a pedestrian-friendly environment through commercial uses which sustain both office and residential developments.
- **Mixed Business and Commercial Centers** are a mix of commercial, office, light industrial, manufacturing and warehousing. Residential uses can be included as live-work, artistic opportunities that require light industrial capabilities. Transportation facilities should be readily accessible.
- **Recreational Centers** provide a predominantly residential environment that includes recreational amenities such as golf courses and other open space amenities. Some low scale commercial uses may be included if they directly support the residential and recreational uses.

2.2.4.2 LAND USE / TRANSPORTATION CONNECTIONS

Transportation is an important and costly component of a county's infrastructure base that has a profound influence on its land use patterns and rate of growth. Consideration of traffic demands is a critical aspect of an overall smart growth sustainable framework. Impacts to both local streets and neighborhoods and the region's

arterials and highway system have been considered in the formulation of the SLDP and the CIP for the location and timing of road improvements.

Transportation is inextricably linked to land use. Countywide development patterns and site specific lot design influence the availability and efficiency of various transportation modes. The SLDP proposes that development intensity/density, street lay-out, connectivity and access, and public improvement requirements are some of the many components that contribute to the viability of transportation options and should be considered in the SLDC.

Moderate to high-density compact, corridor or centers mixed use development is widely regarded as a land use pattern that maximizes transportation options. The benefit of mixed use and higher density residential development include land conservation and increased mobility options, including but not limited to car pooling, biking, walking, bus or fixed-route transit. Mixed uses allow people to live, work and shop in the same neighborhood, reducing their need to travel long distances in the course of daily living. Increased mobility options reduce household transportation costs, reduce pollution and traffic congestion and increase interaction between neighbors.

Given increasing congestion and escalating energy costs, there will be an increased incentive to use modes of transportation other than single occupancy vehicles. It is important to avoid development patterns that preclude transit options as they become more necessary in the future, including large-lot residential development, non-contiguous growth and leap-frog development. Transit is neither cost effective nor convenient in very low-density neighborhoods. Generally, residential areas must be at a density of eight or more units per acre to make transit a viable option.

2.2.4.3 JOBS / HOUSING BALANCE

The jobs- housing balance within a community or development has implications for residents and employers as well as for service providers. A balanced community has employment options for residents so that they can live and work in the same community; and an educated workforce for employers so that they are able to hire employees who are vested in their community and in their job. Communities with an imbalanced ratio of jobs to housing are unsustainable for both residents and employers. Commercial uses generate more revenues for the County than residential uses, and an imbalanced land use mix negatively impacts the ability of service providers to maintain levels of service.

The SLDP creates the opportunity for planned growth areas to develop with a balanced jobs to housing ratio from the outset to reduce traffic congestion, support revenue generation and provide a high quality of life for residents. While the build-out land use mix is ultimately important, it is also important to encourage jobs / housing balance during the initial phase of development in growth areas. Critical to the achievement of jobs / housing balance is the designation of appropriate sites for non-residential development on the Future Land Use Map (Map 2-4). The lack of appropriate sites is certain to limit economic growth.

2.2.4.4 FLEXIBILITY / CERTAINTY

The factors that influence development of growth areas continually evolve. From rapid technology advances to natural resource limitations to lifestyle preferences, innumerable factors will contribute to public and private decision-making over the planning period. The SLDP creates the framework to ensure economic, environmental and renewable energy sustainability while providing flexibility for the County to respond to changing conditions.

The balance between flexibility and certainty is a key aspect of the SLDP. The public, developers, County staff and decision-makers perform their roles more effectively when there is certainty in the Plan policies and development review process. The knowledge that the process will occur in a predictable manner helps participants remain focused on creating quality development rather than navigating a confusing and unpredictable process, while flexibility allows them to create the best possible development without the burden of excessive regulation that stifles the ability to create a high quality product.

The SLDP and the SLDC create the path to develop mixed uses, new urban forms and building design as matter of right in a single concurrent hearing process. Variances, base district rezoning and conditional use permits are not required to build flexible developments. The specific plan, planned district and opportunity zones allow development to proceed without Euclidean zoning restraints.

2.2.4.5 LAND USE COMPATIBILITY

One of the primary goals of the SLDP is to ensure compatibility among various land uses in order to preserve and protect the health, safety and general welfare of the County. Ensuring compatibility provides predictability and security by protecting property values and public and private investments in property improvements. Land use compatibility provides appropriate edges between communities, ensures adequate transportation network capacity and establishes connectivity between existing communities and new development. A significant policy of the SLDP provides that when a use is authorized in a base or planned district zone, the use itself is deemed compatible with the adjoining area. The remaining compatibility issues relate to the availability of adequate facilities to serve the proposed use; the studies, reports and assessments on environmental impact, traffic, adequate public facilities, fiscal impact, water availability and quality and plan consistency; and protection of residential areas through open space and buffering site design. Site design plays the most significant role in assuring land use compatibility. Factors must include transitioning between land use types, intensities, and densities using buffers and floor area ratios; conserving environmental assets using standards to preserve open space and to limit impervious surfaces; providing adequate vehicular and pedestrian traffic circulation and connectivity; mitigating potential nuisances, such as signage, excessive noise, smoke, heat, light, vibration or odors detectable to human senses off the premise; and, designing for public safety.

In order to best manage future growth, a number of growth scenarios were identified and analyzed to quantify the amount of land consumed per capita and the degree of dispersion that characterizes common patterns of development. The final future land use plan reflects the outcome of stakeholder and community input and analysis.

2.2.4.6 LAND DENSITY TRANSFER PROGRAM

Establish mechanisms for land density transfers to support the SLDP to include but not limited to Purchase of Development Rights, Transfer of Development Rights, and/or Exchange of Development Rights.

Transfer of Development Rights (TDR) A TDR is a conveyance of development rights by deed, easement, or other legal instrument, authorized by ordinance or regulation, to another parcel of land and the recording of that conveyance. Transfer of development rights allow a property owner to sell development rights from their property to a private developer who transfers those rights to develop the real estate.

Grant the use of TDRs if such use will implement: the goals, policies and standards of the SLDP and any area, specific or community plan; the findings, purposes and intent of the SLDC; under the circumstances, the public interest underlying the proposed use of TDR is clearly benefitted; and the transfer and acceptance of the TDR is authorized by the base or planned zoning district of the transferring and receiving tracts, parcels or lots and complies with all other applicable standards of the SLDC.

2.2.5 FUTURE LAND USE AND GROWTH MANAGEMENT SYSTEM

Future Land use designations consist of the following elements:

1. Sustainable Development Areas establish future service areas.
2. The Future Land Use Map establishes categories for anticipated development patterns.
3. The Preliminary Official Maps identify private and public lands that the public may have a future need.

2.2.5.1 SUSTAINABLE DEVELOPMENT AREAS

The Sustainable Development Area (SDA) concept recognizes that different areas of the County face different needs and solutions related to growth and development. The SDAs establish future service areas, target and leverage public and private funding and investment to these priority growth areas, identifying areas in which urban/suburban-level growth is expected to occur within the next 20 years. SDAs serve as an incentive for compact development.

While individual geographical or functional areas may need specialized strategies for dealing with growth, they must still be viewed in terms of their interrelationships with other areas and with the County as a whole. The fundamental premise of SDAs is that the County can be divided into geographical sub-areas based upon functional distinctions within the growth management system. The delineations of the SDA system relate strongly to the goals and objectives to be achieved through the growth management system.

Improvement districts or impact fees may be instituted in one SDA or part of an SDA but not at the same level as in another SDA, which may already have water, sewer or road capacity. Santa Fe County has identified three SDA's to plan for and accommodate new development through 2030, shown on **Map 2-3**.

SDA-1 identifies where new development is likely and reasonable to occur within the next 10 years. Infrastructure is planned, budgeted or reasonably available. New infrastructure may be installed provided that there is required participation by new development to fund. These primary growth areas are largely undeveloped and along with existing communities are the primary location targeted for new growth. Urban levels of service are generally available. Full urban services will be required for any development in SDA-1, including approved public water and wastewater systems, urban road improvements, and urban service levels for public safety, fire and emergency medical assistance. Service providers should plan and construct facilities in these areas to meet the needs of development at these urban intensities. County and service provider Capital Improvement Projects should be utilized for these primary growth areas first, before investment in SDA-2 areas.

In **SDA-2**, new development is likely and reasonable to occur in these areas over the next 10 to 20 years and in some cases, as infill within existing communities within the next 10 years. Infrastructure may not be currently available, but it is planned and identified in short- or long-range Capital Improvements Programs. Infrastructure may be reasonably available (it may be close, in time or location) and funding alternatives may be identified, but participation by new development would be required. These secondary growth areas are not expected to develop at urban intensities until public facilities, primarily water, sewer and improved roads, are installed, which is not intended to occur until years 10 to 20 of the SLDP planning term. Clustering will be required, but some large lot development may be permitted provided that significant open space is provided and total development capacity occurs at the maximum density identified on the future land use map.

In **SDA-3** areas, there are no plans to provide urban or suburban facilities and services. Infrastructure is not available or budgeted and any use that requires infrastructure to be provided solely at expense of new development. Urban and suburban development is not likely and reasonable to occur in more than 20 years, if at all. This area contains agricultural and equestrian development, natural resources, wetlands, hillsides and areas identified as environmentally sensitive.

In SDA-1 and SDA-2, the County can work cooperatively with the municipalities, communities and service providers to extend facilities necessary for development. The County is committed to working with each of its municipalities to ensure that growth and development improves the quality of life.

2.2.5.2 FUTURE LAND USE MAP

The Future Land Use (FLU) Map identifies the anticipated development patterns for the County. The map, together with the binding principles, goals and policies contained in the SLDP, will provide guidelines for legislation, zoning, administrative regulations, area and specific plans, and development approvals affecting the County's future development. The classifications and graphical representations designate how the County will develop into the future. **Figure 2-8** describes the land use classifications used in the FLU Map **Map 2-4**.

Rural/Agricultural/Conservation

- Conservation-Santa Fe County Open Space
- Agriculture / Ranching-Agricultural, ranch and equestrian uses. Also may include eco-tourism and resource-based activities.
- Rural-Agricultural uses, such as the growing of crops and raising of livestock, along with equestrian and very large lot residential uses. Also may include eco-tourism and resource-based activities.
- Rural Fringe-Intended to allow for minimal residential development while protecting agricultural and environmental areas that are inappropriate for more intense development due to their sensitivity. Review factors to be based on balance between conservation, environmental protection and reasonable opportunity for development.

Residential:

- Residential Fringe: Rural homes on large lots, sometimes as part of rural subdivisions (a subdivision of only a few lots and very low densities). Provides intermediate steps in development density between more typical open space lands and low residential densities.
- Residential Estate: Single-family rural large lot residential development, consistent with traditional community development. May include limited agricultural use secondary to residential. Primarily limited to existing traditional community planning areas.
- Traditional Community: Single-family residential development, consistent with traditional community development. Primarily limited to existing traditional community planning areas.

Mixed Use:

- Mixed Use Residential: Primary Uses are Residential. Provides a mix of residential and commercial developments requiring minimum densities to support the commercial uses. Residential, educational, non-profit, public and private uses and commercial uses are developed within a radius, which should be easily accessible by multiple forms of travel, including pedestrian travel, biking, public transit and automobiles. Commercial uses in these centers primarily support nearby residential developments.
- Mixed Use Non-Residential: Primary Uses are Non-Residential. Provides a mix of commercial, office, light industrial, manufacturing and warehousing. Residential uses may be appropriate in certain locations to include multi-family residential, live-work, and artistic opportunities that may require light industrial capabilities. Transportation facilities should be readily accessible.

Activity Centers:

- Community Centers: Neighborhood or community scale shopping centers and personal and professional services conveniently located near residential areas. Typical sizes are 8 to 10 acres providing approximately 40,000 to 100,000 square feet of gross leasable floor area. Includes businesses which are agriculture and natural resource-based, Intended to be designed and integrated as part of mixed use / planned development.
- Regional Centers: Larger, regional scale shopping centers, which may be anchored by department or home improvement stores or other large-scale anchors, and employment centers. Intended to be designed and integrated as part of mixed use / planned development.

- Opportunity Centers: Unique, site- or purpose-specific uses, not likely to be replicated in other locations, benefiting from locational attributes, such as wind, natural resources, viewsheds or recreational/environmental amenities. Non-residential uses range from energy, to eco-tourism, to supporting other economic development activities.

The Future Land Use Map is not the County's official Zoning Map. The FLU Map is a graphical representation for future growth patterns in an area; it depicts where different types of development should occur. The SLDC text and Zoning Map should determine in a more detailed manner, consistent with the FLU Map, the specific development uses, densities and area requirements that apply to a particular property. The Zoning Map will be a component of the SLDC, which is a legal document that delineates the requirements for each category of land use. Each will have a specific set of area requirements regarding site coverage, setbacks, height, parking, landscaping, open space and buffers. If multiple separate development sites are proposed, those sites would be clustered in the same geographic area to minimize impacts, but would remain as separate development sites.

Map 2-4: Future Land Use

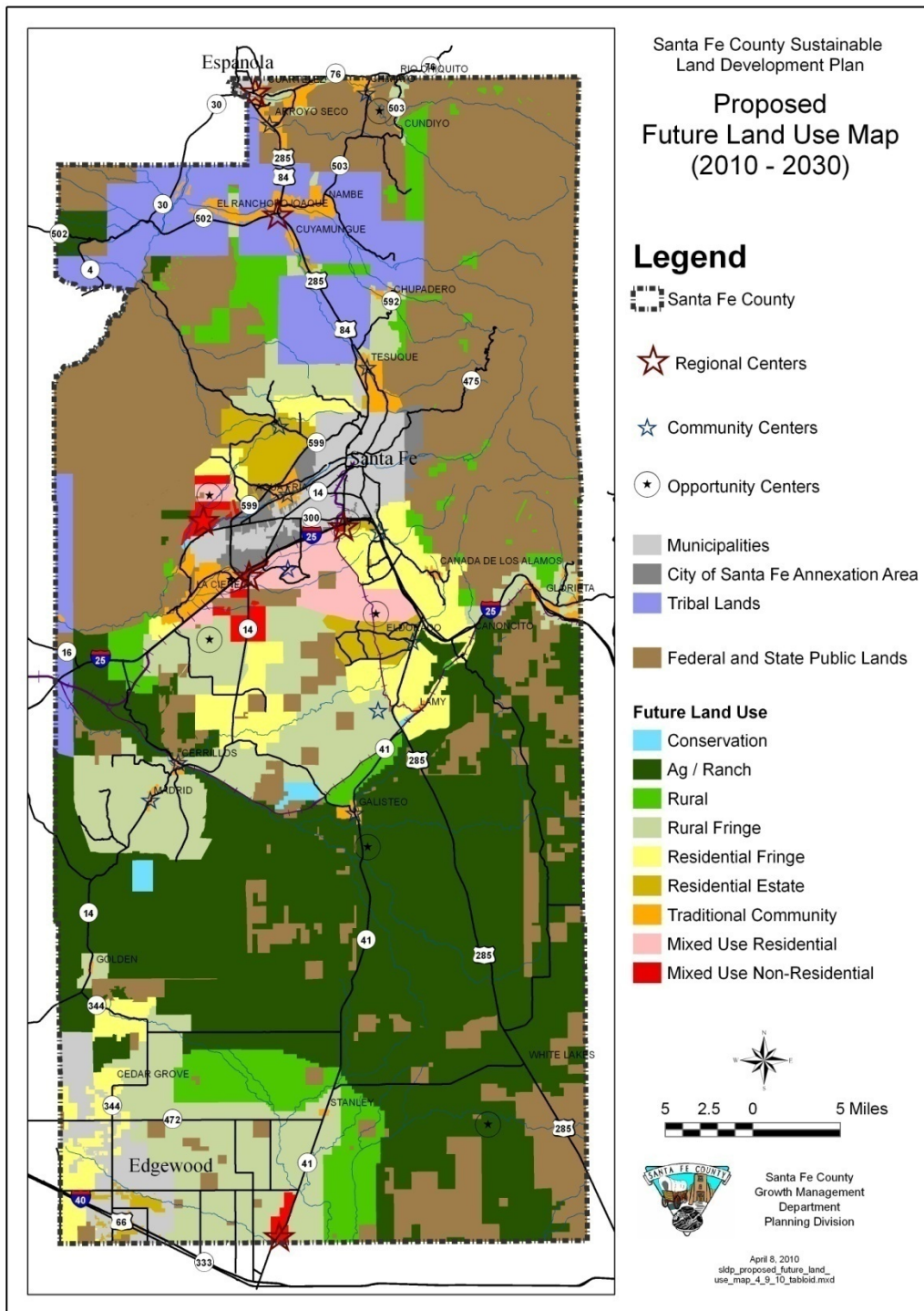


Figure 2-8: Future Land Use Categories

Future Land Use*	Purpose / Intent
Rural/Agricultural/Conservation	
Conservation	Santa Fe County Open Space
Ag / Ranch	Agricultural, ranch and equestrian uses. Also may include eco-tourism and resource-based activities.
Rural	Agricultural uses, such as the growing of crops and raising of livestock, along with equestrian and very large lot residential uses. Also may include eco-tourism and resource-based activities.
Rural Fringe	Intended to allow for minimal residential development while protecting agricultural and environmental areas that are inappropriate for more intense development due to their sensitivity. Review factors to be based on balance between conservation, environmental protection and reasonable opportunity for development.
Residential:	
Residential Fringe	Rural homes on large lots, sometimes as part of rural subdivisions (a subdivision of only a few lots and very low densities). Provides intermediate steps in development density between more typical open space lands and low residential densities.
Residential Estate	Single-family rural large lot residential development, consistent with traditional community development. May include limited agricultural use secondary to residential. Primarily limited to existing traditional community planning areas.
Traditional Community	Single-family residential development, consistent with traditional community development. Primarily limited to existing traditional community planning areas.
Mixed Use	
Mixed Use Residential	Primary Uses are Residential. Provides a mix of residential and commercial developments requiring minimum densities to support the commercial uses. Residential, educational, non-profit, public and private uses and commercial uses are developed within a radius, which should be easily accessible by multiple forms of travel, including pedestrian travel, biking, public transit and automobiles. Commercial uses in these centers primarily support nearby residential developments.
Mixed Use Non-Residential	Primary Uses are Non-Residential. Provides a mix of commercial, office, light industrial, manufacturing and warehousing. Residential uses may be appropriate in certain locations to include multi-family residential, live-work, and artistic opportunities that may require light industrial capabilities. Transportation facilities should be readily accessible.
Activity Centers:	
Community Centers	Neighborhood or community scale shopping centers and personal and professional services conveniently located near residential areas. Includes businesses which are agriculture and natural resource-based, Intended to be designed and integrated as part of mixed use / planned development.
Regional Centers	Larger, regional scale shopping centers, which may be anchored by department or home improvement stores or other large-scale anchors, and employment centers. Intended to be designed and integrated as part of mixed use / planned development.

Future Land Use*	Purpose / Intent
Opportunity Centers	Unique, site- or purpose-specific uses, not likely to be replicated in other locations, benefiting from locational attributes, such as wind, natural resources, viewsheds or recreational/environmental amenities. Non-residential uses range from energy, to eco-tourism, to supporting other economic development activities.
<p><i>*Any land which is subject to Santa Fe County’s land use planning or zoning jurisdiction, but which is not indicated on the Future Land Use Map (Map 2-4) within a future land use category as described in Figure 2-8, will be considered by default to be in the Ag / Ranch land use category.</i></p>	

2.2.5.3 ZONING AND ZONING INCENTIVES

Based on the Future Land Use Map and the SDA map, the County should be zoned into base zoning districts for agricultural-rural, residential, commercial and industrial uses, consistent with future land uses identified in Figure 2-8. Intensity and density standards shown in the Future Land Use categories will be applicable to all base zoning districts. In addition, the SLDC will provide zoning for planned development districts (commercial, office and industrial, mixed use; opportunity centers; traditional neighborhood and transit oriented development), resource protection overlay zoning districts for environmentally sensitive lands (flood hazard areas, wetlands, streams, rivers, riparian corridors, hillsides and steep slopes), supplemental use regulations for a wide variety of alternative uses, including but not limited to, adult uses, religious land uses, signs, solar and wind farms, construction of telecommunication facilities and electrical renewable energy transmission lines; principal and accessory uses and home occupations; bulk and area regulations; registration of non-conforming uses; variances, beneficial use determinations and home occupations.

Incentives will be established to encourage planned development districts, conservation and cluster subdivisions, use of renewable energy and other sustainable development and design. Incentives in the form of density bonuses will be defined through the zoning standards of the SLDC, based on the provision of location within SDAs, planned development, clustering, design and sustainability features. The following incentives are examples of greater density bonuses – as each is incentive is utilized, a greater density bonus is authorized:

- Development is clustered;
- Extensive open space is provided;
- Energy for the proposed development site is provided by wind or solar power;
- Development meets Leadership in Energy and Environmental Design (LEED) Gold or greater certification;
- Within SDA1 and SDA2, additional incentives will be available for mixed use, TOD, TND, opportunity center and planned development districts.

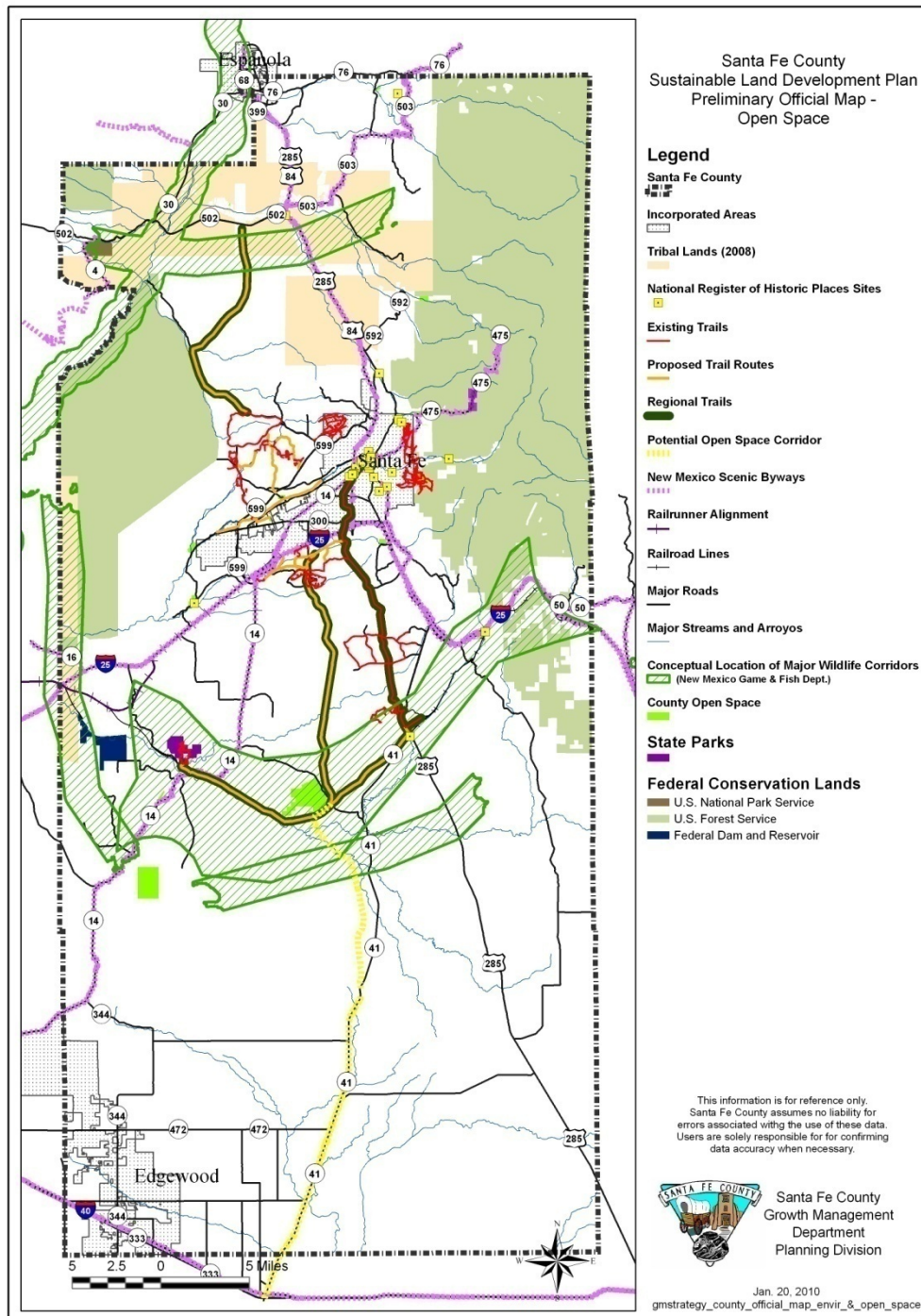
2.2.5.4 PRELIMINARY OFFICIAL MAP

The Santa Fe County Preliminary Official Map is shown as a series of maps, **Maps 2-5, A, B, C and D**. The Preliminary Official Map identifies the location of lands which the County has identified as necessary for future public streets, recreation areas, and other public facilities. The Preliminary Official Map, establishes the location of existing and proposed streets, open space, parks, other public lands and facilities, waterways and floodplain, informing property owners and developers of planned public improvements and land and easement acquisitions. The Preliminary Official Map identifies private and

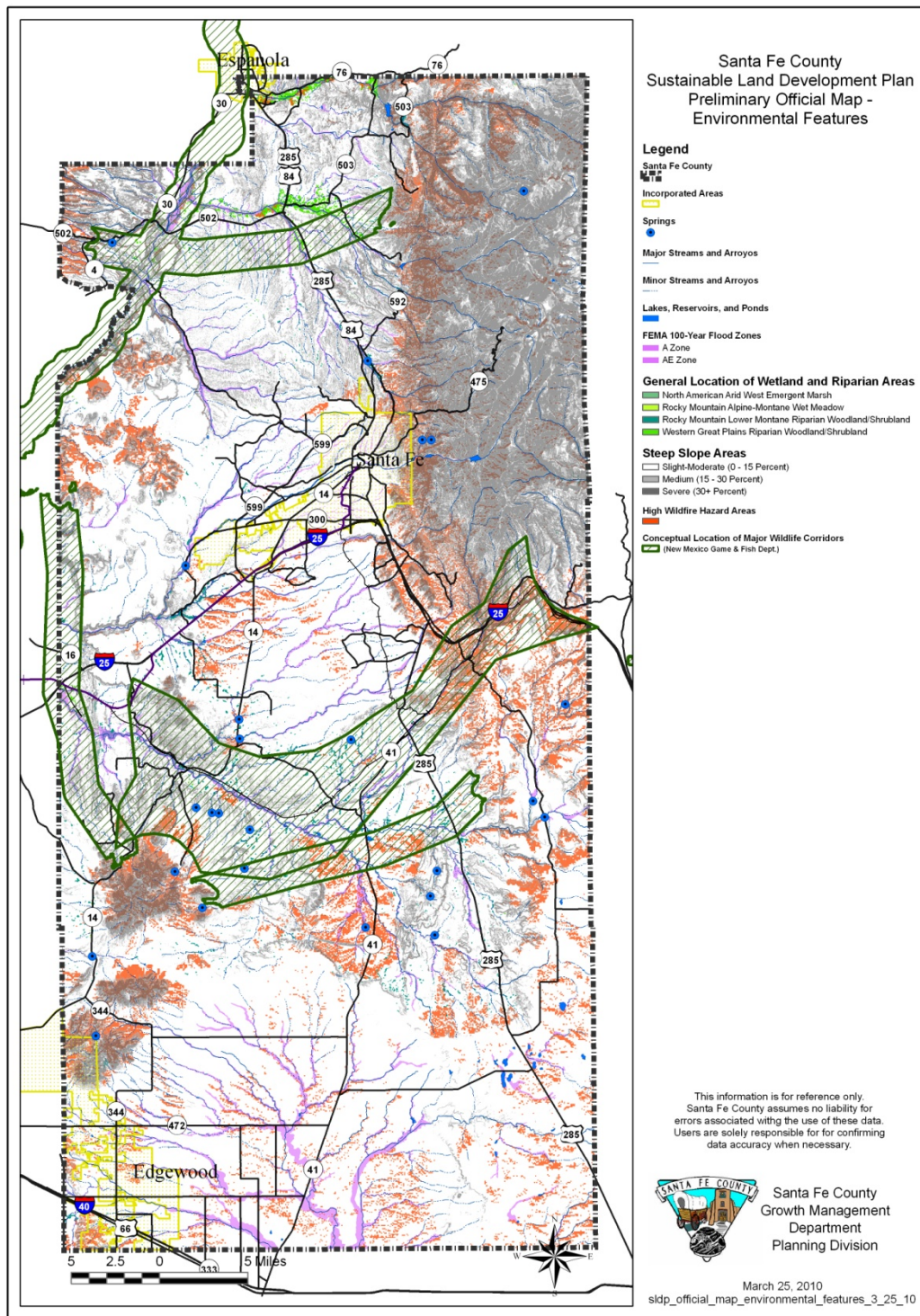
public lands for which the public may have a current or future need, identifies and protects future improvements and extensions of the municipal road network and provides notification of the location of potential public improvements and acquisitions, thus preventing construction within future rights-of-way and other future public areas and conservation easements. This should coordinate public and private goals because property owners will be informed early in the capital improvements planning process of long-range County goals for public facilities and services which allows development plans to be adjusted.

The Preliminary Official Map is not a zoning map or the future land use map, it does not imply County responsibility for opening, maintaining or improving mapped roads or facilities. The inclusion of proposed right-of-way's, easements or other public facilities on the map does not constitute the opening or establishment of the street, the taking or acceptance of land or obligate the County to improve or maintain such streets or land until the time of dedication or purchase. The Preliminary Official Map is not a taking of land; it does not prevent use of all land rights on mapped parcels. Inclusion of a parcel within the Preliminary Official Map indicates the need for additional review to ensure that the proposed use or development is compatible with existing or planned County facilities, and that development will not preclude efficient building or operation of such facilities. A final Official Map or map series based on more refined data will be adopted as part of the SLDC. The model should be updated on an annual basis, or more often as necessary due to the availability of updated data.

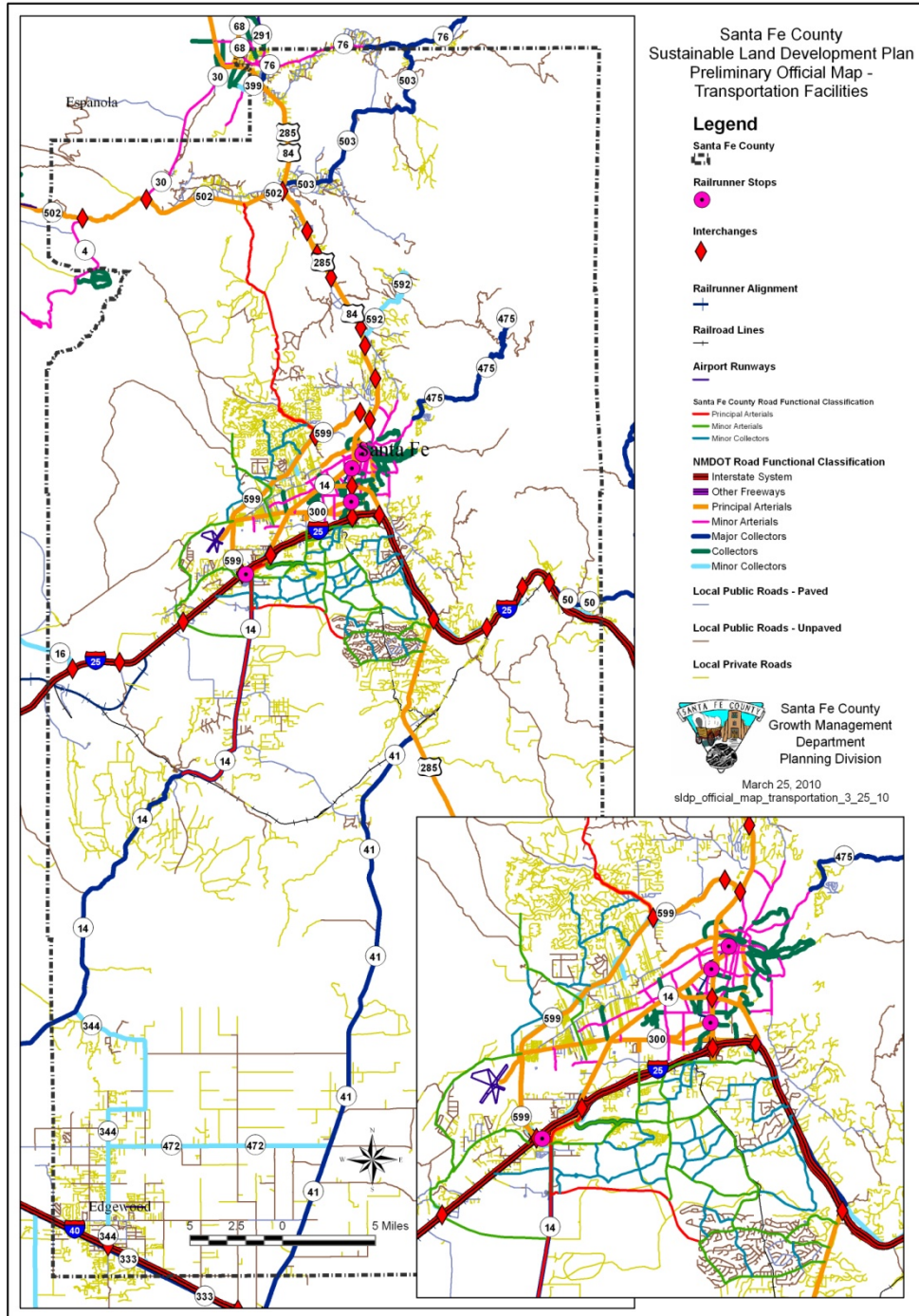
Preliminary Official Map 2-5 A: Open Space Features



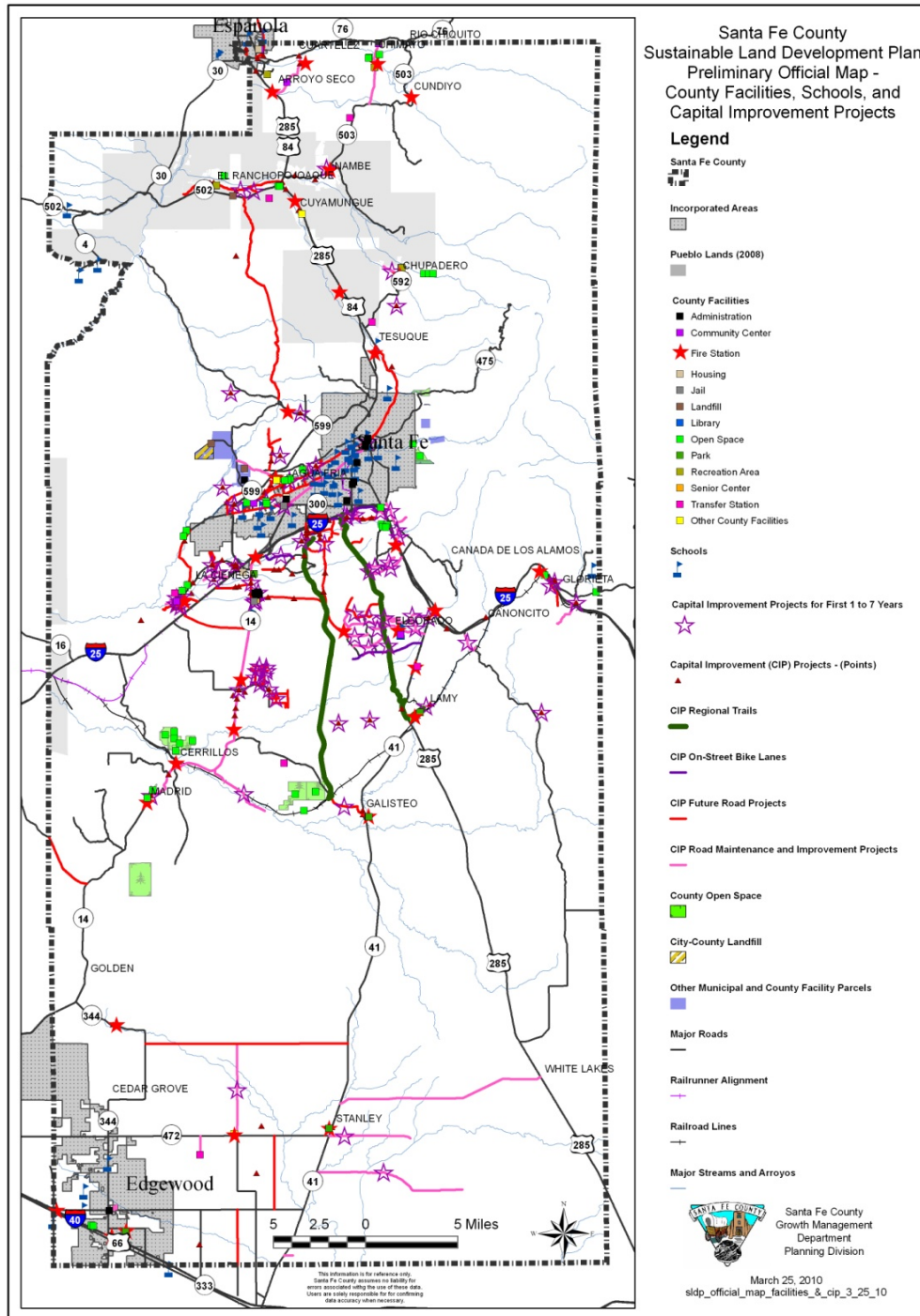
Preliminary Official Map 2-5 B: Environmental Features



Preliminary Official Map 2-5 C: Transportation Facilities



Preliminary Official Map 2-5 D: Public Facilities/Capital Improvements



2.2.6 DEVELOPMENTS OF COUNTYWIDE IMPACT (“DCI’S”)

Development of Countywide Impact (“DCI”) include significant activities that have the potential for far reaching effects in the community. Developments that have this potential include mining, quarrying or land excavation activity to include mineral, ore, rock, sand, gravel, limestone, bedrock, landfill, and other land alteration activities that have significant impacts.

Regulation of DCI’s are necessary to protect the health, safety and welfare of the citizens, residents and businesses of Santa Fe County from the harmful or hazardous adverse impacts or effects of, or nuisances resulting from, mineral, ore, rock, sand, gravel, limestone, bedrock, landfill, mining, quarrying, excavation or fill activities; regulation of DCIs is also necessary to preserve the quality and sustainability of life, the economy, infrastructure, environment, natural resources and natural landscapes consistent with the SLDP, any Area, Specific or Community Plan, the CIP and the Official Map.

DCI’s should be regulated in order to protect degradation of air, surface and ground water; soils, environmentally sensitive lands; and visual and scenic qualities. DCIs have the potential to expand greenhouse gas emissions and aggravate global warming; and create adverse noise, light, odor and vibration; explosive hazards; and adverse traffic congestion.

Developments of countywide impact require special regulation and approval processes to ensure: short and long-term compatibility both on and off-site through an environmental impact review; an adequate public facilities and services assessment; a fiscal impact analysis ; an analysis to ensure preservation of archaeological, historic and cultural resources; an analysis to ensure protection of the quantity and quality of surface water, streams, rivers, acequias, aquifers and groundwater; and an analysis geared to preventing nuisances or adverse impacts and effects upon adjacent properties and neighborhoods.

Regulation of DCI’s is also important for the protection of the scenic vistas of Santa Fe County, its natural landscapes, environment, flora habitats, wildlife corridors and habitats, environmentally sensitive areas, hillsides, wetlands, rivers and streams, flood hazard areas, archaeological, historical and cultural resources. Regulation of DCIs will protect these resources from public nuisances and will protect the long term usefulness of adjacent properties.

DCI’s must be regulated by the SLDC. Specific sites and activities may constitute public nuisances or land uses impacting and affecting the health and safety of nearby and countywide residents and resources and such projects are required to fully mitigate all adverse public nuisance and land use impacts and effects prior to obtaining a development order granting development approval.

2.2.6.1 LAND EXCAVATION.

Land Excavation includes activities designed to mine, extract, quarry or remove minerals, ore, rock, sand, gravel, limestone, bedrock or landfill for commercial purposes; excavation of an exposed bedrock slope steeper than 3:1 that is over one (1) foot in height; or removal of significant material from a site of more than [1,000 cubic yards] per acre of land or any excavation activity that utilizes a crusher.

Regulation of certain land excavations as DCI’s is necessary for the same reasons that DCIs should be regulated generally: to protect the health, safety and welfare of the citizens, residents and businesses of Santa Fe County from the harmful or hazardous adverse impacts or effects of, or nuisances resulting from, mineral, ore, rock, sand, gravel, limestone, bedrock, landfill, mining, quarrying, excavation or fill activities; regulation is also necessary to preserve the quality and sustainability of life, the economy, infrastructure, environment, natural resources and natural landscapes consistent with the SLDP, any Area, Specific or Community Plan, the CIP and the Official Map.

Land Excavation should also be classified as a DCI and therefore be required to obtain an Overlay Zoning District Classification and Conditional Use Permit, and should be subject to all of the studies, reports and assessments identified in the SLDC to include a development agreement pursuant and conform to all general requirements for the overlay and base zone, major site plan approval and site location criteria and standards, and exterior storage and reclamation standards.

2.2.6.2 SUBSTANTIAL LAND ALTERATION (“LAND ALTERATION”).

Substantial land alteration removes primarily earth with mineral, ore, rock, sand, gravel, limestone, or bedrock material that occurs over a period of more than 3 months; substantial land alteration can also occur upon removal of more than 1000 cubic yards per acre of earth with minerals, rock, sand, gravel, limestone, or bedrock material, or movement of earth on an entire tract or parcel of land in common ownership in excess of 5,000 cubic yards.

Regulation of substantial land excavation as a DCI is necessary for the same reasons that DCIs should be regulated generally: to protect the health, safety and welfare of the citizens, residents and businesses of Santa Fe County from the harmful or hazardous adverse impacts or effects of, or nuisances resulting from, mineral, ore, rock, sand, gravel, limestone, bedrock, landfill, mining, quarrying, excavation or fill activities; regulation is also necessary to preserve the quality and sustainability of life, the economy, infrastructure, environment, natural resources and natural landscapes consistent with the SLDP, any Area, Specific or Community Plan, the CIP and the Official Map.

2.2.6.3 MINOR LAND ALTERATION (“GRADING”).

Minor land alteration is a development activity that removes primarily earth with insignificant amounts of mineral, ore, rock, sand, gravel, limestone, or bedrock material and meets or land disturbing activities removing primarily earth, with only insignificant amounts of mineral, ore, rock, sand, gravel, limestone, or bedrock and designed to occur over a period of less than 3 months; or resulting in exposed bedrock slope less than 2:1. Minor land alteration should not be regulated as a DCI.

2.2.6.4 OTHER POTENTIAL DCI’S:

Junkyards and Automobile Graveyards. Junkyards and automobile graveyards should be regulated as DCIs. At such facilities are collected junk, articles, or materials, including junked, wrecked, or inoperable vehicles. These vehicles contains hazardous materials such as oils, greases, solvents, gasoline, lead, and acid, as well as less hazardous materials like steel, rubber, glass, aluminum, plastics and other materials.

Solid Waste Facilities. Solid waste facilities should be regulated as DCIs. These facilities include sanitary landfills regulated by the New Mexico Environment Department, solid waste convenience centers, transfer stations, recycling centers, and the like. Such facilities contain many hazardous or dangerous substances, and can in many cases be considered a public nuisance from the perspective of adjoining properties. They feature dust, vapors, odors, methane gas, and undesirable traffic. These facilities must be strictly regulated as DCIs to prevent deleterious impacts on surrounding property, erosion for property values, and creation of public nuisances. Such facilities can also create environmental hazards that must be carefully studied and for which all available information must be developed for good decision making.

2.3 GOALS, POLICIES AND STRATEGIES

Goal 1: Land use and development should be consistent and comply with the binding principles for sustainable land development established in this Plan.

Policy 1.1: All levels of County decision-making must consider sustainability, conservation of resources, energy and green development policies to ensure that resources are available to sustain future generations.

Strategy 1.1.1: Eliminate Hydrologic Zoning and replace with a more sustainable zoning system.

Strategy 1.1.2: Adopt a Sustainable Land Development Code (SLDC) to implement the SLDP.

Goal 2: Sustainable land development should provide for rational development patterns, land use compatibility and adequate public facilities and services at adopted levels of service.

Policy 2.1: Establish Sustainable Development Areas (SDA) to maintain a balanced, sustainable land use pattern based on the availability, timing, adequacy and equitable funding of necessary infrastructure and services.

Strategy 2.1.1: Require public and private development to demonstrate the availability of adequate public facilities and services at adopted levels of service, including adequate water supply, as a condition of development approval.

Policy 2.2: Establish SDA-1 as priority growth areas to accommodate new compact development that is likely and reasonable to occur within the next 10 years.

Policy 2.3: Establish SDA-2 to accommodate development that is likely and reasonable to occur in the next 10 to 20 years and in some cases, as infill within existing communities within the next 10 years.

Policy 2.4: Establish SDA-3 areas to protect agricultural land, environmentally sensitive and conservation areas. Provide for a balanced and sustainable transition between new development and rural, agricultural and conservation areas.

Policy 2.5: Ensure consideration of the cumulative impacts of development within the area, availability of services, access to the properties, natural resources, and environmental constraints on the property to include existing agricultural, ranch and equestrian uses as part of the development review process.

Strategy 2.5.1: Require studies, reports and assessments to provide a solid basis for development review decisions.

Policy 2.6: Require that development provides adequate infrastructure as required by the SLDC. Infrastructure will be considered “available” if any one of the following is true: (i) Infrastructure is constructed and available for use, (ii) Infrastructure is privately funded and guaranteed through an appropriate surety instrument, or (iii) Infrastructure is funded for construction and scheduled for completion within two years.

Policy 2.7: Reduce per capita land consumption in the County by directing growth and requiring compact development patterns in primary growth areas.

Goal 3: The County will use the Sustainable Development Areas Map, Future Land Use Map, Official Map, and Capital Improvement Plan to guide land use, development review and infrastructure provision.

Policy 3.1: The Santa Fe County Official Map, which may be shown as a series of maps, will be used to ensure the coordination and connectivity by identifying the location of lands which the County has identified as necessary for future public facilities.

Strategy 3.1.1: Create and maintain an Official Map to include up to date and accurate information on the following:

- i. Existing and Proposed ROW (streets, widenings, extensions, openings or closings);
- ii. Bikeway routes (trails and along existing roads);
- iii. Proposed public parks, playgrounds, and open space reservations;
- iv. Pedestrian ways and easements;
- v. Railroad and transit rights-of-way and easements (including those that may be vacated or abandoned and have potential use as trails);
- vi. Environmentally critical areas (such as unique and scenic areas, or endangered habitats);
- vii. Flood control basins, floodways, and areas prone to flooding external of the FEMA floodplain;
- viii. Stormwater management areas and drainage easements;
- ix. Potential public well sites or groundwater resources areas;
- x. Historical and archaeologically significant areas;
- xi. County Utility Service Area; and
- xii. Sites planned for public facilities (such as County buildings, law enforcement and fire stations, libraries, community centers, and schools)

Policy 3.2: The County should ensure that the Official Map is regularly updated to reflect any changes in development patterns or infrastructure and service provision, and, prior to amendment ensure consistency with SLDP goals, objectives, policies and priorities in the County.

Policy 3.3: The County should create a Capital Improvement Program which is regularly updated to identify areas where infrastructure and services will be provided.

Goal 4: Clarify Zoning Regulations and Streamline the Development Review Process.

Policy 4.1: Simplify the development review process by allowing the creation of specific plans a concurrent single step hearing.

Policy 4.2: Create of a new class of Overlay Zoning District Classifications required for approval of developments of countywide impact (“DCIs”) including but not limited to oil and gas drilling, mineral excavation, rock, shale, limestone, gravel and sand quarrying, landfills and major land excavations.

Policy 4.3: Establish a hearing officer process for DCI approvals and for beneficial use determinations to avoid potential takings claims.

Policy 4.4: Provide for financing and regulatory mechanisms including adequate public facilities review to determine whether development applications should be approved, denied or conditionally approved through the use of development agreement financing or timing and phasing. Provide for comprehensive zoning of all land in the County, including: base zoning districts, planned development districts, mixed use districts, activity centers and overlay zoning districts.

Policy 4.5: Adopt new supplementary zoning use regulations for solar and wind farms, renewable energy transmission lines, telecommunications, adult uses, signs, junkyards, non-conforming uses, home occupations, airstrips, auto-oriented businesses, group homes, self storage, utilities, affordable, workforce and senior housing.

Policy 4.6: Allow for development of family compounds as an alternative to family transfers and eliminate the density exemptions for family transfers to reduce applications for variances.

Goal 5: Ensure that all new development is sustainable by requiring “green” building and development techniques.

Policy 5.1: Require environmentally responsible building, site, neighborhood and community design, improvement and development standards.

Strategy 5.1.1: Develop a Pattern Book to identify “green” building and development techniques.

Goal 6: Development patterns should be compact to minimize sprawl and land consumption, provide transit options and meet mixed use objectives through the development of appropriate land use tools and land transfer techniques.

Policy 6.1: Development should include central, mixed use walkable centers and places, include a reasonable jobs/housing balance. Development should be served by adequate public facilities at established levels of service; minimize trip generation and vehicle miles travelled and include a variety of accessible transportation alternatives to automobile use.

Policy 6.2: Develop clustering provisions for development or conservation subdivisions.

Strategy 6.2.1: Develop information about alternative compact development patterns to promote further acceptance of clustered and planned development.

Policy 6.3: Develop additional approval criteria for concept plans to assure proper fit with surrounding development, infrastructure and environmental characteristics.

Policy 6.4: Allow mixed-use development and direct large scale commercial development to well-defined, compact nodes and centers and prohibit strip commercial development or spot commercial zoning.

Policy 6.5: Enhance pedestrian, bicycle and vehicle connections between stations area and surrounding residential areas, including bike lanes and crosswalks at major intersections.

Policy 6.6: Reduce negative impacts of parking areas by reducing overall parking requirements, establishing maximum parking limits, encouraging shared parking, placing parking behind and to the side of buildings, and using permeable paving and other techniques.

Policy 6.7: Incentivize planned development that provides opportunities for a wide range of residential lifestyles, work environments, and neighborhood and regional retail, entertainment, and services, compact, mixed-use, transit-oriented neighborhoods, and infill developments.

Policy 6.8: Develop a strong identity and character for transit-station areas and pedestrian-oriented places through high quality architectural and streetscape design, local and regional design elements, public art, pedestrian-oriented signage and lighting, sidewalks and crosswalks, bicycle parking, and other pedestrian amenities.

Policy 6.9: Improve streetscapes and create a sense of arrival at key gateways in communities, transit-station areas, pedestrian-oriented places, major transportation corridors and other community focal points.

Policy 6.10: Establish standards for transit-oriented development (TOD), including mixed use development and requiring all development located on highways and arterials to incorporate features of TOD design elements.

Policy 6.11: Create a land density transfer program that may include exchange of development rights, transfer of development rights and or purchase of development rights.

Strategy 6.11.1: Research the potential to develop a density transfer program.

CHAPTER 3: ECONOMIC DEVELOPMENT ELEMENT

The County should seek to generate economic activity which enhances our quality of life, provides jobs for our residents, especially our youth, enriches community life and promotes values such as a healthy environment, protection of social and cultural resources, self-reliance, self-sufficiency and entrepreneurship. A healthy, sustainable economy is an important goal and is supported through strategies that focus on performance standards to protect County resources. Support for workforce development to enhance opportunities for both employers and employees; maximize infrastructure investments to support economic development; and recruit industries beneficial to the County, including agriculture, media, clean technology and renewable energy.

3.1.1 KEY ISSUES

1. **Conventional approaches to economic development have not produced a diversified economy.** Changing macroeconomic conditions have been dramatically changed and the conventional economic base approach to economic development is challenged. The effects of the national recession, credit and foreclosure crisis, the downturn in construction and housing activities, and increasing unemployment rates have resulted in stagnation in the local economy.
2. **Lack of occupational diversity.** 70% of the local employment can be traced to 4 major industries and the risk of further economic downturns may create greater job loss and decrease productivity.
3. **There is a lack of resources and strategies to prepare for impacts and effects of climate change.** The anticipated economic impact of climate change is significant.
4. **Deficient essential infrastructure to support appropriate economic development activities.** Inadequate infrastructure such as broadband, energy impacts the region's ability to provide services and support appropriate economic activities including ecology-based tourism.
5. **Need for appropriate business services and support for small business and home businesses.** As economic conditions and models are changing, many businesses, especially small entrepreneurial entities will require resources to assist them in transitioning into viable operations. Equally important is the need for an environment, tools and incentives that will support opportunities related to emerging industries, technology transfers, and workforce development. Small businesses are an important aspect of the local economy.
6. **Need a workforce trained for an emerging economy.** Economic development is dependent upon an educated, trained and responsive workforce. In particular, skills in emerging industries including green technologies and alternative energy are needed.
7. **Need for resource development and partnerships to support local economy.** Limited resources require better coordination in both cost sharing and revenue and capital generation. Regional partnerships and alignment need to be further developed.
8. **Food security and local agricultural production has not been adequately addressed in the region.**

3.1.2 KEYS TO SUSTAINABILITY

1. **The strategic development of cluster industries** such as the "green" industry, arts and culture, film, agriculture, outdoor recreation and ecotourism. The County should support strategic development of cluster industries, including targeted support for renewable energy, energy efficiency and water

conservation, clean technology, arts culture and entertainment, film and media, community based agriculture health.

2. **Provision of employment-generating land uses and residential uses in mixed use development** should be balanced to maintain a mix of jobs and housing to provide for the needs of both employees and employers. Small businesses and home businesses provide employment opportunities for residents.
3. **Local and regional community participation and organization is critical** to strengthen partnerships to lower costs and share limited resources. Common and shared needs will positively impact the integration of economy, environment and community necessary for regional sustainability. Specific examples include strengthening partnerships with local and regional entities and organizations to develop targeted, shared approaches to economic development.
4. **The County needs to prepare for anticipated environmental and economic impacts and address the effects of climate change.**
5. **Provide tools and incentives to support opportunities related to emerging industries, technology transfers, and workforce development in collaboration with public and private entities.**
6. **Adequate economic development activities are needed** to complement existing and future development patterns.
7. **Support existing and future development opportunities, including youth and young adults to obtain training** to support professional career development are important, along with programs to retain young professionals.
8. **Support adequate economic development services.** Specific examples include promoting entrepreneurial and small business capacities and supporting key cluster industries.

3.2 CRITICAL FINDINGS

To support a sustainable economy, the County must consider current economic, environmental and demographic conditions, develop and support local and regional relationships, and recruit industries best suited to developing in the County. The County, in its effort to aid the attraction, expansion and retention of economic investment, has identified several key structural components necessary to develop a sustainable local economy which include target industries such as green industry and media/film, workforce and education, infrastructure, incentives and partnerships.

3.2.1 PARTNERSHIPS

Partnering with other governmental agencies and non-profit organizations allows for coordination and cooperation on a regional basis, strengthening economic development outreach and ensuring future economic activity is diversified and appropriate to area communities and regions/supported by these groups. Partnerships create a stronger front, allowing more targeted approaches and a greater ability to seek out desired businesses. Santa Fe County worked with the New Mexico Economic Development Department (NMEDD) and has been recognized as a Certified Community for Economic Development through the State. Santa Fe County has established several partnerships both locally and regionally in an effort to encourage economic development to include the following.

Relationships with non-profit organizations include the Regional Economic Development Initiative (REDI); North Central New Mexico Economic Development District (NCNMEDD); United Way of Santa Fe County; Santa Fe Business Incubator; Santa Fe Community College; Santa Fe Alliance; Santa Fe Chamber of Commerce; Regional Development Corporation (RDC) and the Northern Rio Grande National Heritage Area.

The County was a participant in the Regional Economic Development Initiative which resulted in the development of a Regional Economic Development Strategic Plan with Los Alamos County, Rio Arriba County, the Cities of Santa Fe and Española, and other local governments. This initiative has resulted in several cooperative agreements.

The County has also worked with the Santa Fe Community College to develop a memorandum of understanding regarding the film industry and partnered with the College’s Center for Community Sustainability.

Potential partnerships as yet unexplored include work with the Greater Espanola Valley Economic Development and Estancia Valley Economic Associations.

3.2.2 LEADING INDUSTRIES

The majority of the jobs in the County are in the Government and education sectors followed by leisure and hospitality and retail trade. There is a lack of diversity in employment in the County. Employment growth by industry has followed national trends. Two sectors (Educational and health services; Leisure and hospitality) added most new jobs to the local economy, while a number of other industries reported net job losses (retail trade; information; wholesale trade; professional and business services; financial activities; and miscellaneous other services), with a significant loss of jobs in the construction industry. Two industries remained unchanged from year-to-year (manufacturing and transportation; transportation, warehousing and utilities)³. Leading industries in the County, including major local and regional employers, can be found in **Figures 3-1** through **3-3**.

Figure 3-1: Employment by Industry (July 2009)

Industry	Number of Employees	Percent of Employment
Government	17,000	27%
Educational and Health Services	9,700	15%
Leisure and Hospitality	9,100	14%
Retail Trade	8,700	14%
Professional and Business Services	5,200	8%
Mining, Logging and Construction	3,700	6%
Other Services	3,500	6%
Financial Activities	2,700	4%
Wholesale Trade	1,200	2%
Information	1,100	2%
Manufacturing	900	1%
Transportation, Warehousing and Utilities	700	1%

Source: Department of Labor Workforce Solutions July 2009

³ Source: New Mexico Workforce Solutions

Figure 3-2: Leading Industries by Total Revenue (2002)

Industry	Total Revenue
Retail Trade	\$1,809,469,000
Health Care and Social Assistance	\$501,417,000
Wholesale Trade	\$463,678,000
Accommodation and Food Services	\$376,204,000

Source: U.S. Bureau of the Census, 2002 Economic Census.

Figure 3-3: Major Local Employers

City and County of Santa Fe	Employees	Sector
State of New Mexico	7,643	Government
Santa Fe School District	1,850	Education
US Federal Government	1,750	Government
City of Santa Fe	1,459	Government
St. Vincent’s Hospital	1,250	Medical
Santa Fe Community College	717	Education
Presbyterian Medical Services	531	Medical
County of Santa Fe	490	Government
Cities of Gold Casino	470	Gaming
Camel Rock Casino	425	Gaming
Thornburg Companies	150	Financial
Santa Fe Natural Tobacco	125	Manufacturing

Source: New Mexico Development Alliance, 2009.

3.2.3 EDUCATION, EMPLOYMENT AND JOB GROWTH

Santa Fe County, as **Figure 3-4** shows, has a slightly higher percentage of adults who are high school graduates than both the state and nation. However, the County has a much higher rate of persons with a bachelor’s degree or higher than both the state (+13.6%) and the nation (+10.9%).

Figure 3-4: Educational Attainment (2007)

Level	Santa Fe County	New Mexico	United States
Percent High School Graduate or Higher	85.7%	82.3%	84.5%
Percent Bachelor’s Degree or Higher	38.4%	24.8%	27.5%

Source: U.S. Bureau of the Census, 2007 American Community Survey

Job growth is anticipated to be constricted in the County in the near term as projected for the nation’s economy as a whole. New jobs are currently projected to occur in occupations such as personal and professional services in the near future. According to the State, the fastest growing occupational categories in the state include personal care; healthcare services; education; community social services; and protective services.

The most recent employment data available for Santa Fe County show declines in line with much of the country. The County unemployment rate increased from 3.3% in May of 2008 to 5.5% in May of 2009 and was up to 6.7% in September 2009.

3.2.4 TARGET INDUSTRIES

The County has designated several target industries which identify desirable business types for the County. Target industries should be supported for future economic development. The industries sought are described briefly below.

3.2.4.1 "GREEN" INDUSTRY – ENERGY AND WATER CONSERVATION TECHNOLOGY

Santa Fe County has long been known for its emphasis on sustainability. With this local mindset and availability of renewable resources such as solar and wind energy potential, the County has a unique opportunity to capitalize on these strengths. To encourage the development of "green" jobs, the County has partnered with the City of Santa Fe, the Santa Fe Community College, the Santa Fe Business Incubator and Local Energy to develop a Center for Community Sustainability. The Center will provide a local venue for the development of these technologies, identify and support businesses that develop and deploy renewable energy and conservation technologies, provide workforce training and education in these industries, and work to make the County a national leader in the development of these industries. Specifically the industries targeted include renewable energy, energy efficiency, water conservation, and sustainability systems. The County is working to develop a thriving economy based on renewable energy and water conservation.

3.2.4.2 ARTS AND CULTURE

Since the 1970's, the arts, culture and tourism industry in Santa Fe County has experienced explosive growth. Visitors are attracted to Santa Fe's archeological, architectural, cultural and natural beauty. Bird watching, astronomy and observation of the night sky, kayaking, hiking and horseback riding, along with other wildlife and naturalistic pursuits draw significant numbers of tourists to Santa Fe County. The County's artistic communities, Native American Pueblos and historic sites are also important tourism draws. Santa Fe is home to such assets as an amazing concentration of artists, galleries and cultural outlets, including the Indian Market, Spanish Market, the Desert Choral, the Santa Fe Symphony, and the Santa Fe Opera. The area is also considered by many to be the Native American art capitol of the United States. The County desires to not only encourage further tourism in these industries, but also the protection of the very resources which people come to visit and enjoy.

Nearly four of every ten dollars flowing into Santa Fe County (which includes the City of Santa Fe) and one in every six workers are directly or indirectly employed by the arts and culture industry (2004 study by University of New Mexico Bureau of Business and Economic Research). The arts and culture industry accounts for \$1.1 billion in revenues and accounts for 17.5% of all jobs within the County (including the City of Santa Fe). Further, of all the revenue generated by arts and culture in Santa Fe County an estimated 78% comes from sources outside the County. This means that instead of competing for money already within the community, these businesses actually bring in outside dollars, generating new incomes and creating new jobs.

3.2.4.3 FILM/MEDIA

Because of its cultural and artistic appeal, and beautiful natural scenery, Santa Fe County has become home to a growing and important film industry. Economic development incentives from the State of New Mexico have also helped to create a favorable environment for film production in the County. From 2003-2007, 32 motion pictures were shot in Santa Fe County and the production expenditure of these projects was at least \$173 million. Because of secondary impacts based on economic multipliers derived from studies conducted by the State, the total motion picture economic impact within the County during the same period is estimated to be \$520 million. A study done for the State in early 2009 by Ernest & Young found that the economic activity created by the film production tax

credit program not only results in additional jobs and spending within the state and its counties, but additional revenues for local and state governments. For counties the additional tax revenue alone has shown to be \$0.56 for every \$1.00 spent by the state on the credits.

The County developed a Media District to specifically target and attract media industries, including development of a zoned district to support the development of the industry. With the creation of the media district the County is in a proactive position to create and support economic development opportunities in the media and film industries. The County is also in the process of identifying the infrastructure needs for the area, such as expanded broadband and special utility needs, and identifying potential funding sources for the needed improvements. Santa Fe County approved an economic development ordinance to support Santa Fe Studios as a public/private economic development project.

Workforce development is an important aspect for the continued success of the film industry. Several entities support education and workforce training programs for the film industry in the County, including Santa Fe Community College, the Institute for American Indian Arts (IAIA), and the College of Santa Fe. Santa Fe Community College currently provides training to students to prepare them for work in the film industry and has formed a working partnership with the local film technicians' union to provide training and mentoring for students. Additionally, the Santa Fe Community College Training Center, a non-profit organization, was established to meet the needs for job training in the film industry and plans to develop film production, film scene design, construction and training options within its curriculum. Numerous other regional film resources include the College of Santa Fe, offering a comprehensive program that integrates film, video and digital production with critical studies and writing, including a stand-alone documentary studies program.

3.2.4.4 AGRICULTURE

Agriculture is an important industry throughout the County. In addition to local farmers' markets, there are opportunities for value added agriculture and local food production.

The majority of mid-size and large farms and ranches within the County process and sell products nationally without value added production. The lack of local processing infrastructure and local markets reinforces this trend and hampers the local economy. Supporting agriculture production requires enhanced local markets and policies that support agriculture, such as allowing on-site farm stands, supporting community farmers' markets, and value added food production and infrastructure to support food processing.

3.2.4.5 ECOTOURISM AND OUTDOOR RECREATION

Visitors are attracted to Santa Fe's archeological, architectural, cultural and natural beauty. Ecotourism is an important industry that creates jobs by drawing businesses and visitors to the area. Conservation of open space and environmentally sensitive areas is important for ecotourism because visitors and residents are drawn to areas with a high quality of life with open spaces in and near to urban areas. Since the 1970's, the tourism industry in Santa Fe County has experienced explosive growth. Within Santa Fe County, tourism is a significant and clean industry with great influence over the County and regional economy. Protection of these unique environmental and cultural resources will ensure that our competitive advantage in tourism is preserved and enhanced to ensure the viability of tourism.

Ecotourism is the fastest growing segment of a \$699 billion dollar tourism industry, and a significant amount of tourist activity in Santa Fe County can be regarded as "ecotourism." Ecotourism includes all tourist activities that have a reduced impact on the natural environment, encourage education and awareness of the environment and culture of a place, and that improve the welfare of the local people. These types of activities include scenic trips, such as visiting National, State and County parks and wildlife preserves, educational and awareness trips, such as guided tours, and volunteer trips, as well as canoeing, hiking, and other outdoor adventures. Ecotourism is increasing in popularity in concert with the growing popularity of green products, sustainable development and environmentally friendly alternatives to conventional standards of the past. Because of the sustainable culture

encouraged in Santa Fe County, the favorable climate and abundant outdoor recreation opportunities, ecotourism can be a fast growing and important economic development component for the County in the near future, provided that it “fits” with the environmental and community constraints.

The County’s artistic communities, Pueblos and historic sites are also important tourism draws. It is important to note that promoting developing ecotourism is only one component of a successful ecotourism development program. First and foremost, a healthy environment with connected, protected and accessible natural areas is critical. For the County to protect its ecotourism assets, it must prevent development, including oil and gas development, from infringing on a critical mass of natural preserves.

Outdoor recreation is an important draw for ecotourism in the County. The high desert climate, with four attractive seasons and abundant sunshine, along with expansive open spaces and a rural, outdoor culture provide numerous opportunities for recreational activities such as tennis, hiking, golfing, skiing, horseback riding and resort activities which are already prevalent in the County. Opportunities related to outdoor recreation include further development of outfitters and guest ranches already existing in the area.

3.2.5 INFRASTRUCTURE

A key to attracting and keeping both existing industries and the target industries described above is the development of twenty-first century infrastructure within the County. Without adequate infrastructure, other community and economic activities are weakened and increasingly difficult to support. In assessing current strengths and weaknesses related to infrastructure, the County has identified regional infrastructure development in broadband, renewable energy and agriculture infrastructure, as key to advancing the local economy into the future.

3.2.5.1 BROADBAND

New Mexico ranks 45th out of the 50 states in broadband access. Further, 75% of the download speed in the state falls below the nations’ average, rendering access and capacity in this information-age society and economy more difficult. Broadband provides a conduit to open and accessible government, enhanced business competitiveness and an improved quality of life, through improved delivery of services such as health care, education and public safety. Because of the importance of access to quality broadband connections, and its ties to numerous quality of life issues, the County has identified the provision of a strong broadband infrastructure as the number one infrastructure priority.

3.2.5.2 RENEWABLE ENERGY

To offset the high cost of energy production, distribution and consumption the County desires to foster a “green grid” infrastructure. Focusing on energy efficiency, energy conservation, and the development of “green” energy production, distribution and consumption within the County itself, the County is currently working to make these infrastructure improvements more likely to occur through the development of a Renewable Energy Financing District. The District, created to provide viable financing options to address the barrier of high upfront costs of renewable energy development, offers an alternative financing method with long-term and low cost financing, including repayment through a special assessment on property tax bills. In addition to a benefit to industry, this district will also allow residential and commercial property owners to be able to make renewable energy improvements in an accessible and affordable manner. Property owners will be able to opt into the district, therefore making participation a voluntary measure.

3.2.6 TOOLS AND INCENTIVES

In collaboration with regional partners and other local government entities, Santa Fe County offers the tools and incentives listed in **Figure 3-5** as part of its economic development program. The County either facilitates the program listed or offers assistance in explaining how the program works and how to apply/receive the award.

Figure 3-5: Available Tools and Incentives

Assistance With Local Economic Development Act (LEDA)	Solar Market Development Income Tax Credit
Assistance with local real property acquisitions and development processes	Bio Fuels Production and Sales Tax Incentive
Potential partnership with funding and resources development in support of targeted industries	Manufacturers’ Investment Tax Credit
New Mexico Business Bonds	High Wage Job Tax Credit
Industrial Revenue Bonds	Technology Jobs Tax Credit
Community Development Incentive Act (Property Tax Exemption)	New Mexico 9000 ISO Compliance for Small Business
New Mexico Job Training Incentive Program (JTIP)	Investment Tax Credit for Manufacturers (Investment Credit Act)
Agribusiness Production Tax Deductions and Exemptions	Child Care Corporate Income Tax Credit
Call Center Capital Equipment Tax Credit	Cultural Property Preservation Tax Credit
New Mexico Rural Job Tax Credit	Rural Software Gross Receipts Tax Deduction
Film Investment Program	Distilling and Brewing Preferential Tax Rate
Film Production Tax Credit	Energy Efficiency and Renewable Energy Bonding Act
Renewable Energy Production Tax Credit	Income Tax Exemptions for Certain Taxpayers
Alternative Energy Product Manufacturer’s Tax Credit	Expand Renewable Energy Production Tax Credit
Advanced Energy Tax Credits	Biomass-related Equipment Tax Deduction
Wind Energy Equipment Gross Receipts Tax Deduction	

3.3 GOALS, POLICIES AND STRATEGIES

Goal 11: Pursue a diverse and sustainable local economy that integrates environmental and community needs and supports the local workforce and provides new opportunities for local employers and residents.

Policy 11.1: Adequate public facilities, services and housing should be provided efficiently to support compatible economic development.

Strategy 11.1.1: *Continue to assess and enhance the capacity of the broadband infrastructure to provide enhanced connectivity for economic development, public safety, law enforcement, health care, and e-government services to include the Media District, Community College District, and other important areas of the County including rural areas.*

Policy 11.2: Direct economic development to Opportunity Centers and major transit-oriented development sites served by facilities and services through requirements and incentives.

Policy 11.3: Identify capital facility needs necessary to promote economic development in the Media District and other economic development areas in support of targeted industries and include these projects in the CIP as they are identified and funding is procured.

Policy 11.4: Identify appropriate locations throughout the County for economic development uses, industrial uses, large institutions and regional uses.

Policy 11.5: Coordinate land use and zoning to require and incentivize a broad mix housing types to address workforce housing.

Policy 11.6: Require planned developments in SDA 1 and SDA 2 to include a broad mix of housing types, with a range of housing costs in support of workforce housing needs.

Policy 11.7: Require mixed-use development that balances employment-generating land uses with residential land uses to attain a balance of jobs and housing.

Policy 11.8: Support efforts to provide a high quality workforce through workforce development and leadership training.

Strategy 11.8.1: *Conduct a study to identify available and needed workforce skills for current and future businesses.*

Strategy 11.8.2: *Coordinate with other entities on programs to retain young professionals in Santa Fe County.*

Policy 11.9: Coordinate with Santa Fe County educational programs and institutions to provide effective core education and lifelong learning opportunities for all residents.

Strategy 11.9.1: *Support efforts to establish workforce training programs with the Santa Fe Public Schools, Santa Fe Community College, St. John’s College, College of Santa Fe, University of New Mexico and Los Alamos National Laboratories that focus on targeted industries such as media, renewable energy, technology and value-added agriculture.*

Strategy 11.9.2: *Coordinate with the Los Alamos National Laboratory on workforce development and small business mentoring in the region to develop new technology businesses.*

Strategy 11.9.3: *Coordinate with educational programs and institutions in the County to provide effective core education and lifelong learning opportunities for all residents.*

- Policy 11.10: Support development of industries with sustainable wages and high quality work environments, including cluster industries such as value-added agriculture, technology, renewable energy and new media.
- Strategy 11.10.1:** *Coordinate with community organizations and institutions to develop detailed information on business financing and incentive programs and make this information available to business prospects.*
- Strategy 11.10.2:** *Support efforts to recruit place-neutral export businesses such as consulting to capitalize on high quality of place in Santa Fe County.*
- Strategy 11.10.3:** *Coordinate development of promotional materials and conduct proactive, targeted recruiting to develop and strengthen industry clusters and exports.*
- Strategy 11.10.4:** *Develop incentives to encourage renewable energy, sustainability-related, and environmentally clean industries to expand or locate in the County.*
- Policy 11.11: Arts, Culture and Tourism should be supported as a critical component of the County's economy, through support of local arts, art-related business and cultural events.
- Strategy 11.11.1:** *Coordinate tourism and eco-tourism development efforts with the State Tourism Department, the Cities of Santa Fe, Rio Arriba County, the Northern Rio Grande National Heritage Area and other local organizations.*
- Strategy 11.11.2:** *Explore the potential for the creation of a Galisteo Basin Archeological Center.*
- Strategy 11.11.3:** *Provide infrastructure to serve and support the County's tourist destinations.*
- Policy 11.12: Agriculture, ranching and community-based agriculture will be supported and protected as a critical component of the County's economy.
- Policy 11.13: Rural and agriculture dependent commercial and industrial uses should be supported at appropriate locations in rural and agricultural areas.
- Policy 11.14: Provide infrastructure to serve and support the County's tourist destinations.
- Strategy 11.14.1:** *Coordinate with communities and assess arts and culture industry to determine needs for supporting events and activities that attract and serve tourists.*
- Policy 11.15: Santa Fe County should be maintained as an "artistic" community, through support of local arts, art-related businesses and cultural events.
- Strategy 11.15.1:** *Coordinate with the City of Santa Fe and local communities on the development of artisan studios and additional places for the display of art, such as sculpture exhibitions, open air markets and community arts venues.*
- Policy 11.16: Small business development, enterprises, compatible home based businesses and studios should be supported.
- Policy 11.17: Support incentives to encourage local businesses to retrofit buildings to achieve code compliance.
- Policy 11.18: Coordinate with local banks, mortgage companies, venture capital programs, and the small business administration to develop strategies for providing assistance to local businesses.
- Policy 11.19: Support adequate telecommunications, cellular service and high speed internet and require new development to provide high speed communication infrastructure where applicable.
- Policy 11.20: Community-based economic development should be supported including development of local products, labor and markets.

Strategy 11.20.1: Support Santa Fe Business Incubator and efforts to support start-up businesses, especially in smaller communities.

Policy 11.21: Coordinate and communicate rural community needs to economic development organizations and agencies.

Policy 11.22: Support partnerships and coordination to promote regional economic development.

CHAPTER 4: AGRICULTURAL AND RANCHING ELEMENT

This chapter looks at the issues facing agriculture and ranching practices in Santa Fe County today including food security, diminishing farms and ranches due to financial constraints and development pressures and limited resources and incentives. Recommendations to maintain and improve agriculture, ranching and acequia systems are addressed, including tools and incentives to preserve agricultural and ranching practices, and ways the County can proactively look at addressing food security needs and sustainable food systems. The County's keys to sustainability lie in developing a thriving community-based agricultural system that supports the local production of agricultural products in as many forms as possible, including community gardens, programs to educate its citizens in how to be successful growers, water catchment systems, and through the development of as many markets for the sale of local food as possible.

4.1.1 KEY ISSUES

1. **Diminishing farm size and profitability.** The size of farms in the County has decreased and the County has lost large amounts of agricultural land to the subdivision of arable land and development. Agriculture is an important part of the local economy, but farming operations often operate at a loss. Profitability is increasingly difficult as the high cost of farm land, and the lack of incentives for food production and farming contribute to the decline of farming and ranching practices.
2. **Need for enhanced food security and local food sustainability.** Santa Fe County faces a broad range of food supply issues including diminishing agricultural production trends, natural resource constraints, availability and access to processing and distribution facilities, origins and destinations of food imports and exports, and efficiency of transportation from farm to plate. More support is needed to ensure that local agricultural systems are operating at a sustainable level where all residents are able to access affordable healthy food.
3. **Limited water supply and water quality issues.** The scarcity of water will limit agricultural productivity and create more stresses for the community members in equitably appropriating water and overall governance of the acequia political structure. Limited water supply and multiple demands and priorities on water continue, which in turn causes the transfer of water rights away from arable land to other sources. Degradation of water supply and quality due to development threatens traditional agriculture as well. Large scale farming itself is a leading source of groundwater and surface water pollution due to fertilizers, pesticides and soil erosion, and best management practices must be employed.
4. **Shifting climate patterns.** Higher ambient air temperatures, fluctuations in wind patterns, evapo-transpiration and other interrelated weather patterns have contributed to prevailing drought conditions, altering or creating local microclimates. These shifting patterns will have long term effects on agricultural and acequia practices.
5. **Fragmentation of agricultural land and development pressure.** Development pressures contribute to the break-up of large farms and ranches and the fragmentation of the agricultural areas make on-going agricultural operations less viable. As large ranches are developed, the trend has been to large-lot development, which causes a variety of environmental impacts and increased service costs. Farm and ranchland may be changing hands as aging farmers retire. Large estate taxes play a role in whether the land will remain agricultural or transition to residential development.
6. **Encroachment on agricultural lands.** Prime agricultural lands (class I) are limited, and land consumptive development patterns encroach into agricultural areas and contribute to land use incompatibilities.

7. **Lack of recognition of acequia governance and of their fundamental landscapes.** The loss of institutional knowledge of acequia systems occurs as newcomers move into an area and do not see the value of participating in its governance. There are a wide variety of issues impacting acequia systems, including the loss of cultural knowledge and traditions, acequia abandonment, small family lot transfers, acequia water rights transfers, and encroachment and fencing off of easements.
8. **Vulnerability of acequia systems.** Unresolved and on-going issues affecting the acequias include constant pressure for development and water rights issues. The preservation of acequia landscapes will depend upon the availability of and protection of agricultural land, surface water flow and a continuance of the historic traditions of acequia communities. The lack of data and mapping of acequia systems further contribute to the lack of knowledge and vulnerability.

4.1.2 KEYS TO SUSTAINABILITY

1. **Support and promote local agricultural and value-added specialty products** through marketing, local purchasing programs, farmers markets and community supported agriculture programs, including local purchasing for County facilities.
2. **Maintain agricultural operations** first, and then ensure preferred development patterns if and when ranches are developed. Traditional agriculture should be preserved and supported through technical assistance, preferential taxation, protection of water resources, local capacity building and other support.
3. **Protect agricultural and ranch lands through a variety of incentives and tools** which can be used to maintain agricultural and ranch uses, including transfer and purchase of development rights programs, conservation and development easements and state and federal income tax credits and deductions to allow farmers and ranchers to receive economic benefit from their property while maintaining it in agricultural use.
4. **Promote the use of clustering lots, homes and structures to preserve and protect agricultural land.** Leap frog developments should be discouraged as they not only break up agricultural land, but also have adverse effects on ongoing agricultural operations and the fiscal resources of the County. Development should be directed into compact areas to preserve a critical mass of agricultural land.
5. **Support local food systems and food security,** including seed and food sovereignty. Support local food systems through individual, community and school gardens, farmers' markets, community kitchens, regional composting programs, food banks, food distribution and emergency facilities. Agricultural production can be increased to meet the need for local food security with the utilization of partnerships and collaboration with existing organizations and agencies focusing on these initiatives.
6. **Protection of water availability for agriculture.** Residential and commercial water users should emphasize conservation and water quality protection in order to support the availability of water for agricultural uses. Supporting the use of rain collection and water conservation are viable options. The use of rain fed agriculture where collected water is used to irrigate crops is an option for the future of community-based agriculture.
7. **The recognition of acequia governance and acknowledgement of their fundamental landscapes** as viable land-based agro-economic systems is the key to their survival. The connection of land, water and culture is exemplified in acequias where the cultural identity of a community is able to link past and present. Protect acequia infrastructure through coordination with acequia associations and parcientes regarding easements, buffer zones and water rights issues.
8. **Map acequia water courses and their associated landscapes** to better understand the connectedness of the system. The County should develop a comprehensive hydrographic layer of the acequias areas. This will help the County and the acequias maintain the acequias as viable watercourses that contribute to the sustainability of our communities. Coordinate with the New Mexico Acequia Association and other State wide acequia organizations on acequia system related issues and opportunities.
9. **Establish partnerships through the Food Policy Council** as well as other local and regional organizations in the agricultural sector will help the County to be proactive in respect to agricultural sustainability, food systems

and food security. The County should continue to assist the Food Policy Council's by identifying funding sources to support the mission of the Council.

4.2 CRITICAL FINDINGS

Agriculture and ranching practices have maintained historic settlement patterns and economic base in Santa Fe County, especially in traditional communities. Preserving and protecting agricultural and ranching in the County is crucial to sustaining the diversity of cultures, local economy and the overall quality of life for residents of the County. Acequias support agro-economic systems and have been the key to the survival of local communities and cultural continuity.

4.2.1 FARMS AND RANCHES

New Mexico agricultural dates back over a thousand years to aboriginal times. Pueblo Indians in the upper Rio Grande area cultivated fields of small crops such as corn, beans, and squash. During colonial times the Spaniards planted fields and extended irrigation ditches or *acequias*. The Spanish colonists cultivated other crops that diversified the native diet and expanded agricultural productivity. The majority of their farming techniques were subsistence based and a bartering system was created which led to the sharing and exchanging the cultivated products.

The arrival of the railroad in 1880 resulted in significant changes in the basic subsistence pattern of farming and ranching. Some new techniques, tools, and seeds from the east coast were introduced and a cash economy developed. Traditional methods, customs, and indigenous seeds are still being used among contemporary agricultural and ranching communities in Northern New Mexico. According to the 1950 Census of Agriculture, there were 895 farms in the County in 1950 which consumed almost 1 million acres of land.

Acequias support agro-economic systems and have been the key to the survival of local communities and cultural continuity. The connection of land, water and culture is exemplified where the cultural identity of a community is able to link the past and future where acequias exist via a topographical setting that conforms to the lay of the land. Other more recent cultural imprints are the homesteading settlement patterns in parts of the County.

4.2.1.1 AGRICULTURE AND RANCHING PARTNERSHIPS

The following organizations, groups and government entities include those that Santa Fe County has either partnered with in the past, or has the potential to collaborate and partner with in the future regarding agriculture, ranching, and acequia related initiatives and projects: community based agriculture groups (La Cienega/La Cieneguilla, Tesuque, Pojoaque Valley, Santa Cruz, Agua Fria, La Bajada, Chimayo, Galisteo and Edgewood/Stanley); Santa Fe Alliance; Santa Fe Farmers Market Institute; Beneficial Farms; Santa Cruz Farms; New Mexico Acequia Association; Agriculture Revitalization Initiative; Farm to Table; Pojoaque Valley Irrigation District; Santa Cruz Irrigation District; Santa Fe Downs/Pojoaque Pueblo Community Farmers Market; United Way of Santa Fe County; Santa Fe City and County Advisory Council on Food Policy; Food Depot; Kitchen Angels; NM Food Gap Task Force; NMSU Cooperative Extension Services; Institute of American Indian Arts; Santa Fe Community College Tribal governments and Land Grant Associations.

4.2.1.2 AGRICULTURE PRODUCTION

According to the 1998 Agriculture and Ranching study commissioned by Santa Fe County, agricultural production consisted of small-scale livestock production and field and orchard crops in the north, and larger farms and ranches in the southern part of the County. Cattle and horses made up the majority of the common livestock. The majority of crop production consisted of alfalfa, but there were orchard and vegetable crops as well. Overall, the

study concluded that the economic returns for farming and ranching have continued to decrease, making it difficult to pursue farming and ranching as a livelihood. The majority of agricultural land is used for livestock, mainly cattle and calves. Corn is the top crop item in acreage, with 4,357 acres being used for corn while 3,644 acres was used for forage including hay.

Active ranching and farming operations in the County include:

- Traditional agriculture employs acequia irrigation and is mainly located in the valleys of the northern and central portions of the County. Crops include alfalfa and hay, vegetables, fruit, and specialty crops. The scale of traditional agriculture ranges primarily from small family farms and gardens to larger acreages for forage crops.
- Modern agriculture that employs pivot (groundwater) irrigation, mainly located in the southern end of the County in the Estancia Basin.
- Ranching and grazing uses, which are located in all parts of the County, but are mainly concentrated in the Galisteo and Estancia Basins. Livestock grazing potentially occupies up to about 520,514 acres on private land in the unincorporated County. The exact number of acres currently used for grazing is unknown, and depends on the availability of forage, the market for livestock products, and state and federal policies with respect to grazing on public lands.

4.2.1.3 FARM CHARACTERISTICS

Number and Size of Farms. According to the U.S. Department of Agriculture (USDA) 2007 Census of Agriculture, there were 489 farms in the County and 569,404 acres of land in agriculture. Eighty six percent of land in farms is identified as pasture land. The number of farms increased from 460 in 2002, while the total amount of land in farming decreased by 17% from 2002, when there was 683,508 acres of farm land. The average farm size also decreased during this time 22%, from 1,486 in 2002 to 1,164 acres in 2007. In 2007, there was an increase in smaller farms from 1 to 179 acres, while there was a decrease in larger farms from 180 to 499 acres from 2002.

The number of irrigated farms did not change from 2002 to 2007. However, the number of acres of land in irrigated farms decreased significantly from 351,952 acres in 2002 to 186,131 acres in 2007. In 2007, 106 farms were less than 10 acres, encompassing a total of 308 acres. (Source, 2007 Census of Agriculture USDA)

165 cattle farms were identified in the 2007 Census of Agriculture, an increase from 147 in 2002. The total number of cattle declined in 2007 to 7,797 head, down from 10,961 in 2002. The total number of beef cows also significantly decreased over this five year period from 7,729 to 3,871 beef cows in 2007.

Economic Impact of Agriculture. The market value of agricultural products sold including crop sales and livestock sales increased by 7% from \$11,783,000 in 2002 to \$12,614,000 in 2007. Crop sales were \$8,591,000 (68%) while livestock sales were \$4,023,000 (32%). The average per farm reporting sales was \$25,795.

4.2.1.4 COMMUNITY-BASED AGRICULTURE

Community-based agriculture is a local food network that provides a locally based, self-reliant food economy - one in which sustainable food production, processing, distribution, and consumption is integrated to enhance economic, environmental and social health. Community-based agriculture can include programs and initiatives such as farmers' markets, community gardens, food co-ops, Community-Supported Agriculture (CSA), and seed saving and seed sovereignty initiatives.

Historically, community-based agriculture has been the backbone of community development since the settlements of the traditional communities. Overall, survival on the land depended upon being able to grow one's own food. If a crop couldn't be grown or gathered, residents would barter with relatives and neighbors.

Traditional communities had knowledge about butchering and preserving, and there was local infrastructure in place to mill grains. Farmers know which crops grew best in their region, and seed saving was a part of the agricultural process. Over time, as more food became available in commercial outlets, surplus agriculture was shipped out of state. Cheap processed food was trucked in from the coasts, and the need for milling, butchering and other infrastructure started to decrease.

Santa Fe County is home to the state's oldest and largest farmers' market. Considered one of the top ten in the nation, its 150 farm and ranch families from 15 northern New Mexico Counties sell year-round in a permanent facility in the Railyard District. Of the 150 members of the Santa Fe Farmers' Market, more than a third of the sellers come from Santa Fe County. Other farmers markets have since been created in the County including La Cienega, Pojoaque and Eldorado, and in nearby Counties in Pecos, Dixon and Los Alamos, giving the smaller scale agricultural producers a viable means of making a living through direct sales. In 2009, gross annual sales at the Santa Fe Farmers' Market alone exceeded \$2 million annually, serving more than 180,000 people annually.

As farm and ranch families have prospered at the farmers markets, other new and emerging markets started have to develop, such as opportunities for sales to schools through the Farm to School Program, to restaurants through the Farm to Restaurant program, and to local grocery stores that want to offer more local products. In addition, a new home processing rule may soon make it possible to provide salsas and other value added products to institutional sales, and as processing centers are created, the need for clean and bagged products will be easier to accommodate. As agriculture re-emerges as a viable economic opportunity in Santa Fe County, so, too, does the need for the infrastructure to support these emerging markets. There is a need for a regional transportation system to move the products from southern and northern farms to distribution areas or facilities. La Montanita Co-Op and the Rail Runner train system offer viable transportation opportunities to support a community-based agricultural system.

Community Supported Agriculture programs or CSAs are another mechanism of community-based agriculture in which a long-term relationship of mutual support is created between local farmers and community members. The buyer pays the farmer an annual membership fee to cover production costs on the farm. In turn, buyer members receive a weekly share of the harvest during the local growing season. Distribution is usually done at farmers' markets or parking lots, but many other options are emerging as the regional food transportation system develops.

CSA programs provide many benefits to community. They support the local economy by keeping money in the community. More money in the community means more jobs locally. Other benefits to CSA programs include putting the community back in touch with the local natural resources while reducing the environmental impact.

Community-based agriculture also depends on centuries-old agricultural traditions like acequia associations, which maintain surface water and irrigation rights on farmland used for centuries throughout the County. In a region where water is provided primarily by snow melt and run off, acequias are integral to the production of food and to maintaining a way of life that has existed here for centuries. Centuries of agriculture have also produced vast knowledge about the kinds of crops that grow best here. Seed saving and the cultivation of native crops ensure our food security and the continuity of our cultural traditions.

As local, grass fed meats become more popular, local ranchers are finding new markets emerging for their meat, through CSAs, local grocery store outlets, and farmers markets. Dairy products are a natural byproduct of livestock production, too, and many of these products can be sold in many venues.

Direct sales opportunities often have certain hours of commerce, and once completed, the excess food is donated to our local food assistance programs to support the hungry in Santa Fe County. The Women, Infant and Children (WIC) program and the Supplemental Nutrition Assistance Program (SNAP, formerly food stamps) programs are also going strong at farmers' markets, making food available to the nutritionally underserved. And many more entities are working to bring local food into local governmental and private institutions, such as senior centers, hospitals and detention centers.

The County's keys to sustainability lie in developing a thriving community-based agricultural system that supports the local production of agricultural products in as many forms as possible, including community gardens, programs to educate its citizens in how to be successful growers, water conservation mechanisms, and through the development of as many markets for the sale of local food as possible.

4.2.2 LOCAL FOOD SUPPLY / FOOD SECURITY

Santa Fe County residents should have the ability to secure nutritious, culturally appropriate food through just and healthy systems. Locally produced food is key to food safety, multiculturalism, nutrition, environmental sustainability, community development and social justice. Many constituents in the County are struggling with poverty, rising food prices, poor nutrition, and low access to healthy food vendors. Contributing to low quality food systems are the degradation of watersheds, loss of farm land and its impact on diminished access to traditional food sources. Rising costs of land, fertilizers, feed, and other inputs as well as low global food prices are affecting local food production.

There are a variety of initiatives that should be explored to look beyond the current system and locate deficiencies in the local food supply. It is important to begin identifying where the food gaps lie and finding solutions that will address local food supply and food security. One known solution includes the use of food distribution facilities, which support the processing, preserving, storing and distribution of healthy food. Other solutions include identifying future public transit links as mentioned in the previous section, and creating a mobile market vendor system to be able to link communities to access healthy and affordable food vendors. The goal for these initiatives would be to lower the amount of miles traveled to get to healthy foods. Therefore it is important that the County support, through land use measures, grocery stores and food outlets that provide healthy affordable foods in rural and underserved communities.

Supporting the purchase of locally produced food not only supports the local economy, but also promotes healthier eating habits and healthy lifestyles. The County can take action at the local level by reframing the procurement process in order to allow for the option to purchase locally produced food, when available, for public institutions such as the adult and youth detention centers, senior centers, schools and future County facilities. The process should be focused on buying local and simplified in order to create single source procurement options.

4.2.2.1 SEED AND FOOD SOVEREIGNTY

The seed sovereignty movement has a global following for the protection of indigenous seeds and food sources. The purpose of protecting seeds and food sources is to maintain cultural practices and traditions while resisting a global industrialized food system, inappropriate food production and genetic engineering (GE) or modification of native seeds and plants.

This movement in New Mexico has been primarily spearheaded by the New Mexico Acequia Association and the Traditional Native American Farmers' Association, both of which make up the core of the New Mexico Food & Seed Sovereignty Alliance. Their mission and passion to this cause is important to Santa Fe County because this area has a rich history of traditional agricultural practices and is home to native crops where native seeds are still used today. In an effort to support seed sovereignty in Santa Fe County, Resolution 2007-9 was adopted in support of a "*Declaration of Seed Sovereignty: A Living Document for New Mexico.*" It is Santa Fe County's goal to work in collaboration with other jurisdictional entities and communities in support of the preservation of native seeds and native food sources. It is our intent to not only maintain cultural and traditions throughout the County, but also support local initiatives for agriculture and economic development while maintaining healthy options for all residents.

4.2.3 EXISTING COUNTY AGRICULTURE POLICIES

The County has supported agricultural policies and adopted resolutions as part of their continuing support for agricultural preservation and the acknowledgement of the importance of future initiatives to support the protection of agricultural land. Some of the initiatives include the following:

- Resolution No. 1999-137: The 1999 Santa Fe County Growth Management Plan, adopted October 26, 1999, identified agricultural land as "a non-renewable resource" and stated that: "Protection and support of the farming and ranching lifestyle, the relationship of human activities to the land, and the open landscape which dominates is essential to the vision and preferred development scenario for Santa Fe County."
- Resolution No. 2000-60: "A Resolution Adopting the Open Lands and Trails Plan", adopted May 22, 2000, which identifies agriculture as a cultural and historic lifeway worthy of protection, and which plan was funded by General Obligation Bonds totaling \$20 Million approved by the citizens of Santa Fe County on November 3, 1998, and again on November 7, 2000.
- Resolution No. 2002-82: "A Resolution Stating Concern Regarding Local Agricultural Conditions in Santa Fe County", adopted July 30, 2002, which, among other things, declared that "economic survival of agriculture and rural communities is vitally important to the general health and welfare of New Mexico".
- Resolution No. 2010-23: Establishes a clearly delineated Santa Fe County policy to encourage and assist landowners who choose to voluntarily protect the open space character of their agricultural land in perpetuity. This resolution recognizes the benefits of conservation easements, the state income tax credits and the federal income tax deductions for those landowners that voluntarily decide to preserve these agricultural lands.

4.2.4 OTHER SUSTAINABLE AGRICULTURE POLICIES, TOOLS AND INCENTIVES

The following are land use tools that have been utilized in other communities in New Mexico and other states that may provide incentives and future direction for conserving arable agriculture and ranch land. Although not all of these tools may be viable options for Santa Fe County in the short term, they are worth exploring as possibilities for future land preservation initiatives in the long term.

4.2.4.1 PREFERENTIAL ASSESSMENT

Farmland is assessed for property tax purposes as agricultural lands. The difference between the value of agricultural lands and the valuation as, for example, residential real property, can be great.

As part of Santa Fe County's policy encouraging the preservation of agricultural land, the County Assessor, consistent with the New Mexico Property Tax Code, currently makes available preferential tax assessment to property owners whose land is used primarily for agricultural purposes in accordance with applicable requirements. Such valuation is available to the landowner whether or not such land is leased, provided that the lessee of such land uses the land primarily for agricultural purposes in accordance with applicable requirements.

4.2.4.2 CONSERVATION EASEMENTS

An agricultural conservation easement (ACE) is a legal agreement restricting development on farmland. Land subjected to an ACE is generally restricted to farming and open space use (American Farmland Trust). An ACE provides permanent land protection but does not guarantee that a farm will remain a farm because it cannot require that land be actively farmed; the land may revert to open space.

4.2.4.3 PURCHASE/TRANSFER OF DEVELOPMENT RIGHTS

Purchase of Development Rights (PDR) Purchase of development rights is a voluntary transaction in which a farmer receives a cash payment in return for signing a contract called a deed of easement, that restricts the use of the

land to farming or open space. Most sales of development rights are permanent, though a deed of easement may specify a certain term such as 30 years.

Transfer of Development Rights (TDR) A TDR is a conveyance of development rights by deed, easement, or other legal instrument, authorized by ordinance or regulation, to another parcel of land and the recording of that conveyance. Transfer of development rights allow a farm owner to sell development rights from their property to a private developer who transfers those rights to develop the real estate.

4.2.4.4 LESA

The Land Evaluation and Site Assessment (LESA) System developed by the USDA can be used to identify high quality farmland with long-term viability for agricultural production. The LESA system consists of two parts: 1) Land evaluation rating of land for farming; and 2) Site assessment rating of the surrounding economic, social and geographic features that measure development pressures on the farm and that indicate farm viability.

4.2.4.5 AGRICULTURE PROTECTION ORDINANCE

Agricultural zoning protects high-quality soils and separates conflicting farm and non-farm land uses. It can slow the conversion of farmland to other uses and prevent fragmentation of the farmland base into parcels too small to farm. Effective agricultural zoning regulations strictly control the land uses allowed in each zone; the number and size of new farm parcels; the number, size, and siting of nonfarm parcels allowed; and setbacks for farm buildings from property lines. An agricultural protection ordinance could be used to achieve the following purposes:

- Preserve irrigated agricultural land by promoting the use of clustering lots, homes and structures to accommodate appropriate development.
- Ensure the integrity and conservation of irrigated agricultural land and water resources for future generations.
- Minimize and reduce potential contamination of underground and surface water supplies from the proliferation of septic systems associated with new development.
- Protect the water supply by regulating land use zoning, the development of subdivisions or division of land, homes, private and community wells and liquid wastewater disposal systems on irrigated agricultural land.
- Require more compact development with open space set aside to protect historic patterns and important visual qualities.
- Protect the agricultural uses from the negative impacts of development and from uses that are not compatible with irrigated agricultural land.

4.3 ACEQUIAS

4.3.1 CRITICAL FINDINGS

4.3.1.1 ACEQUIA HISTORY & BACKGROUND

Acequias in Santa Fe County are the oldest water management institutions in the United States. These earthen ditches, native engineering works used for irrigation date back to over 1,000 years. When Europeans arrived in northern New Mexico during the late sixteenth century, they quickly appreciated the efficiency of the water

irrigation systems already in place. The landscape in the area encompassed a vast semi-arid territory rich in natural and mineral resources, but short on surface water resources. When Spanish *conquistadores* conducted the first *entradas* into the Río Grande they realized that the construction of irrigation works or acequias would be critical for the establishment of communities and agricultural production. Spanish colonization policies required that officials of the crown, and settlers from the central valley of Mexico who accompanied them, must locate their communities in the vicinity of water resources essential to permanent occupation. The irrigation technology employed by the settlers was gravity flow by way of earthen canals or acequias that closely followed the contours of the sloping land form. The Spanish expanded the acequia system as more settlements were created.

The acequia irrigators known as *parcientes* formed their own water democracies operating outside of government in terms of their internal affairs: they elected their own officers, established rules, enforced them, and settled water disputes. The first water laws adopted by the Territorial Assembly of New Mexico in 1851-52 under United States jurisdiction were the *Leyes de las Acequias*, published in Spanish, guaranteeing the priority of water use for irrigation and the application of existing ditch rules. As in the past, acequia communities today are still in charge of their day-to-day governance, and collectively maintain their irrigation works and repair their diversion structures when necessary.

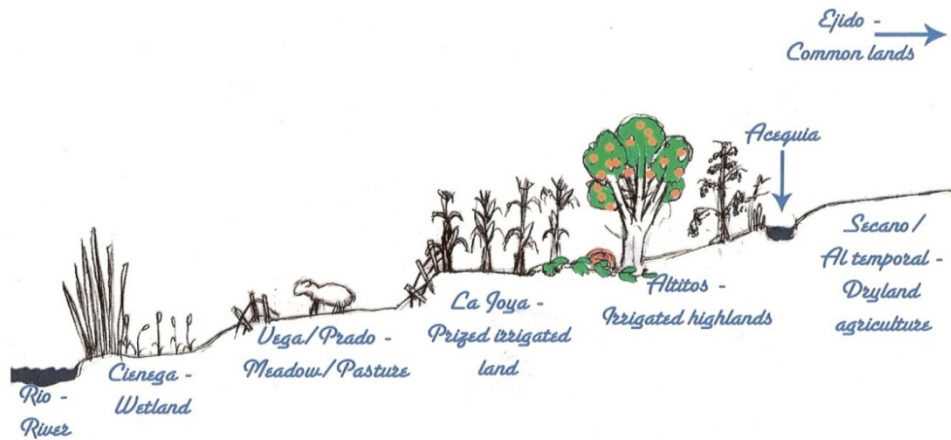
Acequia irrigation systems in the upper Rio Grande area have supported human subsistence for hundreds of years. These systems also supported the social, political, and ecological systems in traditional communities throughout Santa Fe County. As a social institution, they have preserved historic settlements and local cultures spanning from the Spanish colonial period, through the Mexican and Territorial periods, to present day. From a political standpoint, as we see today, many of the acequia institutions have functioned as the only form of local government below the County level. As biological systems, acequias have supported soil and water conservation, aquifer recharge, wildlife and plant habitat preservation and energy conservation.

4.3.1.2 ACEQUIA LANDSCAPE

The *acequia* watercourse remains as the most distinguishing feature of the northern New Mexico village. Its relationship to the surrounding landscape is molded by the force of the water as it flows through the terrain; it defines the natural and human-made boundaries in a mosaic of gradual transitions. An *acequia* landscape allocates space for the built environment and agro-economy. In a sense, it sets the limits to growth by realizing the carrying capacity of land and water while nourishing the plant and animal life within the spatial corridor. The landscape associated with an acequia encompasses an upslope drainage area or watershed known as a catchment or basin.

The watershed begins with a collection area (watershed, *cuenca*) that eventually drains into a water course. The boundaries (*lindes*) of the watershed are delineated by the upslope area that drains towards the drainage channels. The hydrologic system of conveyance occurs through a drainage network or hierarchy of small streams, springs (*ojos*), and seepages (*esteros*). The Sangre de Cristo Mountains and foothills (*lomitas*) are the watershed environment that provide run off in the form of rain, snow and seepages. Surface water flows from first order streams onto second and third orders becoming a river at some point from where a portion of water is diverted onto a manmade hydrologic conveyance system which is the acequia. The main acequia (*acequia madre*) then follows the upper contours of the landscape providing irrigation water to the agricultural fields via a subsystem of gravity flowing laterals (*linderos*) and small ditches (*sangrias*).

Since water from the acequia requires gravity flow, the working landscape incorporates a system of terraces. A typical acequia terrace transect begins with the acequia madre diverting at the upper section (*altitos*) of the river providing irrigation to the lower terrace (irrigated highlands). The next level below is the prized irrigated land known as *la joya* or the jewel. Below *la joya* are the *vegas* or the meadows or pasture lands that are closer to the river and have a higher ground water level requiring little or no irrigation. The last level adjacent to the river is the *ciénega* or wetlands. The river itself is a lush riparian corridor giving rise to flood plain vegetation or dense forested land known as a *bosque*.



Cross-section of acequia landscape

The terraced systems of agricultural related functions are associated with a land division system that incorporates long narrow lots that are platted perpendicular to the river tributary valley. These field patterns are known as extensions or vara strips named after the Spanish unit of measurement used in laying out their width. The long lots provide a transect of the terrain allowing each homestead an equitable portion of the land with a cross section of all the natural elements essential for surviving in an arid landscape. Linear settlements known as *corriedas* or *corridors* are associated with the acequia alignments. Dwellings, sacred spaces, and commercial building

s typically characterize these linear communities. Collectively, the acequia landscape consists of the acequia, the long lot agricultural fields and the built environment consisting of dwellings, outbuildings, corrals, pens and other homestead related structures and objects.

4.3.1.3 ACEQUIA GOVERNANCE

Acequias are recognized under New Mexico law as political subdivisions of the state. The acequia associations have the power of eminent domain and are authorized to borrow money and enter into contracts for maintenance and improvements. Acequia associations do not have the power to tax, so the expenses of maintenance and improvements are borne by the individuals served by the irrigation system.

4.3.1.4 ACEQUIAS AND WATERSHEDS

There are eight basins or watersheds in Santa Fe County (**Map 4-1**). The northern most watershed is the Cundiyo Basin extending into Rio Arriba. To the west is the Guaje Basin which lies adjacent to the Tesuque and Nambé Basins. At the eastern County line the Pecos Basin is extends into Santa Fe County although it drains easterly towards the Pecos River. Midway at the west County line lies the Caja del Rio Basin. The Galisteo Basin starts midway and extends south adjacent to the Estancia Basin. All of the *acequias* lie within the Cundiyo, Tesuque Santa Fe, and Nambé Basins. (**Figure 4-2**) Historically there were *acequias* in Galisteo but are no longer functional. Most of the irrigation in the Estancia Basin occurs via center pivot sprinklers.

In 1987, the four major basins or watersheds contained 70 acequias with approximately 7,595 acres of irrigated land. There were 1,791 farmers with an average of 108.5 irrigated acres per *acequia*. Sixty-six of the *acequias* had active associations, although only 19 had bylaws on file with the State Engineers Office. **Figure 4-3** lists the total irrigated acres in 1999 and 2005 for the major river basins. The total surface water irrigated acres in Santa Fe County were 7,112 acres in 1999, which decreased by 1.5% to 7,005 acres in 2005.

Figure 4-1: Watersheds with Active Acequias

Watershed	Area/Acres	Streams/Rivers	No. of Acequias
Cundiyo Basin	191 sq mi/122,359 acres	5	20
Nambé Basin	204 sq mi/130,902 acres	4	17
Tesuque Basin	114 sq mi/72,948 acres	4	22
Santa Fe Basin	279 sq mi/178,755 acres	5	11
Total			70

Source: Office of the State Engineer

Figure 4-2: Irrigated Agriculture (1999; 2005)

River Basin	Total Irrigated Acres 1999	Total Irrigated Acres 2005	Percent Change (1999-2005)
Pojoaque Valley Irrigation District	1,917	1,880	-1.9%
Santa Cruz & vicinity	4,600	4,425	-3.8%
Santa Fe & Vicinity	595	700	1.8%
Total	7,112	7,005	-1.5%

Source: Office of the State Engineer

4.3.2 WATER RIGHTS

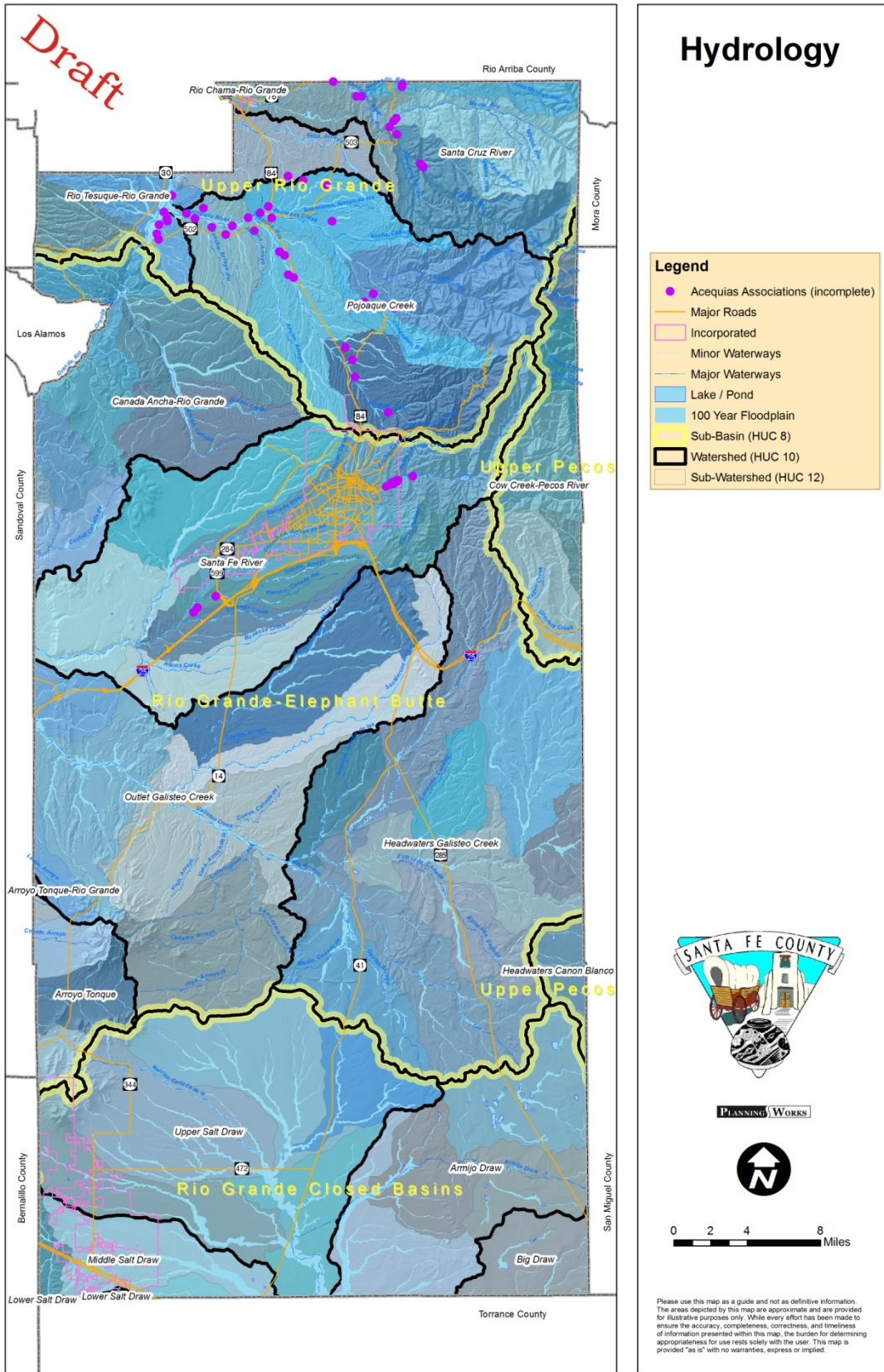
Most irrigation water rights in New Mexico were established by continuous irrigation of the land, often to the present. Surface water rights originating prior to 1907 do not need any kind of permit or paperwork to be considered valid today, as long there is continued use. The land does not need to be plowed or planted with crops to have a water right; for example, land that is irrigated only for pasture or for a lawn can have a valid water right. The only requirements are a man-made diversion from a stream and beneficial use associated with the irrigation. In 1907, the Territorial Assembly adopted a Water Code that diminished the sovereignty of acequias and the control and utilization of surface water. Water permits for the diversion and use of surface water became a State power (statehood was granted in 1912). Water and water rights were not tied to the land or communal resources, but were commodities that could be bought and sold privately. People who wanted to obtain a new surface water right after 1907 had to get a permit from the State Engineer, and could only get one by proving that there was surplus water in the particular stream system.

A “water right” differs from a “ditch right”. A water right has to do with the state’s rules and laws governing who can take water from a stream. A ditch right usually refers to the specific rules a particular ditch has about being in good standing with the acequia.

New Mexico has a type of water law called the “prior appropriation” system, which is found in most Western states. This system gives preference in times of water shortage to those water rights with the oldest priority dates. The priority date of a water right is the date the water was first put to “beneficial use” on the land. For most acequia-based water rights, this is the date the acequia was first constructed. In many regions of New Mexico the most senior water rights (i.e., those with the oldest priority dates) are held by tribal and by acequia *parciantes* because those are the oldest communities in those regions with a continuous history of irrigated agriculture. The priority dates of most acequias are in the 1600s-1800s, which reflect the dates those communities were settled. The preference that is given to senior water rights is recognized by the laws and Constitution of New Mexico.

If there is a shortage of water on a stream, and the water users do not have an established system for rationing or sharing the water, then the senior water right owners have the right to demand that junior water right owners reduce or stop their diversion of water so that the senior water users can get enough water. This is called a “priority call.” These senior rights can be enforced if necessary by a court. There is also a provision in New Mexico law for priority administration, in which the State Engineer or a water master appointed by the State Engineer is legally authorized in times of shortage to allocate water in accordance with the different priority dates, if necessary by curtailing the use of junior water.

Map 4-1: Watersheds and Acequia Associations



4.4 GOALS, POLICIES AND STRATEGIES

Goal 12: Preserve, promote and revitalize agriculture and ranching as a critical component of the local economy, culture and character.

- Policy 12.1: Protect agricultural and ranching uses by limiting incompatible development in agricultural areas.
- Strategy 12.1.1:** *Require new development in rural or agricultural areas to provide open space buffers adjacent to agricultural uses and adjacent to scenic road as appropriate.*
 - Strategy 12.1.2:** *Develop standards to protect agricultural lands to prevent the spread of noxious and invasive species in coordination with the County Extension Office.*
 - Strategy 12.1.3:** *Develop an agriculture preservation policy that is directed towards maintaining small agricultural parcels, including “working land” (such as barns, greenhouses and other structures) as part of the developable land.*
 - Strategy 12.1.4:** *Promote the purchase of conservation easements for protection of agricultural land.*
 - Strategy 12.1.5:** *Create an inventory of agricultural lands and conduct a land suitability analysis to identify agricultural potential and determine high priority of protection for agricultural soils and other sensitive arable lands, especially historical agricultural land with water rights.*
 - Strategy 12.1.6:** *Create provisions allowing for the compatible accessory use of structures on agricultural lands.*
- Policy 12.2: Support the practicality of agricultural uses to include financing tools to support viability of agriculture.
- Strategy 12.2.1:** **Assess and develop resource tools such as cost sharing, temporary and permanent easements, beneficial taxation, improvement districts, development of impact fees and grants to support the viability of agricultural uses.**
 - Strategy 12.2.2:** **Coordinate with local communities and organizations to promote the development of agricultural products and markets, including the development of farmers markets, buy-local campaigns, and a local products website to market and distribute fresh goods.**
- Policy 12.3: Protect agricultural operations from nuisance claims, and minimize negative impacts on agricultural, natural and community resources.

Goal 13: Support local food systems and food security.

- Policy 13.1: Coordinate with local communities and organizations to establish an education and demonstration center to promote gardening, organic farming, food systems, traditional agriculture and practices through sustainability seminars in order to enhance local food production.
- Policy 13.2: Support local initiatives and coordinate with agriculture-related organizations and stakeholders to support agriculture and economic development and maintain healthy food and lifestyle options for all residents.
- Strategy 13.2.1:** *Support opportunities for organic farming.*
 - Strategy 13.2.2:** *Support the development of value-added agricultural products and projects in the County.*
- Policy 13.3: Coordinate with government and other entities on agricultural initiatives.

Strategy 13.3.1: Coordinate with Tribal governments on agricultural initiatives.

Strategy 13.3.2: *Identify incentives that support farming and ranching in coordination with the County Agricultural Extension Office.*

Policy 13.4: Support local food systems and security through consideration of a broad range of food access and supply issues.

Strategy 13.4.1: *Support provision of infrastructure and programming to improve food access in rural or underserved areas.*

Strategy 13.4.2: *Support programs to encourage and educate individuals in growing food in their own or a community garden.*

Strategy 13.4.3: *Support efforts to create mobile market vendors to sell and deliver fresh produce to low-income neighborhoods and rural segments of Santa Fe County.*

Strategy 13.4.4: *Support creation of facilities for processing, preserving and storing food for food banks and emergencies.*

Strategy 13.4.5: Assess the viability to develop a purchasing option to consider a preference for locally grown produce for schools, senior centers, County Detention facilities, and other uses when locally grown produce is available.

Strategy 13.4.6: Support programs for restaurants and private and community gardens to donate their surplus and/or leftover food to emergency food, homeless and other shelters or to area farms for their animals or composting.

Strategy 13.4.7: Support Women Infant Children (WIC) and Supplemental Nutrition Assistance Program (SNAP) programs at farmers markets and alternative food outlets

Strategy 13.4.8: Support State initiatives to establish a joint WIC-SNAP benefits card, in order to streamline the process of receiving and spending benefits.

Strategy 13.4.9: Collaborate with other entities and communities in support of preservation of native seeds and native food sources.

Strategy 13.4.10: Collaborate with existing disaster relief and food assistance organizations to distribute an emergency preparedness list of food items for all residents to keep in their homes.

Policy 13.5: Support and incent local agricultural production.

Strategy 13.5.1: *Support development of community gardens and other agricultural projects by providing water, land and infrastructure on County or public land where appropriate.*

Strategy 13.5.2: *Allow the option for community gardens to be considered as part of the open space requirements for new development.*

Strategy 13.5.3: *Support home-based food processing and small scale subsistence farming.*

Goal 14: Preserve and support community-based agriculture and the acequia system as an important part of the County's heritage and agricultural sustainability.

Policy 14.1: Revitalize the role of agriculture and acequias in the County, promoting awareness and support for agricultural uses and maintaining agricultural-based cultures and traditions.

Strategy 14.1.1: *Develop education programs and outreach to support agriculture and ranching. Include materials on organic farming, year round farming and better range management practices.*

- Policy 14.2: Protect water supply and appropriate use of water for agricultural uses.
- Strategy 14.2.1:** Support rebates and other incentives for agricultural use such as rain barrels, drip-irrigation, composting systems and water conservation techniques in areas where appropriate.
 - Strategy 14.2.2:** Support the use of rain fed agriculture where collected water is used to irrigate crops.
 - Strategy 14.2.3:** Support farming techniques and that facilitate the conversion from spray irrigation-based practices to lower water use systems such as no-till, drip irrigation, and or/greenhouse based agriculture.
- Policy 14.3: Develop and implement compatible acequia protection standards.
- Strategy 14.3.1:** *Require acequia or acequia easements to be identified on plats and development plans.*
 - Strategy 14.3.2:** *New development should be setback from traditional acequia easements.*
 - Strategy 14.3.3:** *New development that is adjacent to an acequia must provide notice to the acequia associations.*
 - Strategy 14.3.4:** *Coordinate with the Acequia Associations to address issues in acequias, including the development of policies, management, and mapping of boundaries; and to identify sources of technical and financial assistance.*
 - Strategy 14.3.5:** Require clustering of new development on acequia-irrigated agricultural land.
 - Strategy 14.3.6:** Provide notice of potential new development adjacent to existing acequias to impacted acequia organizations and irrigation districts and provide a process to allow input on development projects within 25' of an acequia.
 - Strategy 14.3.7:** Coordinate with the Acequia Associations to address issues in acequias, including the development of policies, management, and mapping of boundaries; and to identify sources of technical and financial assistance

CHAPTER 5: RESOURCE CONSERVATION ELEMENT

5.1.1 THE SANTA FE COUNTY LANDSCAPE IS ENDOWED WITH A MYRIAD OF NATURAL RESOURCES CREATING AN ENVIRONMENT OF HISTORIC VALUE, ECOLOGIC DIVERSITY, SPECTACULAR TOPOGRAPHY AND SCENIC BEAUTY. THE EARLY SETTLEMENT PATTERNS OF THE REGION ARE REFLECTED IN THE ABUNDANT HISTORIC AND CULTURAL SITES, ARCHAEOLOGICAL SITES, SCENIC CORRIDORS, TRAILS AND BYWAYS. THE PHYSICAL ENVIRONMENT IS ECOLOGICALLY AS DIVERSE REFLECTED BY THE NUMEROUS ECO-REGIONS THAT CONTAIN A VARIETY OF GEOLOGIC FORMATIONS, SOILS, VEGETATION, WILDLIFE AND HYDROLOGIC RESOURCES. COLLECTIVELY, THE HISTORIC AND CULTURAL RESOURCES AND THE ATTRIBUTES OF THE PHYSICAL ENVIRONMENT FORM A LANDSCAPE OF NATURAL BEAUTY AND OF GREAT ECONOMIC VALUE. PROTECTION AND CONSERVATION OF THE COUNTY'S NATURAL RESOURCES IS KEY IN MAINTAINING THE INTEGRITY OF THE ENVIRONMENT. THE OVERALL GOALS ARE TO PROTECT THE ARCHAEOLOGICAL, HISTORIC AND CULTURAL RESOURCES, SPECIES, HABITAT AND BIODIVERSITY, SCENIC BEAUTY AND ENVIRONMENTALLY SENSITIVE LANDS. PRESERVING AND SUPPORTING THE CONSERVATION OF THESE RESOURCES WILL ENHANCE THE CHARACTER AND FUNCTION OF COMMUNITIES, NEIGHBORHOODS AND RURAL AREAS. KEY ISSUES

1. **Irreplaceable archaeological and historic sites are threatened.** The Galisteo Basin and other areas of the County contain a vast number of archaeological, cultural and historic resources and sites that are being threatened by erosion and other natural causes, development, vandalism, and uncontrolled excavations.
2. **Archaeological, historic and cultural sites are not well-documented.** Only a fraction of the known sites in the County have been mapped and documented, and any significant development has the likelihood to impact important sites and artifacts.
3. **The integrity of historic and traditional villages is eroding.** Communities in the County with unique histories, cultures, and traditions may be threatened by incompatible land uses and new development. The fabric and character of the communities is losing connection to its cultural attributes and agrarian patterns.
4. **Loss of community character.** New development at inappropriate locations, densities or intensities; poor impact mitigation; inadequate public facilities or services; inadequate buffering or performance standards; or other characteristics can create land use incompatibilities that threaten the character or viability of existing land uses, including agricultural or rural residential.
5. **Conflict exists between industrial resource extraction** including gravel mines, and new residential and traditional communities desire for more sustainable land use such as tourism, community based eco / cultural-tourism and recreation.
6. **The scenic quality of Santa Fe County as a whole is very vulnerable.** Open landscapes, vast panoramas, and pronounced topography that contribute to the scenic quality of Santa Fe County are being threatened by uncontrolled development patterns.
7. **Lack of County staffing and expertise regarding historic and cultural resources.** There is a lack of information and documentation on acequias and important historic sites in traditional communities.

8. **Lack of emphasis on gateways, rural highways, scenic routes and corridors.** Gateways and corridors are extremely important to the first impression of a place. If the character of these areas is eroded by poorly planned development, the County may become less attractive to residents and as a tourist destination. These negative impacts on the counties Scenic and National Scenic Byways should be prevented to ensure a strong tourist trade and economic vitality in this area of the county.
9. **Maintaining the integrity of view sheds and scenic byways as a resource,** is a priority with regard to tourism, the arts, and the movie industry. Heavy industrial traffic and through truck traffic should be routed away from scenic byways.
10. **Environmentally sensitive lands are not well documented.** Detailed information and mapping of environmentally sensitive land is inconsistent and lacks valediction.
11. **Monitoring of hydrologic regimes, wildlife and arroyos lacks collaboration.** There is a lack of a coordination among county, state, environmental organizations and communities regarding the monitoring of impacts to environmentally sensitive lands.
12. **Wildlife habitats and migration corridors threatened.** Development that encroaches on wildlife habitats and migration corridors threatens endangered species and increases fragmentation of the landscape.
13. **Lack of wildlife habitat information and monitoring of migration and corridor patterns.** Information on wildlife habitats and corridors is scattered among various agencies and NGO's. There is no coordinated monitoring of wildlife activity throughout the private lands.
14. **Lack of coordination with transportation planning.** There is no coordination between planning and public works regarding the construction of roadways with reference to wildlife habitats, migration and corridor patterns and impacts to scenic resources. Strict coordination between planning and public works should be required with reference to Scenic and National Scenic Byways as well.
15. **Institutional barriers to small scale ecosystem restoration.** Existing Flood Plain Regulations hinder the efforts to implement small scale stream restorations
16. **Lack of impact studies on Resource Extraction such as sand and gravel.** The county should apply a more stringent review process for any resource extraction development.

5.1.2 KEYS TO SUSTAINABILITY

1. The County must coordinate with stakeholders to identify, map and protect archaeological, historic and cultural resources as well as develop and implement the Galisteo Archaeological Site Management Plan.
2. The County should take an active role in providing staffing and resources for the documentation of acequias and historic/cultural and visual resources throughout the county. The numerous cultural, natural, economic and community resources in Santa Fe County should be documented and protected from incompatible development.
3. The County should preserve and enhance the unique natural, community and rural-area character and design features in the County.
4. Recognize change in character and economic base in areas that have become more
5. sustainable such as old mining towns that have evolved as tourist destinations or recreational areas.
6. Development should be sited and designed to limit the impact on viewsapes that define the County as a tourist destination, such as near designated National Scenic Byways. In addition to its scenic qualities, historic, cultural

and archeological resources in Santa Fe County draw visitors to the area, making historic preservation a key element of the County's economy.

7. Scenic vistas and the natural landscape as viewed from the highways should be protected. The County should require the preservation of distinctive natural features such as vistas, arroyos, significant rock outcroppings and large trees in the development review process.
8. Gateways, scenic landscapes and corridors need to be enhanced and protected through establishment of overlay zones, landscaping, setbacks, buffering and design standards for new development.
9. The County should proactively identify and protect sensitive lands, prior to the development application or review process. The SLDC will require the use of Environmental Impact Review for new development to ensure that environmental impacts are minimized and mitigated.
10. Site mineral extraction and related industrial activities well away from existing communities and scenic byways.
11. The SLDP recommends quantifiable assessments and data to support decision-making by mapping of environmentally sensitive areas. Use of GIS Conservation Suitability Analysis should be emphasized to protect environmentally sensitive areas.
12. The SLDP recommends implementation of an integrated framework for protection of natural resources that includes the use of Environmental Impact Reports and Impact Assessments to assess existing conditions, identify fiscal impacts, minimize and mitigate potential damage to the environment and monitor change.
13. Adequate open space, riparian areas, vegetative and wildlife habitat areas and corridors must be protected to support biodiversity. Wildlife habitats provide food, water, space and cover for the protection, hiding and reproduction of individual species.
14. Protecting the natural environment is critical to public health as it is dependent upon clean air and water. The built environment structures our daily lives; development that encourages healthy activity through provision of public recreation areas, open spaces, trails, sidewalks and other facilities for pedestrians and cyclists contribute to public health and quality of life. Development that supports social interaction through public spaces also contributes to mental and social health.
15. Coordination with stakeholders for monitoring environmentally sensitive lands. Collaboration with Federal, State, local agencies and non-governmental groups is essential for ongoing monitoring, documentation and protection of environmentally sensitive lands.
16. The SLDP will require the use of Environmental Impact Studies for all new or expanding development in extraction of resources such as sand and gravel to ensure the environmental impacts are minimized, mitigated and to ensure adequate public comment. E.I.S. report will identify incompatibilities with current land use in the area.
17. Pursue financing of resource conservation through payment of ecosystem services. Explore and develop opportunities for financing of resource conservation and stewardship through the mechanisms of Payment for Ecosystem Services.

5.2 CRITICAL FINDINGS

To preserve and enhance the unique heritage of the Santa Fe County, it is essential to preserve historic and cultural sites, landmarks and archaeological districts. Desecration or destruction of these resources would result in an irreplaceable loss

to the public of their scientific, educational, informational, or economic interest or value. Historic preservation aims to identify, preserve, and protect sites, buildings, and structures that have significant cultural, social, economic, political, archaeological, or architectural history. The social and cultural benefits to historic preservation are numerous, and since Santa Fe County's historic and cultural resources draw visitors to the area, preservation is also an element of the County's economy. **Map 5-1** shows historic and scenic resources.

5.3 ARCHAEOLOGICAL, HISTORIC, CULTURAL AND COMMUNITY RESOURCES

5.3.1.1 ARCHAEOLOGICAL AND HISTORIC RESOURCES

Historic and archeological sites, landmarks and districts include, but are not limited to, structures which either are designated by the official register of cultural properties maintained by the New Mexico Cultural Properties Review Committee, or are properties which may contain historic or pre-historic structures, ruins, sites or objects.

All areas having known or probable archaeological sites designated as Archaeological Districts have been prepared under the direction of the New Mexico State Historic Preservation Division, and are based upon a data base maintained by that Division. In addition to the State Preservation designation of archaeological sites, the Galisteo Basin Archaeological Sites Protection Act was enacted on March 14, 2004 as Public Law 108-208 108 of the United States.

The Act stipulates protection of archaeological sites in the Galisteo Basin recognizing that the Galisteo Basin and surrounding area of New Mexico is the location of many well preserved prehistoric and historic archaeological resources of Native American and Spanish colonial cultures. These resources include the largest ruins of Pueblo Indian settlements in the United States, spectacular examples of Native American rock art, and ruins of Spanish colonial settlements. This cache of archaeological resources are being threatened by natural causes, urban development, vandalism, and uncontrolled excavations. The purpose of this Act is to provide for the preservation, protection, and interpretation of the nationally significant archaeological resources in the Galisteo Basin in New Mexico. **Figure 5-1** includes the Galisteo Basin Archaeological Protection Sites enumerated in the Act. The general management plan for the sites is being developed by The Bureau of Land Management in consultation with the State of New Mexico, Santa Fe County, affected Native American pueblos, and other interested parties.

Figure 5-1: Galisteo Basin Archaeological Protection Sites

Site	Acres	Site	Acres
Arroyo Hondo Pueblo	21	Pa’ako Pueblo	29
Burnt Corn Pueblo	110	Petroglyph Hill	130
Chamisa Locita Pueblo	16	Pueblo Blanco	878
Comanche Gap Petroglyphs	764	Pueblo Colorado	120
Espinoso Ridge Site	160	Pueblo Galisteo/Las Madres	133
La Cienega Pueblo & Petroglyphs	126	Pueblo Largo	60
La Cienega Pithouse Village	179	Pueblo She	120
La Cieneguilla Petroglyphs/Camino Real Site	531	Rote Chert Quarry	5
La Cieneguilla Pueblo	11	San Cristobal Pueblo	520
Lamy Pueblo	30	San Lazaro Pueblo	360
Lamy Junction Site	80	San Marcos Pueblo	152
Las Huertas	44	Upper Arroyo Hondo Pueblo	12

Total Acreage	4,591
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The sites of significance in the Galisteo Basin are not only of historic importance. Members of Native American Pueblos throughout the County visit the Galisteo Basin on a regular basis to participate in cultural and religious ceremonies and gather plant material to be used ceremonially. It is of utmost importance to the Pueblo members to protect historic sites, preserve the sanctity of unmarked burial areas, preserve places of importance for ceremonies and prevent the loss of important wildlife and vegetation areas. Protecting the vital groundwater of the Galisteo Basin is also of utmost importance, as it is used ceremonially and is necessary for the preservation of plant, animal and human life in the Basin.

One of the primary challenges in protecting these sites is that only a fraction of sites have been surveyed, documented and mapped. It is accepted that the majority of important sites have not been identified and recorded, and that as development activities proceed in the Galisteo Basin area it is likely that new sites will be “discovered” and unearthed. The County must assess, identify and protect important cultural resources before and during exploration, construction and production phases. As findings are documented and mapped, it is important to add this data to a Countywide data base in order to maintain an updated record. This Plan establishes policies and strategies to identify, preserve and protect archaeological, historic and cultural resources. Historic sites are located throughout the County. **Figure 5-2** lists the places in the County that are listed on the National Register of Historic Places.

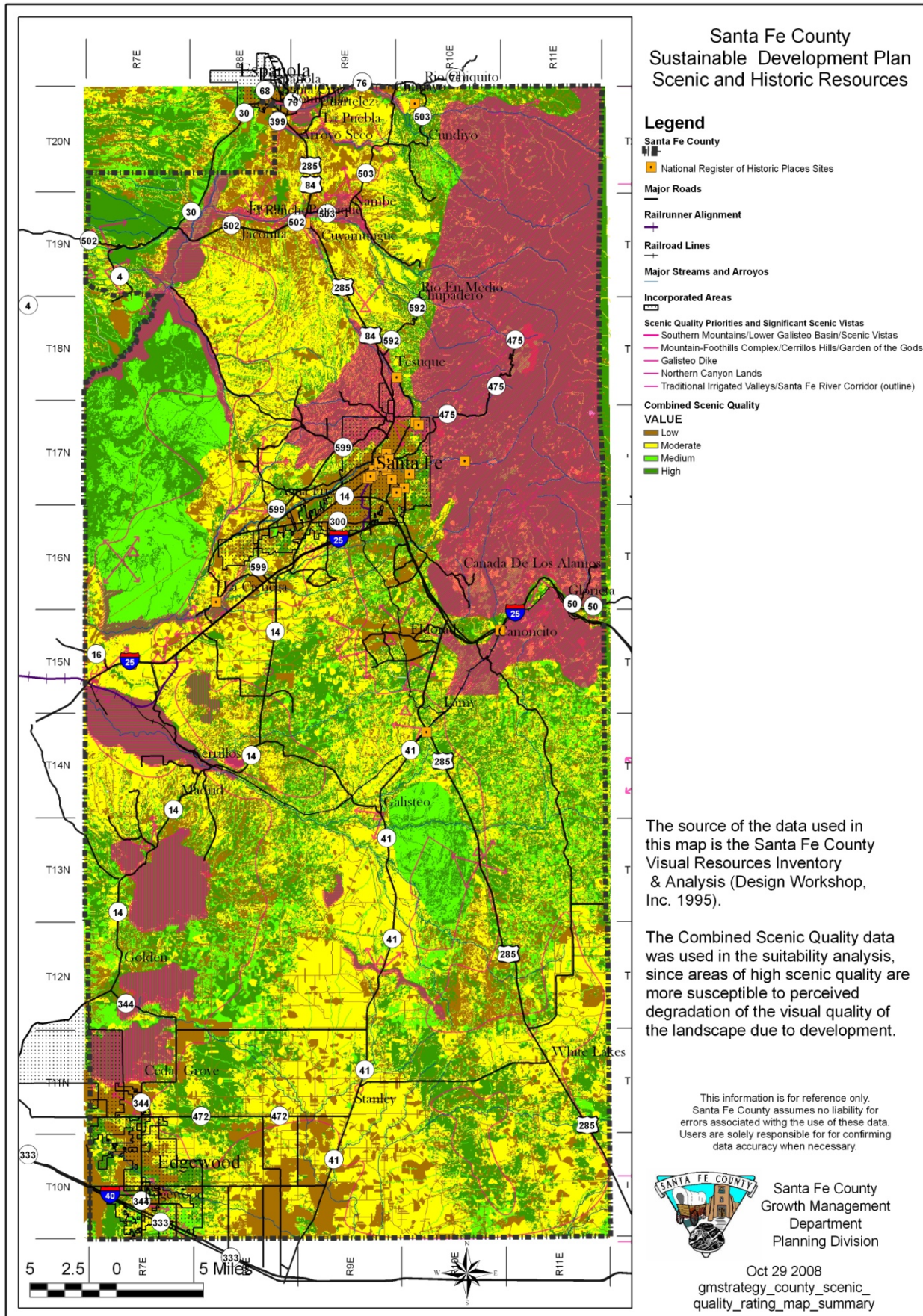
Figure 5-2: National Register of Historic Places (Santa Fe County)

Sites
Apache Canyon Railroad Bridge
Arroyo Hondo Pueblo
Barrio de Analco Historic District
Bouquet, Jean, Historic/Archaeological District
Don Gaspar Bridge
El Puente de Los Hidalgos
El Santuario de Chimayo
Fairview Cemetery
Glorieta Pass Battlefield
JB Jackson House, La Cienega
La Bajada Mesa Agricultural Site
Las Golondrinas ranch Site & Acequia
Madrid Historic District
Nambe Pueblo
Navawi, White Rock
Nuestra Senoria de La Luz Church & Cemetery
Otowi Bridge Historic District
Otowi Suspension Bridge
Plaza del Cerro, Chimayo
Pflueger, John General Merchandise & Annex Saloon
Route 66 and National Old Trails Road Historic District at La Bajada
Roybal Ignacio House
San Ildefonso Pueblo
San Marcos Pueblo
San Lazaro Pueblo
Schmidt, Albert, House and Studio
Seton Village
Tesuque Pueblo

Figure 5-3: State Register of Historic Sites (Santa Fe County)

State Register Sites
Bouquet Ranch
Black Mesa (Tunyo)
Cienega Village Museum, Old
Cieneguilla Pueblo (LA 16)
Colina Verde ruin
Cundiyo
Galisteo Historic District
Galisteo Pueblo
La Bajada Ruin
Madrid Boarding House
Nambe Archaeological District
Oratorio de San Buenaventura, Chimayo
Pigeons Ranch
Pueblo Blanco
Pueblo Colorado
Pueblo Largo
Santa Cruz Dam
San Cristobal, Pueblo of, Archaeological District
She Pueblo
Schmidt, Albert, Residence and Studio
Trujillo, Jose Raphael, House
Waldo Coke Ovens
West Otto Site

Map 5-1: Scenic and Historic Resources



5.3.1.2 NATIONAL HERITAGE AREA

A "national heritage area" is a place designated by the United States Congress where natural, cultural, historic and recreational resources combine to form a cohesive, nationally-distinctive landscape arising from patterns of human activity shaped by geography. These areas tell nationally important stories about our nation and are representative of the national experience through both the physical features that remain and the traditions that have evolved within them. It encompasses a mosaic of cultures and history, including eight Pueblos and the descendants of Spanish ancestors who settled in the area as early as 1598. The Northern Rio Grande National Heritage Area authorized by Congress, October 12, 2006 (Citation: Public Law 109-338, 120 Stat. 1783), stretches from Santa Fe to Taos, and includes the counties of Santa Fe, Rio Arriba and Taos.

Within the boundaries of Santa Fe County, there are many significant historic sites and a cultural landscape that reflects long settlement of the region. Planning staff from the County are participating in the management/environmental assessment of the three County areas that will eventually lead towards the creation of a cultural resource management plan.

5.3.1.3 VISUAL RESOURCES

Santa Fe County 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 the National Turquoise Trail Scenic Byway (State Highway 14). This highway offers a wonderful view of the basin for motorists who travel to and from Santa Fe and Albuquerque and make stops at local communities and tourist attractions (see **Map 5-1** for visual resources).

The Santa Fe County Visual Resources Inventory and Analysis, October 1995 report presented the following findings:

Scenic places valued by the public. Major landforms such as the Sangre de Cristo, Ortiz, South and San Pedro Mountains; less well-known scenic areas, such as Diablo Canyon, Lamy train station and village, and Devil's throne near Waldo.

Scenic Vistas. Important scenic points, such as those from Galisteo toward Ortiz and San Pedro Mountains, From 1-25 coming north up La Bajada looking toward Santa Fe and the Sangre de Cristo Mountains, and the 360-degree views from Tetilla peak near La Bajada.

Scenic roads and trails. Scenic roads and trails, such as the El Camino Real, Hyde Park, Turquoise Trail (Highway 14), segments of Highway 285, 41, and I-25, and trails along Rio Medio and Rio Frijoles.

Because of its open landscapes, vast panoramas, and pronounced topography, the scenic quality of Santa Fe County as a whole is very vulnerable. Maintaining the integrity of view sheds is a priority with regard to tourism and the movie industry. This means that if development is not carefully planned it could easily degrade the County's scenic beauty and economic vitality.

5.3.1.4 HISTORIC ROAD NETWORK, SCENIC ROADS AND BYWAYS

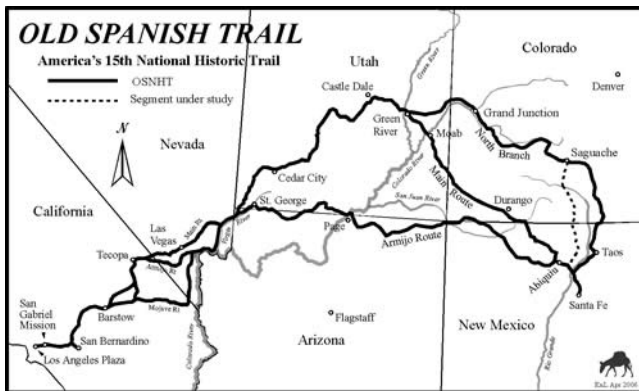
Santa Fe County is deeply rooted in an early transportation network that includes the Camino Real de Adentro, the Old Spanish Trail, and the Old Santa Fe Trail. In more contemporary times, Route 66 traversed across the County. Currently there are several scenic byway designations inclusive of the historic trails and state roads. Collectively these historic trails and road systems provide a view of the early transportation systems that have evolved into the modern network of National, State and local roads. Scenic Byways in Santa Fe County include the Turquoise Trail National Scenic Byway, Santa Fe National Forest Scenic Byway, El Camino Real National Scenic Byway, and the Santa Fe Trail National Scenic Byway.

The Camino Real de Tierra Adentro. The Camino Real de Tierra Adentro is a 404-mile route from El Paso, Texas, to San Juan Pueblo, New Mexico. International significance of the entire route extends from Mexico City to New Mexico’s respective Spanish colonial capitals at San Juan Pueblo (1598-1600), San Gabriel (1600-1609), and Santa Fe (1609-1821). During that period, the road formed part of a network of royal roads throughout Mexico that ran from Spanish capital to Spanish capital. When Mexican independence was achieved, El Camino Real ceased to be a royal road, because the Spanish crown had been ousted. However, the route continued in use during the Mexican National Period, as Mexican and Indian travelers, traders, settlers, soldiers, clergymen, and Anglo-American merchants continued their activities along it. Significance has also been found for succeeding periods, including the Mexican National Period (1821-1848), and part of the U. S. Territorial Period of New Mexico (1848-1882). (El Camino Real Tierra Adentro National Historic Trail Comprehensive Environmental Impact Statement. United States Department of the Interior National park Service Bureau of Land Management. April 2002)



El Camino Real de Tierra Adentro Map (NPS)

The Old Spanish Trail. The Old Spanish Trail was established during the Mexican time period in New Mexico, when in 1829 Antonio Armijo was the first person to go all the way to California and back in a single round trip. Initially this was a pack mule trail, not a wagon route, and carried woolen goods from NM to California and brought back horses and mules to NM. The mule caravan’s last Mexican village was Abiquiu at which point the trail headed northward, not crossing into Mexican territory until reaching the San Gabriel Mission in California. These early traders carried up to 60,000 pounds of goods in a single trip and brought back thousands of horses and mules at a time. The Old Santa Fe trail was in use until the middle 1850's. Today the trail goes through 6 states and is about 1200 miles in length.



Old Spanish Trail Map (Old Spanish Trail Association)

There are about 400 miles of Spanish Trail in NM with three routes: the Armijo Route, the Main Route, and the north branch of the Main Route starting in Santa Fe County. In 2002 the Old Spanish Trail was designated a National Historic Trail and the Old Spanish Trail National Association continues to be an active group working to identify, preserve and educate folks about this most important part of our collective history and heritage.

Old Santa Fe Trail. The Santa Fe Trail was a 19th century transportation route through central North America that connected Missouri with Santa Fe. First used in 1821 by William Becknell, it served as a vital commercial and military highway until the introduction of the railroad to Santa Fe in 1880. Initially an international trade route between the United States and Mexico, it served as the 1846 U.S. invasion route of New Mexico during the Mexican–American War.



Old Santa Fe Trail Map (NPS)

The route crossed Comancheria, the territory of the Comanche, who demanded compensation for granting passage within a right-of-way. Americans routinely traded with the Comanche along the trail, sometimes finding the trade in Comancheria more profitable than that of Santa Fe.

After the U.S. acquisition of the Southwest, the trail helped open the region to U.S. economic development and settlement, playing a vital role in the expansion of the U.S. into the lands it had acquired. This route, which is now a road, is commemorated today by the National Park Service as the Santa Fe National Historic Trail. A highway route that roughly follows the trail’s path through the entire length of Kansas, the southeast corner of Colorado and northern New Mexico has been designated as the Santa Fe Trail National Scenic Byway.

Route 66. Route 66 was created in 1926 as part of the nation's first system of federal highways. Linking Chicago to Santa Monica, Route 66 was the shortest, best-weather route across the country, and it achieved its iconic status as the most famous highway in America through literature, film, television, and song. When Route 66 was first laid out in 1926, it followed the Old Pecos Trail from Santa Rosa through Dilia, Romeroville and Pecos to Santa Fe, then from Santa Fe it went over La Bajada Hill and down into Albuquerque. But in 1937, Governor Hannett lost re-election and blamed this on the politicians in Santa Fe. Before the new governor was sworn in, Hannett vowed to get even with Santa Fe and rerouted Highway 66 to Albuquerque, bypassing Santa Fe. Though the road was not quite finished by the time the new governor took office in January, bad weather conditions prevented the new

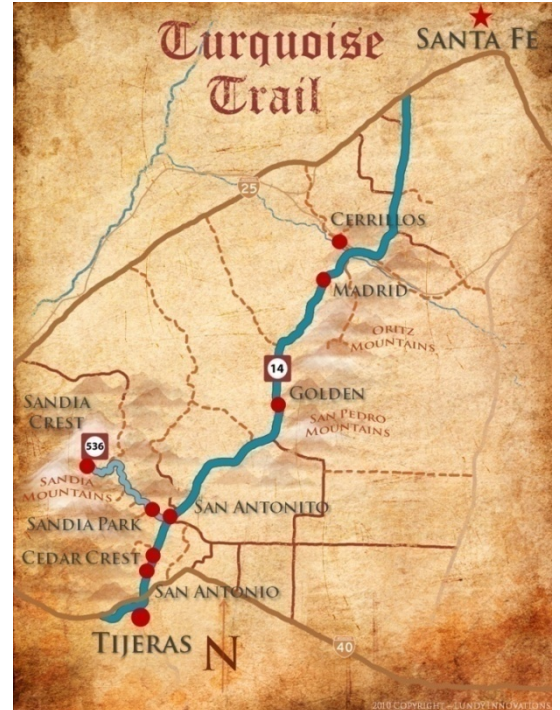


governor from contacting the work crews to stop the project. By the time the new governor met with the work crews, the new road had been finished. Though the new alignment was a better route from an engineer's standpoint, it was shorter and more direct and eliminated some treacherous road conditions, it also took Santa Fe off the nations “mother road”.

The route was decommissioned in 1985 and traffic was diverted to the interstates, and many of the locally-owned establishments that catered to travelers and gave the Route its character went into decline. In 2001, Congress recognized the significance of Route 66 through the creation of the National Park Service Route 66 Corridor Preservation Program, a federal program of technical and financial preservation assistance. Along the Route significant buildings and businesses are threatened by economic hardship, deferred maintenance, development pressures, and a lack of awareness of the importance of these recent-past resources. Individual states, private and public organizations and individuals have also taken action in recent years to protect the Route.

Route 66 has been named to the World Monuments Fund 2008 Watch List of 100 Most Endangered Sites. In particular, motels on Route 66 are particularly threatened and are listed as a category to the 2007 America’s Eleven Most Endangered Places List by the National Trust for Historic Preservation. According to the National Park Services, these listings bring important attention to Route 66 around the nation and the world, raising awareness of its significance, history, challenges and successes. In Santa Fe County the pre-1938 alignments traverse across the County with the most prominent section located at La Bajada Mesa.

Turquoise Trail National Scenic Byway. The Turquoise Trail National Scenic Byway winds through rustic villages as quirky as the goblinessque rock formations that jut along the roadside. Follow the country back road between Santa Fe and Albuquerque and trace the Trail forged centuries ago by Native Americans, miners and Spanish Conquistadores. Named for the rich turquoise deposits found in the area, the Trail (NM14) is the back road that connects the two major metropolitan areas in the state as well as the two interstate highways I-25 and I-40. Traveling the Trail one gets lost in the majestic scenic views which carves its way through piñon, juniper and bizarre rock outcroppings while launching travelers and residents into the visions of the old wild west.



The scenic byway traverses through the south and west in the County and is 62 miles long including the road that curls through the majestic Cibola National Forest has plenty of eateries, shopping and services for the traveler, and many cultural and archeological sites along the way. Not to be missed is the six historic churches which still hold services along the Trail, and the many recreation areas.

Two organizations have done their share to protect and enhance the Turquoise Trail National Scenic Byway. The Turquoise Trail Association a business community organization credited for the designation of the national byway status, and the Turquoise Trail Preservation Trust (TTPT) a 501c3 whose leadership is charged with implementation of the Corridor Management Plan. Currently, the Trust designed gateway signage for both north and south ends of the Trail.

Atchison, Topeka, Santa Fe and Santa Fe Central Railways. The Atchison, Topeka and Santa Fe Railway (ATSF) was one of the larger railroads in the United States. The company was first chartered in February 1859. Although the railway was named in part for the capital of New Mexico, its main line never reached Santa Fe as the terrain made it too difficult to lay the necessary tracks. Santa Fe was ultimately served by a branch line from Lamy, New Mexico. The first tracks of the Santa Fe Railway reached the Kansas/Colorado state line in 1873, and connected to Pueblo, Colorado in 1876. In order to help fuel the railroad's profitability, the Santa Fe Railway set up real estate offices and sold farm land from the land grants that the railroad was awarded by Congress; these new farms would create a demand for transportation (both freight and passenger service) that was offered by the Santa Fe.

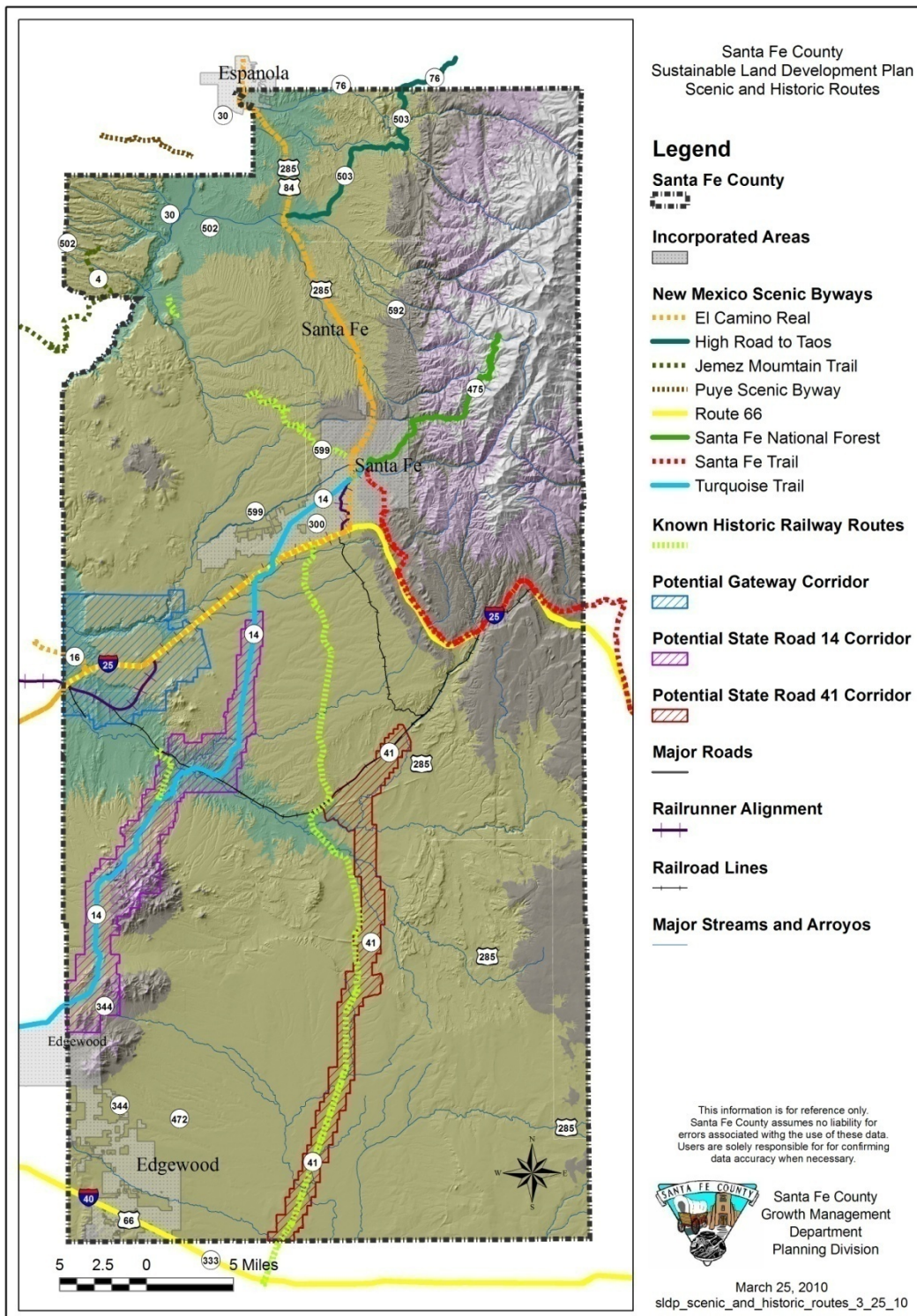
Ever the innovator, the Santa Fe Railway was one of the pioneers in intermodal freight service, an enterprise that, at one time or another, included a tugboat fleet and an airline, the short-lived Santa Fe Skyway. A bus line allowed the company to extend passenger transportation service to areas not accessible by rail, as well as ferry boats on the San Francisco Bay which allowed travelers to complete their westward journeys all the way to the Pacific Ocean. The Atchison, Topeka and Santa Fe Railway officially ceased operations on December 31, 1996 when it merged with the Burlington Northern Railroad to form the Burlington Northern and Santa Fe Railway.

The Santa Fe Central Railway (SCR) started as the Santa Fe Albuquerque & Pacific Railroad with grand plans to reach the west coast. The name was changed to SCR once the plans became more realistic (connecting the El Paso & Rock Island from Torrance to the capital city). The SCR pulled into Santa Fe for the 1st time in 1903. The SCR

fundamentally follows Highway 41 (the roadbed is visible on the west side) until the highway breaks to the east, where the SCR continues N-NW to Santa Fe crossing the AT&SF west of Kennedy.

In 1908 a branch was started from Moriarty to reach the mines in Hagan valley through Frost, the money ran out just north of the Bernalillo County line after crossing the future Highway 14. In 1926 the AT&SF railroad purchased the SCR and by then the name had been changed to the New Mexico Central. The Santa Fe started abandonment in 1928 and by 1943 ceased operation.

Map 5-2: Scenic and Historic Routes



5.4 ENVIRONMENTALLY SENSITIVE LANDS AND NATURAL RESOURCES

Protection of environmentally sensitive areas and maintenance of the rural character and scenic beauty of the County through regulations, education, and code enforcement is key to the implementation of the SLDP. Since 1980, the County has had policy and plans that recognize that certain lands in the County are fragile, sensitive, or of such high value to the community that they need extra consideration and protection from all kinds of development. The SLDP supports the proactive identification and protection of sensitive lands, prior to the development application or review process to ensure the highest and most comprehensive level of environmental protection.

5.4.1.1 ECOREGIONS

An ecoregion is a recurring pattern of ecosystems associated combinations of soil and landform that characterize that region. Within an ecoregion there are areas where there is spatial coincidence in geographical characteristics associated with differences in the quality, health, and integrity of ecosystems. Geographical characteristics include geology, physiography, vegetation, climate, hydrology, terrestrial and aquatic fauna, and soils, and the impacts of human activity (e.g. land use patterns, vegetation changes). Interlinked ecosystems combine to form a whole that is "greater than the sum of its parts". Looking at ecosystems in an integrated way will help Santa Fe County achieve "multi-functional" landscapes.

- The northern area includes Rio Grande flood Plain, north-central New Mexico valleys and mesas with sedimentary mid-elevation forests, crystalline subalpine and mid-elevation forests, and foothills shrublands.
- The central area of the County consists of north-central New Mexico valleys and mesas with sedimentary mid-elevation forests, crystalline subalpine and mid-elevation forests and foothills shrublands.
- The Galisteo area is diverse, with the majority of the western and middle portions consisting of north-central New Mexico valleys and mesas. In the east, most of the landscape is pinyon-juniper woodlands and savannas. Near Glorieta there is a band of foothill shrublands. The southwestern corner of the basin includes Rocky Mountain forests, conifer woodlands and savannas and a small portion of Albuquerque Basin.
- In the Estancia area, the majority of the landscape in the eastern section is central New Mexico plains. In the west, there are small patches of conifer woodlands and savannas and Rocky Mountain conifer forests.

5.4.1.2 GEOLOGY AND LAND FORMS

Superficial Geology: The contemporary geomorphologic contours of Santa Fe County originated in the Upper Cretaceous (more than 65 million years ago) and were subsequently altered by erosion, uplifts, mountain forming, volcanic activity, and peri-glaciation effects, such as sedimentation from mountain streams and wind erosion and deposits.

The land forms for Santa Fe County range from the upper highlands of the rugged Sangre de Cristo Mountains to the banks of the Rio Grande in the northern areas. Midway, the landscape transitions from the plains at Cochiti pueblo, to La Bajada Mesa, traversing along the Santa Fe River valley towards the foothills at the east. Further south, in the Galisteo Basin, the Cerrillos Hills, and Ortiz Mountains are prominent landforms adjacent to arroyos and flatlands. The southernmost section of the County is the Estancia Basin area with mostly flat land and a few drainage channels flowing south.

5.4.1.3 FLOOD PLAINS/WETLANDS/RIPARIAN ZONES

The surface water drainage systems also form a regional and local hub of water resources and water-related ecosystems of riparian zones and wetlands in an otherwise arid landscape. The riparian and wetlands system of

the watersheds serve in particular as a small stepping stone (i.e., an “island”) for waterfowl and other migratory birds that follow the alternative eastern fly routes parallel to the Rio Grande.

Flood hazard areas have been designated by Federal Emergency Management Agency (FEMA) mapping. Flood hazard areas are subject to periodic inundation that results in loss of life and property, health, and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

These flood losses are caused by development in areas prone to inundation that increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately floodproofed, elevated, or otherwise protected from flood damage also contribute to flood loss. Floodplain and stream connectivity are major elements in maintaining healthy riparian habitat and off-channel habitats for the survival of fish species and conveyance of floodwaters. If river, floodplains and other systems are not viewed holistically as biological, geomorphological units, this can lead to serious degradation of habitat and increase flood hazards, which, in turn, can contribute to listing of various fish species as threatened or endangered and result in extraordinary public expenditures for flood protection and recovery. Frequently flooded areas, including the 100-year floodplain and the floodway, are mapped on Flood Insurance Rate Maps, or FIRMs. Many areas of the County are inadequately mapped, and improving mapping data is critical to supporting preservation of important environmental areas and preventing natural hazards.

5.4.1.4 SOILS

As with vegetation, desert soils are very delicate and prone to erosion. Minimizing soil erosion is a primary environmental concern. Significant soil erosion negatively impacts surface water quality due to turbidity and sedimentation. Topographical features can be destroyed and damage to transportation facilities can occur. Erosion causes changes to the paths and locations of arroyos and drainage facilities, threatening property and habitat. Within Santa Fe County, soil erosion results from three primary sources of soil disturbance: development activities (subdivision, building and street improvements); abandoned surface mining; and poor grazing management. Unmitigated erosion will adversely impact cultural, natural and economic resources.

Soils with limitations for agriculture are designated by U.S. Department of Agriculture Land Capability Mapping. Land capability classification is a system of grouping soils primarily on the basis of their capability to produce common cultivated crops and pasture plants without deteriorating over a long period of time:

- Class 1 soils have slight limitations that restrict their use.
- Class 2 soils have moderate limitations that reduce the choice of plants or require moderate conservation practices.
- Class 3 and below soils have severe limitations that reduce the choice of plants or require special conservation practices, or both.

A number of strategies to reduce and mitigate erosion are set forth in the Sustainable Land Development Plan and should be incorporated into the Sustainable Land Development Code. Best management practices (BMPs) for development and building operations and maintenance will be employed to control erosion. Buffer zones should be created along riparian corridors and significant topographical and cultural features that are susceptible to the negative impacts of soil erosion. Development sites must include features to limit stormwater run-off during construction and operation, such as vegetative buffers and limited site disturbance. Improvements to all roads should employ strong erosion control measures during construction and use.

5.4.1.5 LAND COVER/VEGETATION

The major vegetative communities in Santa Fe County are the Western Great Plains Shortgrass Prairie, the Inter-Mountain Basins Semi-Desert, Juniper and Pinion Pine Woodlands and Savannas, Ponderosa Pine Woodland, and

Rocky Mountain Montane Conifer Forest. The Western Great Plains Shortgrass Prairie and Inter-Mountain Basins Semi-Desert vegetative communities predominate at elevations lower than 6,500 feet. Between 6,500 and 7,600 feet, Juniper and Pinion Pine Woodlands and Savannas predominate, and between 7,600 and 8,800 feet, Ponderosa Pine Woodland predominates. Above 8,800 feet, Rocky Mountain Montane Conifer Forest predominates, although Aspen Woodlands are commonly found on south- and west-facing slopes.

5.4.1.6 HABITAT AND SPECIES

Santa Fe County lies at the convergence of multiple ecosystems; this unique intersection provides for a high level of biodiversity including larger mammals. Natural features which allow for the presence and migration of wildlife should be protected as ecological and eco tourism assets. Overall habitat richness, based on number of vertebrate species, has been evaluated as a part of the Southwest Regional Gap Analysis Project (SWReGAP) analysis that was done by New Mexico State University and a refined analysis of habitat value that NMSU recently performed for the County. The conceptual locations of corridors that are needed to connect major habitat patches have been identified by the New Mexico Game and Fish Department.

Wildlife. Fish and wildlife habitat conservation areas have been designated by Comprehensive Wildlife Conservation Strategy for New Mexico. Fish and wildlife habitat conservation areas perform many important physical and biological functions that benefit the jurisdiction and its residents, including but not limited to: maintaining species diversity and genetic diversity; providing opportunities for food, cover, nesting, breeding and movement for fish and wildlife; serving as areas for recreation, education and scientific study and aesthetic appreciation; helping to maintain air and water quality; controlling erosion; and providing neighborhood separation and visual diversity within urban areas.

Wetlands and streams are environmentally sensitive and serve numerous natural functions and values. These functions include wildlife and fisheries habitat, water quality protection, flood protection, shoreline stabilization, stream flow, and ground water recharge and discharge.

The Biota Information System of New Mexico database lists 621 species in Santa Fe County. From that list, amphibians, reptiles, birds and mammals (those taxa categories specified in SWReGAP) were selected that met one or more of the following criteria: Federal Endangered or Threatened; NM Endangered or Threatened; NM Species of Greatest Conservation Need; and Pueblo Tribes Cultural Importance. Of the 91 resulting species, 28 species are considered to be Demonstrably Secure, leaving 63 species considered to be endangered, threatened or of greatest conservation need and cultural species in the County.

Plants. Santa Fe County provides habitats for twenty four rare plants, which have been designated by the New Mexico Rare Plant Technical Council. Native plants and existing groundcover provide important natural habitats, prevent erosion and provide natural storm water runoff filtration and management. Additionally, Native American Pueblos in Santa Fe County harvest native plants for ceremonial and practical use. Desert plants are very sensitive, taking years to establish once planted. Disturbance of a site can permanently destroy native vegetation, reducing habitat and biodiversity. Road construction and other development activity threaten native plants. For instance, roads built in previously undeveloped areas can lead to the spread of exotic plants; traffic spreads the seeds of these noxious weeds.

Depletion of water supplies and disruption to wildlife corridors and crucial habitat must be prevented in order to protect native fish and wildlife. Provision of a connected critical mass of habitat must be accomplished to provide a viable ecosystem for wildlife. Preservation of connected open space and riparian corridors is a key element of wildlife protection. Monitoring is essential for assessing the impacts of development, as well as whether current management actions are effective.

5.4.1.7 ENVIRONMENTALLY SENSITIVE AREAS

As a part of the current Growth Management Strategy update, staff has researched and mapped Environmentally Sensitive Areas, a concept recommended in the 1999 Growth Management Plan, in order to identify natural areas where development may endanger the health, safety and welfare of citizens or of County services; and identify areas and lands where actions by land use development may damage the cultural and environmental resources that define Santa Fe County and are the basis of its economy and culture.

Identification of the Environmentally Sensitive Areas will give rise to appropriate land use, zoning, and site development strategies to be considered for these designations.

Environmentally sensitive areas perform key functions that protect and enhance the environment and protect the public from hazards. The beneficial functions and values provided by environmentally sensitive areas include, but are not limited to: Water quality protection and enhancement; Fish and wildlife habitat; Food chain support; Flood storage, conveyance, and attenuation (the slow release) of flood waters; Ground water recharge and discharge; Erosion control and wave attenuation; Protection from natural hazards; Historical, archaeological, and aesthetic value protection, and; Recreation and open space.

Identifying the functions and values of local critical areas is essential in defining the purpose of an environmental resource protection program. Each environmentally sensitive area performs different functions and their protection is essential to protect the public's health and safety, and can be used to comply with state and federal laws. If the functions of environmentally sensitive areas are not protected now, attempting to restore them in the future is likely to be costly, if not impossible.

5.5 GOALS, POLICIES AND STRATEGIES

Goal 15: Protect and preserve the County’s archaeological, historic, cultural, community and scenic resources.

Policy 15.1: Promote coordination with local, State and Federal agencies, including the Office of Cultural Affairs, New Mexico Historic Preservation Division, and State Historic Preservation Officer to preserve and manage archaeological, historic and cultural resources.

Strategy 15.1.1: *Create a cultural and historic resource management program in coordination with State and Federal agencies, including the New Mexico Historic Preservation Division.*

Expand the process submittal of archaeological reports in the SLDC.

Strategy 15.1.2: *Support the Galisteo Protection Act through coordination with the Galisteo Basin Archaeological Sites Protection Act (GBASPA) Coordination Committee and participate in the development of a Galisteo Archaeological Site Management Plan.*

Policy 15.2: Coordinate with ranches and state and federal agencies to protect archaeological sites.

Policy 15.3: Support local, state and federal designation of historic districts to protect historic neighborhoods, communities, villages, irrigated acreage and acequias.

Strategy 15.3.1: *Create overlay zones for historic districts and cultural landscapes*

Policy 15.4: Expand the database of known cultural, historic and archaeological resources by compiling information that becomes available through the development review process on a Countywide basis.

Strategy 15.4.1: *Establish a data sharing agreement with SHPO to identify tracts of land that have archaeology surveys completed.*

Policy 15.5: Support the ability of Native Americans to use the natural resources of the County for ceremonial, religious, and other cultural uses.

Strategy 15.5.1: *Establish procedures for Tribal requests to use County open space for ceremonial or other purposes.*

Policy 15.6: Promote preservation of the County’s communities, including the unique histories and artifacts associated with the communities.

Policy 15.7: The character of the County’s built and natural resources should be protected.

Strategy 15.7.1: *Create development standards for the siting and installation of renewable energy production facilities.*

Strategy 15.7.2: *The design of new development, public facilities and utilities should be compatible with the character and intensity of surrounding areas.*

Goal 16: Preserve, support and enhance the character and function of communities, neighborhoods and rural areas.

Policy 16.1: Support connectedness and centeredness in communities.

Strategy 16.1.1: *Require compact development, neighborhood-scale services, and community spaces and connections to circulation networks.*

Strategy 16.1.2: *New development must be compatible with the scale of surrounding uses.*

Policy 16.2: Require that large development projects create design features, such as: plazas, main streets, or crossroads; higher densities or intensities of land use around the community’s focal point; and an interconnected system of streets and roads that converges on the focal point.

Strategy 16.2.1: *Support the development of mixed use “village” centers that provide a public gathering space, such as a common green or plaza, commercial services and employment opportunities.*

Strategy 16.2.2: *Commercial uses, civic uses, and employment centers must provide local roads and pedestrian access that connects to adjacent and nearby residential uses.*

Strategy 16.2.3: *Transitions must be provided between different land uses and housing types.*

Policy 16.3: The character of rural and scenic highway corridors, historic bridges and historic routes should be preserved through the use of context sensitive solutions, design and improvement standards.

Strategy 16.3.1: *Support community efforts to pursue designation of historic roads and scenic byways.*

Policy 16.4: Require use of native vegetation, southwestern plants and draught tolerant natural landscaping materials in the landscaping of public and private development, including roadway and right-of-way landscaping.

Strategy 16.4.1: *Create landscaping standards that are appropriate for addressing context sensitive solutions.*

Goal 17: Protect, preserve and conserve the County’s vast natural resources.

Policy 17.1: Design standards should be established to require developments to be compatible with surrounding areas including landscaping, signage, parking, and screening.

Strategy 17.1.1: *Require the use of pervious asphalt, pervious concrete or other pervious material to build new, or resurface existing, access roads or parking lots where appropriate.*

Policy 17.2: Require an integrated framework for the protection of natural resources that includes the use of Environmental Impact Reports and Impact Assessments to assess existing conditions, identify fiscal impacts, minimize and mitigate potential damage to the environment and monitor change.

Strategy 17.2.1: *New development must submit environmental impact reports (EIR).*

Policy 17.3: Development approvals must incorporate the recommended mitigation and conditions shown in applicable Environmental Impact Reports.

Policy 17.4: Develop stringent environmental performance standards and pollution regulations for all land uses.

Strategy 17.4.1: *Establish a working group to review environmental standards and development standards in the SLDC.*

Strategy 17.4.2: *Coordinate with the state to develop a regional approach to monitor and implement pollution controls related to automobiles.*

Policy 17.5: Promote outreach and education to support environmental protection and conservation.

Strategy 17.5.1: *Develop educational programs on the importance of land conservation and the potential tax benefits of donating land and/or conservation easements.*

Policy 17.6: Coordinate with the Agricultural Extension Office, Natural Resources Conservation Service other entities to develop informational programs and publications focusing on best management conservation practices.

Goal 18: Protect vegetation and wildlife, including rare, native species, threatened and endangered species.

- Policy 18.1: Existing trees and vegetation should be preserved.
- Policy 18.2: The spread of noxious and invasive species should be prevented and native species will be protected and restored.
- Policy 18.3: Support and encourage rehabilitation of creeks and waterways with native vegetation, implementing erosion control and eradicating invasive species.
- Policy 18.4: Wildlife habitat, migration corridors, riparian areas and surface water resources that support wildlife health should be preserved and protected.
- Strategy 18.4.1: Coordinate with wildlife conservation organizations and state agencies to create a county- wide natural resource conservation plan**
- Policy 18.5: New development should not cause significant degradation of wildlife or sensitive wildlife habitat, especially to any wildlife listed as threatened or endangered on a state or federal list.
- Policy 18.6: Coordinate with environmental NGOs (non-governmental organizations) such as the Galisteo Watershed Planning Partnership to protect and rehabilitate local creeks, wildlife corridors and other environmentally sensitive areas.
- Strategy 18.6.1: Coordinate with wildlife conservation organizations to identify crucial focal and indicator species and establish wildlife corridors.**
- Strategy 18.6.2: Develop an inventory of local wildlife and wildlife habitat areas, a wildlife management and protection program and a wildlife corridor study.**

Goal 19: Scenic viewsheds should be preserved and protected as an important resource.

- Policy 19.1: Require sensitive siting, design and screening of new development to minimize visual and physical impacts to the land.
- Policy 19.2: Prohibit development on steep slopes, visible ridges and peaks.
- Policy 19.3: Limit development near prominent natural features such as distinctive rock and land forms, vegetative patterns, river crossings or other landmarks.
- Policy 19.4: Preserve distinctive natural features.
- Policy 19.5: Protect night sky views through prevention of light pollution.

Goal 20: Preserve and protect public health, safety, welfare, property and quality of life through adequate provision of social and community services.

- Policy 20.1: Promote community support for the provision of youth services and community recreation.
- Strategy 20.1.1: Develop a Youth Council to involve youth in the planning and development of community recreation facilities.**
- Policy 20.2: Pursue coordinated and shared siting and funding of community health and human services facilities, including sharing of facilities among service providers, such as schools and fire stations.
- Strategy 20.2.1: Obtain ownership of the six senior centers and begin administration.**
- Policy 20.3: Pursue funding of social service programs.
- Strategy 20.3.1: Pursue establishment of Countywide library services.**
- Policy 20.4: Develop multipurpose facilities in underserved areas.
- Strategy 20.4.1: Identify funding sources for health programs, develop funding models, and allocate funding between programs.**

CHAPTER 6: OPEN SPACE, TRAILS, PARKS AND RECREATION AREAS ELEMENT

The SLDP sets forth policies to support and require the conservation of open spaces, parks, recreation areas, trails, scenic lands and vistas (“Open Space”) to meet the needs of County residents, support a healthy natural environment and preserve the rural, agricultural and scenic character of the County.

6.1.1 KEY ISSUES

1. **Impacts of urbanization on open space.** Population growth and continuing urbanization threaten many of the County’s distinctive landscapes while increasing the public’s demand for additional recreation opportunities.
2. **Acquisition of open space has been piecemeal and reactive.** County Open Space properties are not necessarily part of a county-wide land conservation strategy because acquisition was initially intended to protect parcels from immediate development pressure. Future acquisitions must be strategic.
3. **Lack of standards for internal open space preservation and trails for new developments.**
4. **Lack of public access to County Open Space.** Lack of management plans and trailheads prevents public access to County Open Space properties.
5. **Funding for maintenance of Open Space Properties and Trails and the Open Space Program is inadequate.**
6. **Public is not informed about the various natural and open space resources and stewardship opportunities available to them.**
7. **Lack of County-owned open space in the southern portion of the County.** Open Space can provide important links between existing and future trails and provide opportunities to access other public lands.

6.1.2 KEYS TO SUSTAINABILITY

1. **Permanently Protected Open Space.** The protection and preservation of open space is essential to addressing the impacts of urbanization.
2. **Preserve open space in all areas of the County** with an emphasis on areas experiencing significant growth pressure including the southern portion of the County. Open Space preservation is an essential means of controlling sprawl at the edges of communities and maintaining natural and cultural resources and agricultural and ranch lands. Policies and strategies should be developed for the preservation of open space throughout the County with particular consideration to areas that have historically been used for agriculture and ranching.
3. **Preserve the edges of traditional and contemporary communities from development.** In order to protect and preserve the edges of communities from losing their unique character, strategies such as open space acquisition at the edges of communities should be explored to establish well-defined gateways into the communities in Santa Fe County.
4. **Open Space Management and Maintenance.** The County will endeavor to provide greater public access and improvements to public lands.

5. **Create an Interconnected Trails System.** New trails should be connected to other new and existing trails in the County, creating opportunities for pedestrians, cyclists and equestrians to circulate among residential, commercial, and recreational spaces. New trails should be designed and built to comply with national sustainable trail models. The County trail network should be tied to the County transportation network.
6. **Cultivate Funding Options for Open Space Acquisition and Maintenance**
7. **Development of a community-based stewardship and management program for public lands** to provide maintenance and clean-up; create environmentally and culturally sensitive programs; develop and maintain traditional activities such as common open space areas, equestrian trails, grazing, and community gardens; and other activities to support open space preservation while building community. Stewardship can promote open space acquisition and management, and incentivize donation of conservation easements, and public participation in the program.
8. **Establishment of an Official Map** to identify existing and planned open space and trails can ensure that these areas are planned and acquired pro-actively to achieve landscape wide preservation.

6.2 CRITICAL FINDINGS

Santa Fe County's assets include abundant natural and cultural resources as well as incredible outdoor recreational opportunities. The open vistas and public lands, parks, trails, and scenic landscapes enhance the quality of life and economic value in the County. Open space, parks, recreation areas, trails, scenic lands and vistas attract businesses and eco-tourism and strengthen the county's communities by providing opportunities for residents to recreate and connect with the landscape and nature. Within this remarkable setting, population growth, continuing urbanization and land consumption threaten these critical open spaces while simultaneously fueling an increase in public demand for additional open space opportunities. Incremental losses of agricultural lands, open space or habitat rarely have measurable or predictable impacts -- it is the cumulative impact of many decisions over time that has profound effects.

6.2.1 OPEN SPACE FOCUS AND MISSION

The Santa Fe County Open Land and Trails Program has focused primarily on preserving land in Santa Fe County through acquisition. COLTPAC has implemented this approach since 1998. Along with the land preservation and management work of other public and nongovernmental agencies, this effort has been highly visible, and has brought attention to the unique resources available in the County. Since 1998 the Program has moved within the County organization to the Community Services Department and is now called the Open Space and Trails Program. The focus and the mission of the Open Space Program have evolved and it is currently focused on the following priorities:

- Cultural Heritage Preservation
- Trails for Recreation and Alternative Transportation
- Protecting Views and Open Landscapes
- Protecting and Restoring Natural Areas
- Outdoor Education and Landscape Interpretation
- Community Stewardship and Partnerships

Currently, COLTPAC consists of 11 members and 2 alternates appointed by the County Commissioners. They are selected from geographic regions: 3 from the "North", 3 from the "Central", 3 from the "South", 1 from the City of Santa Fe, and 1 "at large". As the Open Space and Trails program has matured, to presently focus on open space management and strategic acquisition, and in light of the broader sustainability objectives of the SLDP, the structure and mission of COLTPAC should be strengthened. There is a need for a technical advisory committee to inform COLTPAC that is readily accessible.

Members with specific technical expertise should be sought, and committee members should have a broader policy, monitoring and technical advisory role on matters of general resource protection and conservation related to land use planning, development review and economic development. There is a potential role for COLTPAC to serve as a Resource Advisory Committee to support other County sustainability initiatives.

6.2.2 OPEN SPACE PROPERTIES AND TRAILS

The current Open Space and Trails Program relies on partnerships and collaboration with over 75 local, state, and national agencies, associations and non-profits to accomplish its work. It is important to cultivate these relationships and to seek out grants and other creative avenues for funding. The Open Space and Planning Staff has strong collaborative experience with a variety of local experts in resource conservation and protection.

Currently the Open Space program provides conservation services for approximately 5,600 acres in Santa Fe County. The program focuses on educational programs that connect the public with the County's environment, watershed and habitat protection, and trail-based recreation. The Open Space program maintains 16 properties ranging in size from 5 to 1,900 acres and assists in the management of 13 County Parks ranging in size from a fraction of an acre to 50 acres in size. In addition, the County maintains approximately 34 miles of built trails. **Figure 6-1** lists existing open space properties, parks, trails, trailheads and level of service. **Map 6-1** shows the locations of open space and trails.

Figure 6-1: County Open Space, Trails, Parks and Trailheads Inventory and Level of Service

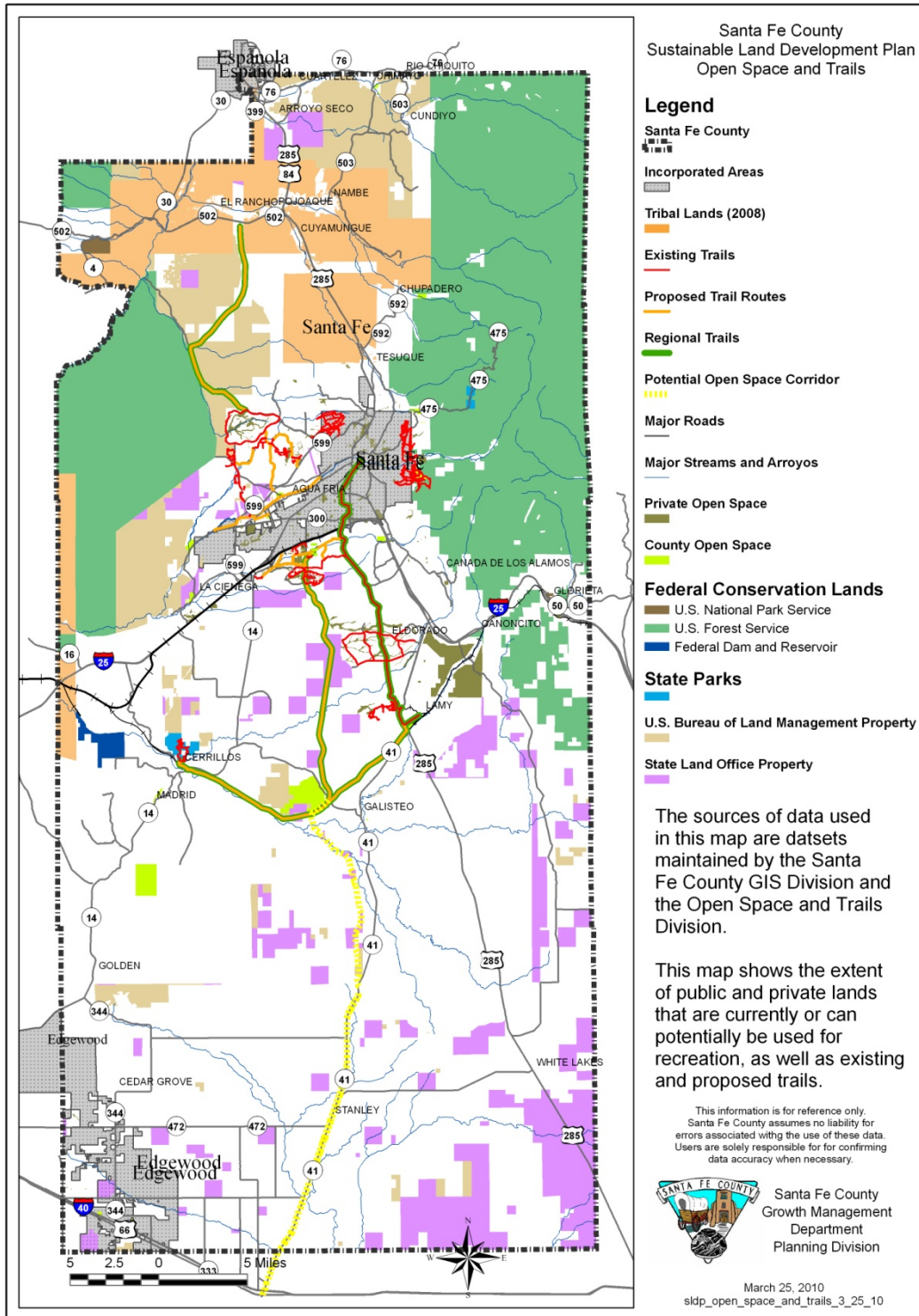
Facility	Amount
Open Space	Acres
Arroyo Hondo Open Space	86.842
Cerrillos Hills State Park	1098.243
Edgewood Open Space	29.821
El Penasco Blanco Open Space	93.399
El Rancho Open Space	5.542
Lamy Open Space	91.163
Little Tesuque Creek Open Space	160.971
Los Potrerros Open Space	40.0446
Madrid Open Space	57.302
Old Pecos Trail Open Space	4.8
Ortiz Mountain Open Space	1350
Rio en Medio Open Space	121.26
Talaya Hill Open Space	290.54
Thornton Open Space	1904.08
South Meadows Open Space	22.207
Santa Fe River Greenway	242.511
Total Open Space	5598.726
Parks	Acres
Agua Fria Park	45
Bennie J. Chavez Playground	0.5
Stanley Community Park	0.5
Lamy Park	50
Chimayo Multi-purpose Court	0.25
Pojoaque Tennis Court	0.25
Galisteo Community Park	0.5
Sombrillo Tennis Court	0.25
Burro Lane Park	3.33
Leo Gurule Park	4
La Puebla Park	5.76
El Rancho Playground	0.5
Rio en Medio Playground	0.5
Total Parks	111.34

Facility	Amount
Trails	Miles
Santa Fe Rail Trail	10.5
Santa Fe River Trail	1
Arroyo Hondo Open Space	1
Cerrillos Hills State Park	6
Little Tesuque Creek Open Space	1
Ortiz Mountains Open Space	6
Rio en Medio Open Space	0.5
Spur Trail	3
Talaya Hill Open Space	5
Total Trails	34.0
Trailheads	Number
Arroyo Hondo Open Space	1
Cerrillos Hills State Park	1
Ortiz Mountain Open Space	1
Santa Fe Rail Trail	3
Santa Fe River Trail	1
Spur Trail	1
Total Trailheads	8

Facility	Level of Service (LOS) per 1,000 Residents*
Open Space (Acres)	87.1
Trails (Mile)	0.5
Parks (Acre)	1.7
Trailheads (Number)	0.1

* The 2010 unincorporated County population of 64,258 was used to calculate the LOS.

Map 6-1: Open Space and Trails



6.2.3 PRIORITY OPEN SPACE PROJECTS

The SLDP has established as priority projects depicted on the Preliminary Official Map. In particular, the prioritized open space projects for the next two years are outlined below:

6.2.3.1 SANTA FE RIVER GREENWAY

This project includes develop of a public greenway and trail system along the Santa Fe River from Two Mile Reservoir to the Waste Water Treatment Plant in cooperation with the City of Santa Fe. It will include the acquisition of approximately 270 acres of land, implementation of river restoration plans, and construction of trail and park facilities.

The Santa Fe River Greenway has been a vision since at least 1985 and enjoys wide community support. By restoring the Santa Fe River as a focal point of the community, the project enhances the community's identity and sense of place. It will provide a unique recreational area and a safe route for non-motorized transportation. The Greenway will also be an attraction for visitors and enhance the tourist experience. The project demonstrates the County's commitment to the environment and contributes to its image as a "green" location for business and tourism.

6.2.3.2 THORNTON RANCH OPEN SPACE MANAGEMENT AND VISITOR PROGRAMMING

This project involves the completion of a management plan for Thornton Ranch Open Space in coordination with the effort underway by the federal Bureau of Land Management to develop a management plan for Galisteo Basin Archaeological Sites. It will include development of interpretive programming and construction of low impact visitor facilities for managed public access.

The Thornton Ranch Open Space is at the center of the Galisteo Basin which is nationally recognized for its unique cultural landscape. The petroglyphs on the property draw visitors from all over the world. The Thornton Ranch Open Space has the potential to be a major eco- tourist attraction that will generate revenue for the County through entry fees, voluntary donations or gross receipts taxes.

County residents will have access to an important new space for hiking, mountain biking, and horseback riding in a scenic and historic part of the County. The educational component of the docent led tours for the archaeological, cultural and historical resources on the property will add to residents' and visitors' understanding of the prehistory, history, ecology, and geology of the Galisteo Basin. Opening Thornton Ranch will elevate the profile of Santa Fe County for its excellence and progressive approach to managing a resource of national importance within the context of the Galisteo Basin. County residents along CR 42 and CR55A will experience increased traffic impacts.

6.2.3.3 COUNTY TRAIL NETWORK

This project involves the development of a Countywide trail plan. It will include acquisition, design and construction of a major trail network in the central portion of the County incorporating the Arroyo Hondo Trail and the New Mexico Central Trail.

The trails will provide outdoor recreation facilities and safe alternative transportation routes. An expanded and well maintained trail network will attract tourists who are looking for an outdoor recreation experience. Trails also provide a "green" alternative to non-motorized transportation. They are an amenity that improves the quality of life in the community. The trails will enhance the reputation of the County as a quality environment to live and work and will help to attract desirable business to the County.

6.2.3.4 OPEN SPACE, TRAILS AND PARKS FUNDING AND MAINTENANCE

This project involves development and institution of measures to provide dedicated funding for open space, trails and parks capital improvements, operations and maintenance. It includes hiring additional staff to adequately manage and maintain County open space, trails and park properties.

This project will secure the necessary funding to expand the Open Space and trails Program to provide Countywide conservation of significant cultural and natural landscapes and view sheds that are important to the wellbeing and sense of

place of our communities, and regional trail networks that provide meaningful outdoor recreation opportunities for our residents and visitors. The conservation and management of open space and trails plays a critical role in the planning and implementation of the County's SLDP.

The County has recently sought technical advice and assistance from The Trust for Public Land related to ongoing efforts to develop a program to finance land conservation and renew land conservation funding through a potential ballot measure. The scope of work may include feasibility research, evaluation of the feasibility of acquisition, a public opinion survey, recommendations for program design, and assistance with the development of strategies for supporting dedicated, ongoing sources of public funds for conservation. The majority of the services provided by the Trust for Public Land are provided at no cost to the County. These services will augment and assist the County in preparing the Open Space initiatives to be presented to the public for implementing the financing bond and revenue program as outlined in the Binding Principles of this Open Space Element.

6.3 GOALS, POLICIES AND STRATEGIES

Goal 21: Acquire, preserve and maintain a significant amount of land to support a network of public and private open space, parks and trails throughout the County.

- Policy 21.1: New open space and park facilities should be established to match demands of population growth and expansion.
- Strategy 21.1.1: Require open space dedication standards for open space and trails in new development so that these are contiguous and connect with existing open space and trails on adjacent lands including connections/access to regional trails.**
- Strategy 21.1.2: Require all subdivisions and site plans containing land lying adjacent to any tract or corridor designated on the Official Map to reserve or dedicate such land or a provide a spur connection to such designated lands.**
- Policy 21.2: Protect significant lands including: scenic vistas, environmentally sensitive areas (such as flood hazard areas, hillsides above 11% grade, areas accessible or proximate to rivers, streams, creeks and springs, acequias, wildlife habitat or migration corridors, areas of important native vegetation), archaeological, historic, agricultural areas and ranch lands.
- Strategy 21.2.1: Open Space that is preserved through clustering of development will be preferentially located on the most environmentally sensitive area of the site and should be interconnected with open space on adjacent properties when possible.**
- Policy 21.3: Adopt and maintain an Official Map to preserve the potential sites of an open space system of trails, parks, open spaces, scenic vistas, environmentally sensitive areas, scenic vistas, and recreation areas, in addition to other rights of way and sites for existing and future roads, schools, libraries and public facilities.
- Strategy 21.3.1: Map all existing conservation easements, wildlife corridors, conservation land, irrigated land, and rangeland, and integrate these data into the official map and plans for future infrastructure in order to plan for connectivity among open spaces and conservation lands.**
- Policy 21.4: New Open space will be acquired and protected. Additional means will be developed to fund acquisition and maintenance of open space, trails, and the programs that support them.
- Strategy 21.4.1: Research potential to establish a transfer and purchase of development rights program including creation of a County Land Bank.**
- Strategy 21.4.2: Provide for the use of transfers of development rights of the owner's land to other lands in zoning districts authorized to receive TDRs or to a County Land Bank when clustering is not feasible, but required.**
- Strategy 21.4.3: Require all subdivisions and site plans containing land lying adjacent to any tract or corridor designated on the Official Open Space and Trails Map to reserve or dedicate such land or to provide a spur connection to such designated lands.**
- Policy 21.5: Support partnerships with other governmental agencies, Pueblos, non-profits, non-governmental agencies and private interests to permanently protect open space, parks, trails, recreation areas, environmentally sensitive and natural resource areas.
- Policy 21.6: Create new permanently protected private open space in coordination with private landowners, non-profits and relevant agencies through the use of development or conservation easements.
- Strategy 21.6.1: Coordinate with private land owners, public and private entities and federal land managers in the County to identify and map open space corridors and areas.**
- Policy 21.7: An interconnected system of trails and parks should be established, with continuous regional trail and park connections for pedestrians, equestrians, and cyclists.
- Strategy 21.7.1: Identify and map existing private trails and coordinate with private land owners, Pueblos, the BLM and the state Land Office to develop voluntary use agreements, easements or**

other arrangements for public use of designated trails, parks and recreation areas occurring on these lands.

Strategy 21.7.2: Work with community planning groups to expand local trail networks near existing rural communities so that all county residents have access to a trail system within a mile of their residence. Link these local trail networks to regional trails.

Strategy 21.7.3: Continue to develop important regional trail corridors and rails to trails opportunities according to new trail design standards.

Strategy 21.7.4: Identify and pursue rails to trails opportunities.

Policy 21.8: Develop trail design standards for recreational and commuter trails and implement them in the design of a trails network connecting open spaces, parks, neighborhoods, and commercial centers.

Strategy 21.8.1: Include trail design standards in development review standards for both county and developer projects.

Policy 21.9: Require that the construction, design or location of park and trail corridors does not negatively impact environmental features or waterways.

Policy 21.10: Improve the maintenance of County owned parks, trails and open space through partnerships, grant funding, and other creative techniques.

Policy 21.11: Create and maintain safe access, parking, and trailheads for public lands and other open spaces.

Policy 21.12: Support community-based stewardship of open spaces, trails and public spaces.

Strategy 21.12.1: Continue to develop a community-based stewardship and management program for public lands. Such a program should establish: volunteer open space monitors and stewards; periodic open space clean-up days; a method to control unauthorized off-road vehicular use; and citizen volunteers to monitor conditions and provide landscaping and litter/graffiti control.

Strategy 21.12.2: Develop a trails handbook, trail maps, and a trails website and/or visitors center.