

2015 Los Cerrillos Community Plan Update

I. Los Cerrillos Community Plan Purpose

Los Cerrillos Community Plan was adopted by Resolution 1999-129. Los Cerrillos Community Plan was created to address concerns about how growth around and in the Village would affect the quality and quantity of water in Los Cerrillos, and to identify policies that will guide growth into the future. Los Cerrillos Community Plan includes the following Vision Statements:

- Maintaining the Village as a predominately residential community.
- Developing a business district and support businesses that promotes local employment and providing local services that do not disrupt the quiet of the Village.
- Protecting local domestic water and providing fire protection water for all residents.
- Providing safe and well maintained roads.
- Maintaining a cleaner and healthier environment in the Village.
- Providing for recreational, educational, environmental and service needs of the community.

The initial planning process brought the community together to discuss shared values and concerns so that the community could craft a plan that would guide future growth in the district. Plan implementation will guide the location and scale of commercial and residential development, public facilities and infrastructure, and protect the water supply, open vistas, and other natural resources.

II. Los Cerrillos Plan Update

Purpose:

Los Cerrillos Plan was adopted in accordance with Santa Fe County's Community Planning process. The County subsequently adopted the Sustainable Growth Management Plan (SGMP) in 2010 and the Sustainable Land Development Code (SLDC) in 2013. The SGMP framework includes a Growth Management Strategy that includes a comprehensive zoning approach based on a land use plan, a use matrix, notification procedures community planning and public participation. The SLDC indicates the purpose and intent for Community Plans as follows:

The Community Plan is intended to identify development and growth impacts for an area and provide strategies and land use recommendations including a future land use plan consistent with the SGMP.

A Community Plan is intended to permit communities to recommend adoption of particular land use regulations based on the needs and goals of the community and shall conform to the procedures set forth in the SLDC, and to subsequently update plans as necessary due to changing circumstances.

The purpose for the 2015 Los Cerrillos Community Plan Update is to provide an update to the existing plan in order to ensure that the plan is consistent with the County's adopted Sustainable Growth Management Plan (SGMP) and to ensure that the plan is implemented through the Official Zoning Map and Sustainable Land Development Code (SLDC).

III. Transitional Overview

In January 2015, the Board established the Los Cerrillos Planning Committee and authorized it to develop a Community Plan Update, review proposed community district zoning and draft a community district overlay for amendments to the SGMP and SLDC. Provisions in the existing plan that are inconsistent with the SGMP will be superseded through this plan update.

Community Plans and updates will be implemented through the establishment of an Overlay District in Chapter 9 of the SLDC and through adoption of the base zoning districts through the Official Zoning Map. The following sections of the existing Los Cerrillos Plan will amend the SGMP:

1. Use Matrix

Any use or design standards in the existing Los Cerrillos Plan will be superseded through the Community District Overlay in the SLDC, which has been drafted in accordance with the Community Plan Update process.

2. Procedures

Procedures identified through the Los Cerrillos Plan will be superseded by the policies and procedures identified in the SGMP and the SLDC.

3. Land Use Plan Update

The Land Use Map reflects the land use categories for the Los Cerrillos Community Planning Area. Below is a breakdown of the five land use categories which are identified on the Los Cerrillos Land Use Map.

Rural Residential. The Rural Residential area provides for the development of single family homes on large lots, either individually or as part of rural subdivisions, to preserve the scenic and rural character of the area, to provide consolidated open space and agricultural lands, and to recognize the desirability of carrying on compatible agricultural operations. Home occupations are appropriate for this area as well as equestrian uses, agricultural uses, renewable resource based activities, camps and retreats.

Residential Estate. The Residential Estate area designates areas adjacent to the Traditional Community District which is historically associated with the historic village core due to proximity, use and subdivision patterns. This area is appropriate for single-family development with options for clustering, agricultural related uses and limited home occupations.

Traditional Community. The purpose of the Traditional Community district is to continue to reflect the unique historic development patterns of the village with a mixed pattern of lot sizes, shapes and housing types. The Traditional Community district accommodates traditional community patterns, preserves historic and cultural landscapes, and protects agricultural uses. It should remain as a primarily single-family residential district consistent with historic options for compact residential development including clustered housing and family compounds. Community facilities, institutional uses, agricultural uses, and home occupations that are residential in scale should continue to be allowed in the district.

Public Institutional. The purpose of the Public Institutional category is to accommodate governmental, educational and non-profit or institutional uses, including public or community parks, recreation facilities and public, non-profit, and institutional residential uses, but excluding any such uses of an extensive heavy industrial character. Development in this area should be multi-use and designed with community input in order to meet community goals and objectives.

Potential Commercial Area. Nonresidential uses to support the needs of the community and to retain the predominately residential character of the Village may be allowed in the potential commercial area of Los Cerrillos as identified on the Land Use Map. Commercial development should support local employment and provide local services which do not disrupt the quiet of the Village and promote self-sufficiency for the community. This area is appropriate where nonresidential developments should logically locate because of established land use patterns, planned or existing public facilities and appropriate access.

4. Land Use Map

The Land Use Map will provide a framework for the base zoning in the Official Map for the Los Cerrillos Community District. The Land Use Map is identified as Map 1.

Map 1: Los Cerrillos Community Land Use Map

Santa Fe County Los Cerrillos Community Proposed Land Use Map June 30, 2015

Legend

Los Cerrillos Community Planning Area



Parcels



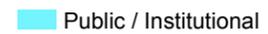
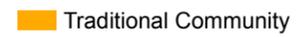
FEMA Flood Zones



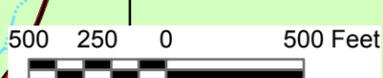
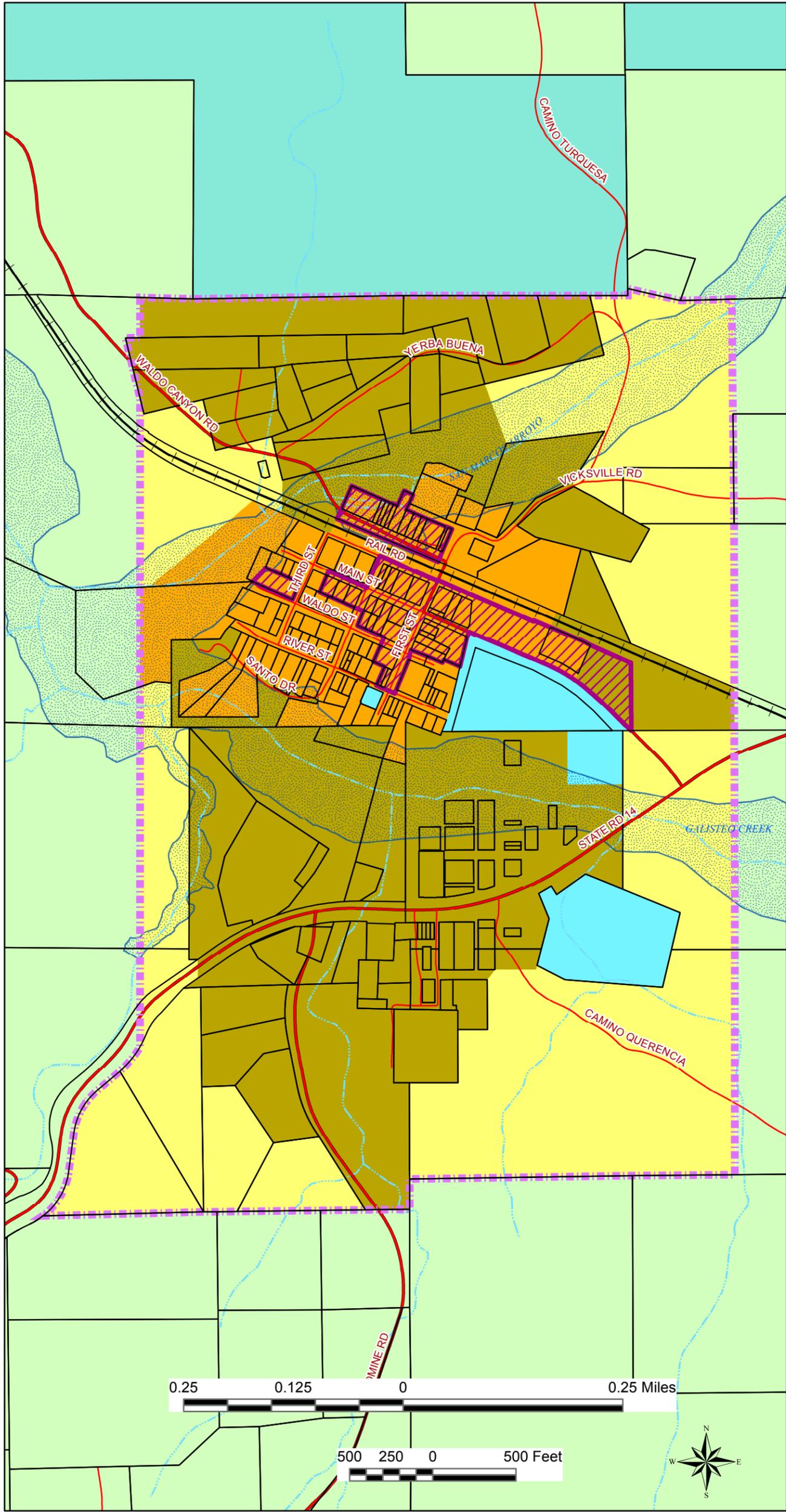
Not Under Santa Fe County Zoning Jurisdiction



Los Cerrillos Proposed Land Use Map



Potential Commercial Area



Santa Fe County
Growth Management
Department
Planning Division

June 30, 2015
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IV. Demographics

The following is a brief review of demographic data for Los Cerrillos which compares population and housing in 2000 and 2010. The data indicates an increase in housing units throughout the Los Cerrillos.

Los Cerrillos Demographics	Previous Data 2000	Current Data 2010
Population	229	321
Median Age	37.9	54.5
Median Income	\$13,661	\$47,292*
Housing Units	129	188
Persons per Household	2.47	2.10
Own Home	75	102 66.7%
Rent Home	36	51 33.3%

Data from 2000 and 2010 Census.

*Data from American Community Survey 2009-2013.

V. Community Issues identified through 2015 Planning Process

- The committee has identified the need for a complete plan update through a plan amendment process.
- Roads within the district should remain unpaved with the exception of First Street and would like to explore adding new dirt/base course to fix the roads.
- There is a concern of numerous vacant properties and abandoned buildings which are deteriorating.
- There is a need to protect their water source and recharge area, as it a unique subsurface aquifer.

- The community is concerned about water uses for development that may impact the planning area.
- There are dwelling units attached to the community water supply that are not included in the planning area boundary.
- Cerrillos has a long history with the movie industry---the community has identified a need for well-designed places to park and keep equipment. Where they have previously operated, there has been no ground remediation and it became a dust bowl.
- There is a need for parking for community events as well as overflow from the future commercial activity.
- There are concerns with lack of sufficient buffers and how mining and drilling could negatively impact Los Cerrillos and its air and water supply.
- The community would like to see the property designated for a new Senior Center designed as a well thought multi-use space with appropriately sized dirt or base course parking lot (to potentially serve the needs for parking in the community), minimal lighting, a park for children, and a community garden.
- There is a need to recognize the Historic Cerrillos Mining District as an important cultural resource for the community and the entire region. The Cerrillos Mining District dates from 1694 when de Vargas created El Real de Los Cerrillos and its prehistoric mines date back 1100 years. It is valued for almost 2000 historic and prehistoric mine sites. These ancient mine sites are extremely rare within New Mexico and the United States, thus the recognition by NMSHPO in 1973 of the District as a New Mexico State Cultural Property.