

# San Marcos District Plan Draft 1.25.19

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## Section 1: Introduction

### San Marcos District Description

San Marcos District, with its 1,700 residents, diverse business and residential environment, and striking natural views represents a unique segment of Santa Fe County. The historic San Marcos Pueblo, though not a visible marker of the area, gives the District its name. Unlike many other traditional communities in Santa Fe County, the District centers itself around a stretch of the highway, perhaps identifying most with the San Marcos Café and Feed Store towards the northern end of the boundary. Spanning approximately 44 square miles along the stretch of NM 14 between Santa Fe and the town of Cerrillos, the community comprises equestrian services, a local café, restaurants, eco-tourism, artist studios, film venues and experimental agriculture. The District attracts diverse residents to an area near the city but distinctly rural in character. The Turquoise Trail Scenic Byway, an international attraction, and recreational and historical resources such as the Cerrillos Hills State Park provide exceptional opportunities to explore the District's rich history and beautiful natural backdrop.

### History

#### **TO BE EXPANDED**

### Purpose and Intent

The San Marcos community underwent an extensive community planning process to create the 2006 San Marcos District Community Plan, which was adopted by the Board of County Commissioners with Resolution 2010-6. This plan was amended when Santa Fe County created the Sustainable Land Development Code in 2013. At that time, the 2015 San Marcos Community Plan Update was developed through a planning process that was intended to identify development and growth impacts for the area and provide strategies and land use recommendations including a future land use plan consistent with the Sustainable Growth Management Plan. On August 29, 2017 the Board of County Commissioners unanimously adopted Resolution 2017-93 authorizing a planning process for the San Marcos District in accordance with the Sustainable Land Development Code (SLDC).

The 2019 San Marcos District Plan was initiated in 2017 because the 2006 San Marcos District Plan was over a decade old and no longer conformed to the SLDC, requiring revisions to bring it up-to-date and in compliance with other County documents. The 2015 San Marcos Planning Committee submitted a Letter of Intent to Santa Fe County Board of County Commissioners requesting a new planning process in order to create a revised plan that could be incorporated into revisions of the SLDC reflecting the vision and direction of the community. Conditions in the area change over the years and the resident population shifts, necessitating occasion updates to reflect the desires and vision of the communities being served. County Planning staff, in coordination with the planning committee, developed a public participation plan that assured diverse representation of the community district. The San Marcos District Planning Committee is composed of membership from San Marcos landowners, residents, and community stakeholders. The community planning process was open for public participation throughout the process and additional members were always welcome.

## Scope of This Plan

The San Marcos District residents affect and are affected by development adjacent to their boundary and along the HWY 14 corridor. These residents do not live in isolation from the rest of Santa Fe County and interdependencies create ramifications on other property owners in terms of traffic created by development, air and noise pollution, and water demands on the ground water sources, among other considerations. Though this area cannot be isolated in any way from its surroundings, for the purpose of this plan, the goals and recommendations are intended for only properties within San Marcos boundary as it is currently defined.

The San Marcos District is defined as a Contemporary Community within Section 1.5.3.3 of the Sustainable Growth Management Plan:

“Several settlement areas of the County were defined in the 1999 General Plan as Contemporary Communities. Many of these communities 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 subdivisions or land divisions plat needs, not the social and functional needs of a community of residents.

Contemporary communities have opportunities to support and reinforce their evolution to functioning community centers and neighborhoods. 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 of housing; effective provision of services and social centers for residents and specific local infrastructure needs. Another opportunity for contemporary communities is to coordinate the creation of area, district, and/or contemporary community plan, especially in areas that have a ranching tradition such as in southern Santa Fe County.

Examples of contemporary communities include the greater Eldorado area, San Pedro, San Marcos the Tres Arroyos areas.”

The San Marcos District boundary was proposed and refined through the 2006 plan process amended by Resolution 2006-148. The issue of redefining the San Marcos District boundary was identified in the 2019 planning process but was not within the scope of the plan.

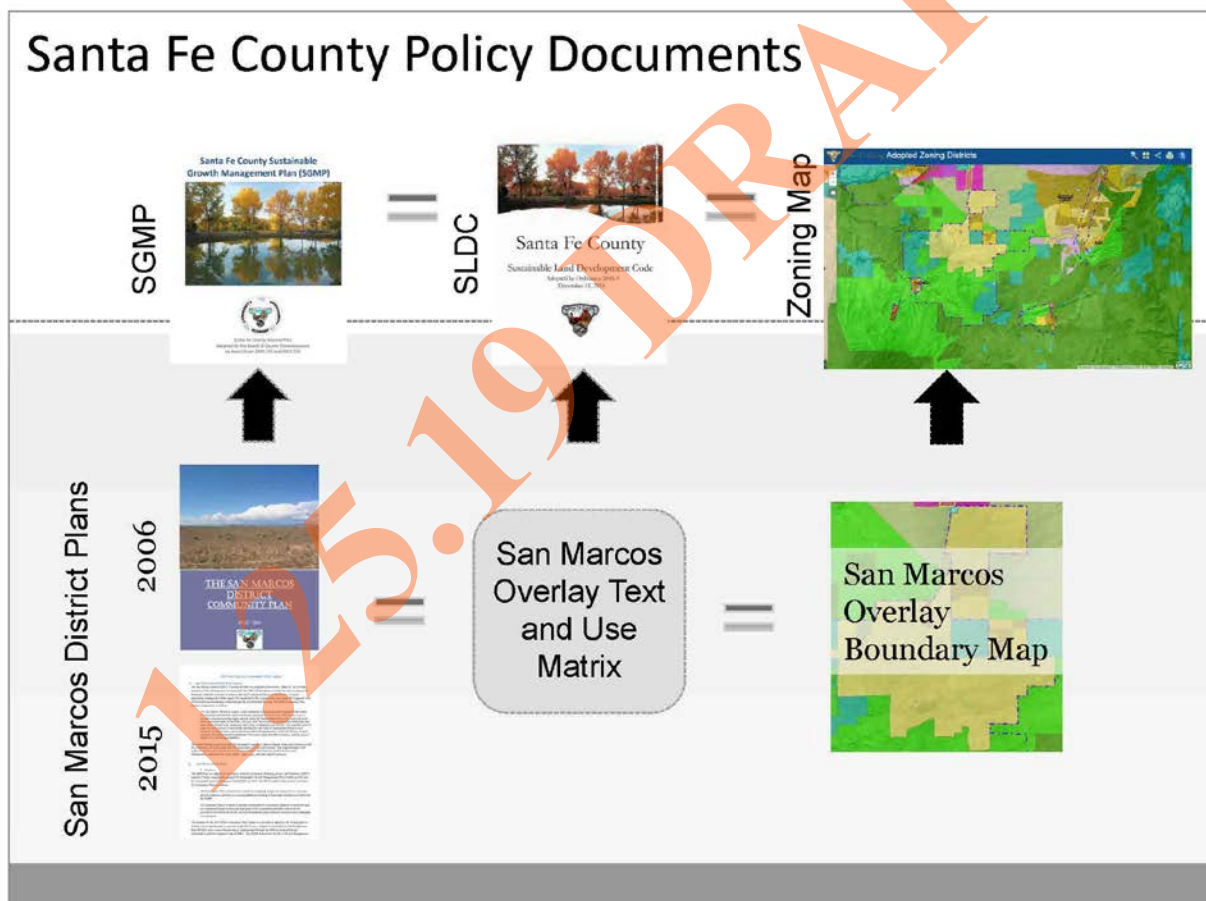
## Document Organization and Policy Context

Santa Fe County operates according to three complementary policy documents, the Sustainable Growth Management Plan (SGMP), the Sustainable Land Development Code (SLDC) and the Santa Fe County Zoning Map (Zoning Map). The SGMP lays the foundation for all SLDC and Zoning Map implementation and modifications. When the original SGMP was adopted in 2010, all of the most current community plans were included in this document, with the provision that all future amendments to community plans would become part of the SGMP and thus become

part of the foundation for all future changes to the SLDC and Zoning Map. All three of the County's policy documents must align.

When the San Marcos Planning Committee formed for the 2019 Update, residents inquired about how the SLDC and Zoning Map would be modified through the process. For the County's documents to change, the San Marcos District Plan must first address the community's vision and goals for the area, which will give justification for proposing future changes in the SLDC. The intent of District Plans within Section 2.1.3 of the Sustainable Land Development Code is to:

"... provide specific planning and design for single use and mixed use development specialized around a predominant activity. A district plan may contain specific planning and implementation steps and may be used to guide development applications, to develop facilities and services, infrastructure, annexation, assessment districts and other district needs."



The San Marcos District Plan can also play an important role in justifying funding for future infrastructure development in the area. Santa Fe County's Infrastructure and Capital Improvement Plan (ICIP) is a five-year plan that is designed to identify new infrastructure needs and to request capital outlay funding from the state legislature. An extensive public input process is conducted annually in the spring to assist in identifying new projects for inclusion in

the ICIP. Any member of the community can request a project. County staff and commissioners consider inclusion or justification in a community plan when ranking projects in the ICIP and other capital planning mechanisms. Therefore, thinking about and including or justifying projects in the plan helps secure funding for community-level infrastructure improvements from County and State sources.

The San Marcos District residents and Santa Fe County staff will undertake different roles in implementing the goals and actions of this plan. The Implementation Strategy within the Land Use Plan identifies specific actions for achieving the goals of this plan. The residents may be more effective in their role by joining in a Community Organization. Community Organizations are recognized by Santa Fe County as representing the County's defined community district and have standing when presenting opinions or recommendations regarding County developments.

## Plan Objectives

San Marcos District Plan aims to:

- to create a community planning process guided by the SGMP to ensure diversity of representation by providing information and receiving public input on the planning process to include geographical representation of property owners, residents, business owners and other stakeholders such as the equestrian, agriculture, arts, and economic development communities.
- to build a cohesive community vision that respects and celebrates the many different individuals and initiatives that comprise the area.
- to create a San Marcos District Plan that conforms to the SLDC with recommendations for revision to the current San Marcos Ordinance.
- to address the changing needs of the community through the planning process and the Plan document.
- to strengthen the connections to the past and culture of rural lifestyles by supporting equestrian and agricultural uses of the land and sharing the San Marcos sense of identity with the residents, business-owners, and visitors.

## Initial Key Issues

- ❖ Development immediately adjacent to NM 14 threatens integrity of Turquoise Trail rural character
- ❖ Diminishing water resources for current and future residents
- ❖ Diminishing water resources for future development
- ❖ Discrepancy between County maintained roads and privately maintained roads
- ❖ Enforcing penalties on littering
- ❖ Fire hazards increasing
- ❖ Guest houses are built for private use and then used commercially
- ❖ Insufficient access to small scale commercial

- ❖ Limitations on visitor parking, home occupancy regulations, signage rules for small businesses, especially arts galleries
- ❖ Limitations placed on equine, goat, chicken, horse and agricultural use
- ❖ Night lighting/light pollution
- ❖ Noise pollution in the area concerns residents
- ❖ Obstacles to equestrian business and lifestyles
- ❖ Private road requirements are expensive and difficult to comply with
- ❖ Private well use monitoring
- ❖ Property usage and diversity not currently supported
- ❖ Residential densities seem to be increasing
- ❖ Residents are affected by development immediately adjacent and connected via NM 14 to San Marcos District
- ❖ The setbacks along NM 14 create onerous restrictions on residents and business owners
- ❖ Traffic control
- ❖ Unknown information on current numbers of horses people use personally
- ❖ Poor access to quality internet and cellular service
- ❖ Watershed becoming polluted

## Implementation and Community Participation

The 2019 San Marcos District Plan was authorized by the Board of County Commissioners Resolution 2017-93 to comply with conditions from the Sustainable Land Development Code Planning Process Section 2.1.5:

2.1.5.3. All planning sessions and activities shall be open to the public and advertised throughout the community and coordinated by County planning staff. Open discussion and diversity of opinion shall be encouraged. The area, community or district plan shall document resident, property owner and business owner participation and representation.

2.1.5.4. County planning staff in coordination with the planning committee shall develop a public participation plan that assures representation of a diverse cross section of the community. The public participation plan may include public meetings, survey, establishment of topic specific subcommittees, outreach to community groups and interested parties.

The 2017 Letter of Interest from the San Marcos Planning Committee included a draft Public Participation Plan to present to the Board of County Commissioners, bringing forth a concerted effort before beginning the planning process to engage the community.

In January of 2018, planning staff went to the community to talk to businesses and residents about the upcoming Kick-Off meeting. Along with flyers placed at the San Marcos Café and Feedstore, a message was displayed at the Fire Station's marquee, and a letter and flyer were sent out to every residence in the District.

The February 7<sup>th</sup>, 2018 Kick-Off meeting was held in the Turquoise Trail Charter School gym and brought together over 120 residents to learn about the process of updating the current San Marcos Plan. Following the Kick-Off meeting, the Planning Committee, including residents and business owners, met monthly at the Turquoise Trail Charter School's library to follow create this plan.

## Community Vision

### San Marcos District Vision Statement

The people of San Marcos treasure their connection to the land and to place. Rural lifestyles, with dark skies, horses, open landscapes, and the ability to work from home enable residents to stay in the countryside and appreciate and protect the natural beauty for which the Turquoise Trail Scenic Byway was formed. The community members value balance with nature in their water use, respect for the Wild, and small-scaled business. Many artists, equestrian services and home businesses thrive in the quiet and private neighborhoods that comprise San Marcos District. The community cherishes independence from city life and seeks to be a role model for education, natural and cultural resource management, and a sustainable lifestyle.

### San Marcos District Vision

In the future, the community of San Marcos will:

- balance a healthy wildfire ecosystem
- conserve our natural resources
- cultivate dark skies
- cultivate horse businesses and extensive horse-friendly trails
- enable rural lifestyles
- encourage use of renewable energy
- enhance scenic views, movie sets, scenic byway
- ensure enough water for residents
- ensure sustainable residential land use patterns
- envision a safe community
- establish Emergency Access Plan
- have healthy connections between schools and community
- have high speed internet available
- inspire rural character and lifestyle have a thriving and sustainable equestrian community
- instill a recognizable identity and sense of place
- preserve our cultural heritage
- promote clean air
- promote private use of land for agricultural purposes
- promote public health, safety and general welfare
- protect the natural views
- provide adequate and helpful signage
- provide safe and healthy watersheds
- respect the quiet and private nature of the District promote non-motorized recreational trails



- set an example for education, sustainability and resource management
- showcase personal ownership of horses, goats, and chickens
- support growth of small scale businesses
- support home-based businesses

## Community Context—Demographics and Housing

The estimated population of San Marcos in 2018 is 1,727, based on the number of houses multiplied by the persons per household in 2010 (2.19) and subtracting 10 percent for the average number of vacant houses in 2010.

<b>San Marcos Population 2018</b>
1,727
<b>San Marcos Housing 2018</b>
876

Because the San Marcos District does not have a corresponding Census area boundary, the numbers are estimated based on another Census unit, the Census block. The starting point for the estimated population and the estimated number of dwelling units is the U.S. Census blocks (Year 2000 and 2010) that included any portion for the San Marcos District Community Planning Area. Where the Census blocks were split by the Community Planning Area boundary, the number of housing units and population were split and apportioned based on the proportion of residential structures in the Santa Fe County structures database (as of April 1, 2010) that fell within as opposed to outside of the Community Planning Area.

Of the residents in the San Marcos area, the majority (61%) were Non-Hispanic White. Additionally, almost 50 percent of the population in 2010 was age 35-64. A detailed population breakdown for 2010 may be found in table one below. Again, because the area of San Marcos does not have a corresponding Census area, the numbers were estimated from the Census Blocks.<sup>1</sup> Some of the Census Blocks in the San Marcos District overlap with the Northfork and

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<sup>1</sup> Proportion and Number of Hispanic Persons:

The proportion of Hispanic persons for 2000 and 2010 are based on the U.S. Census blocks where any portion of the block included the San Marcos District Community Planning Area. The proportions that were calculated were then applied to the total number of persons that were estimated for the San Marcos District Community Planning Area for 2000 and 2010 (see section above), to derive the number of Hispanic persons.

### Age of Population:

The age breakdown for the population for the Year 2000 is based on the age breakdown of U.S. Census blocks where any portion of the block included the San Marcos District Community Planning Area. The Year 2010 Census block data did not include an age breakdown, so the age breakdown of the Census block group (Tract #106.03 Block Group 1) that includes the area east of N.M. 14 was used. For median age, the data for Census Tract #106 Block Group 4 was used for Year 2000, and the data for Tract #106.03 Block Group 1 was used for Year 2010 – both of these areas basically consist of the portion of San Marcos that lies to the east of N.M. 14.



Silverado neighborhoods. Therefore, between 30 to 50 percent of the age, ethnicity and population from the Northfork and Silverado neighborhoods is included in the San Marcos District data.

Future population projections for San Marcos District estimate an additional 152 people moving into the area by 2030 and an additional 80 housing units over the same period.

### **Area Distribution**

San Marcos area currently contains five zoning categories outside of public lands: Rural, Rural Fringe, Rural Residential, Commercial Neighborhood and Public Institutional. By area, the Rural category is allotted the most acres, 57 percent of the total private areas. The Rural area has the lowest density, 1 dwelling per 40 acres. The next largest area is Rural Residential, with 42 percent of the total San Marcos District. Within Rural Residential zoning, 1 dwelling per 10 acres is allowed. The remaining area is divided between Rural Fringe, Commercial Neighborhood, and Public Institutional, together making up just 0.75 percent of the total area.

**TO BE EXPANDED**

## Section 2: Plan Elements

### What makes this place?

From the beginning of the San Marcos process, the Planning Committee has circled around a central question: What makes this place?

Unlike any other community in Santa Fe County, the San Marcos District does not center around a historical village or town center, nor even a church. This District spans a large area, with about 44 square miles of land. Some of the residents do not even know the exact boundaries of this jurisdiction, or perhaps that they live within a designated Community District. People in the District do not pretend to rely solely on the amenities of the area for all their needs. There is no grocery store or bank. Many people travel to Santa Fe for work and other necessities; however the District does provide enough for a certain way of life. Water is becoming scarcer and people are beginning to haul water from a filling station for their animals and themselves. Access to properties via public and private roads bring up discussions of funding and reasonable expectations for maintenance. Moving into the future, residents will have to rely more on each other and on County infrastructure to allow them to live a “rural” lifestyle. And yet, this area has an identity and pride. So what makes this place? It is a value to live with horses, a love and respect for the land, and a desire to live outside of the strict rules that govern a city.

TO BE EXPANDED

## An Equestrian Culture

San Marcos prides itself on its equestrian culture. Many residents own horses and many horse-based businesses locate themselves in this District because of the history and prevalence of equestrian uses. San Marcos considers itself a supportive, responsible, community-minded horse environment. Many people have horses for their own personal use. Horse-based businesses are also a large part of the local economy.

There are many businesses and services supporting the regional equestrian community, such as:

- a regional full-service horse hospital, hosts a facility for intensive care, elective and emergency surgery including colic surgery, long-term hospital care and monitoring, as well as reproductive services.<sup>2</sup>
- various equine therapy services<sup>3</sup> including physical and psychological wellness programs<sup>4</sup>
- a horse shelter sits at the southern boundary of the District and provides needed services for the region's abused and neglected horses.
- There are also horse facilities, supply stores, and services such training stables, saddle suppliers, and farriers (horse-shoers) that support and make their living in the District.

With all of the equestrian activity in the area, the by-product, manure, is readily available. The San Marcos District supplies manure for agricultural purposes all around the Santa Fe region.

## Ranching and Grazing

During the early 20<sup>th</sup> century, San Marcos was comprised of many large ranches. In the 1950s, the Byrne Ranch lay East of HWY 14, while the Hughes (formerly Jarrett) Ranch and Calvin Ranch spread West and East of the road to the San Marcos Arroyo. The Thornton Ranch was and is still today East of the current San Marcos District. The Sweet Ranch lay North and South of the Santa Fe Railroad tracks extending to the Ortiz Grant. Today, the Bonanza Creek Ranch borders San Marcos to the North. Eaves Movie Ranch and Synergia Ranch are located in the northwest section of the District.<sup>5</sup>

Though much of the large ranch land has been subdivided into smaller residential properties, the San Marcos area retains a ranching and grazing character. Today, large swaths of leased land, along with a few private properties, are used for grazing a diversity of livestock and many property owners keep pastures for horses. Regionally, this part of Santa Fe County is still used for grazing, according to the Santa Fe County Assessor's Agriculture and Grazing Tax Benefits Overview and map.<sup>6</sup> There are areas identified for grazing on state and federal lands within the San Marcos area.

The process for leasing public lands for grazing changes by agency. Bureau of Land Management (BLM) parcels in the area are leased in accordance with BLM grazing regulations

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<sup>2</sup> <http://thalequine.com/> - direct quote

<sup>3</sup> <https://reflectreinvent.com/about-us-2/machel-jordan/>

<sup>4</sup> <https://www.horsesforheroes.org/> - reword this direct quote

<sup>5</sup> 2006 San Marcos Community Plan p. 12-13

<sup>6</sup> <https://arcg.is/1WuDT0>

[http://www.nmstatelands.org/uploads/files/Fee%20Schedules/BLM\\_Slo%20Comparisons\\_final%202016.pdf](http://www.nmstatelands.org/uploads/files/Fee%20Schedules/BLM_Slo%20Comparisons_final%202016.pdf)

found at 43 CFR Part 4100 and section 15 of the Taylor Grazing Act. The agency requires that a lessee own or lease a parcel of private land adjacent to the federal land. The BLM leases are issued on a 10-year basis with livestock numbers based on the carrying capacity of the grazing allotment. Grazing fees are based on the Animal Unit Month (AUM), or the estimated amount of forage needed to sustain one cow or its equivalent for a 1 month period. The fee formula was established by Congress in the 1978 Public Rangelands Improvement Act and change annually depending on a number of factors including the beef cattle market. Prices have ranged from \$1.35 to \$2.11 per AUM over the past ten years. Half of the grazing fee collected goes back into a Range Improvement Fund, which can be spent on improvements to enhance management of the grazing operation. Improvements such as pasture fences, additional water sources or vegetation treatment (e.g. thinning) are provided upon request and are subject to available funding, the applicable Land Use Plan (2012 Taos Resource Management Plan), and site specific NEPA analysis.

The State Land Office (SLO), the other public lands available for leasing, awards leases in 5-year increments. Applicants are not necessarily required to have adjacent land or access to a lease in order to apply or bid on a lease. However, in a case where multiple applicants are seeking the same lease, access and adjacent land ownership will be taken into consideration when awarding the lease. Current lessees are notified during the June preceding the renewal of their lease and offered assistance in drafting a new contract before the property goes out for a bidding process (August 1 to September 1) to anyone else interested. Many families have had their lease for generations, but occasionally neighbors to the property or family related to the current lessee inquires with the SLO about bidding for the lease. The fee formula used by the SLO does not change, but it includes an adjustment factor that changes yearly based upon economic variables. Many of these variables are the same as those used to determine BLM fees.

Most SLO carrying capacities were determined and set in the 80's and have not changed. However, if a lessee believes their carrying capacity needs to be changed to better reflect current conditions, they may fill out a request form for a carrying capacity reevaluation. Then, a resource manager will conduct a field assessment of the lease and make recommendations on whether or not the carrying capacity should change. These site visits also serve the purpose of gathering data on overgrazing and to provide guidance on management plans. If individuals wish to improve the leased property, the National Resources Conservation Services (NRCS) is available to apply for assistance. All improvements on state land (fences, brushwork, water developments... etc.) require the submission of an improvement application prior to the work being done. Lessees often partner or cost share with NRCS to complete the work, but many fund and implement the improvements on their own.<sup>7</sup>

## Agriculture

San Marcos District has less irrigated agriculture than most other parts of Santa Fe County. Synergia Ranch, a private ranch managed as a “Center for Innovation & Retreats,” hosts an organic orchard and sites for innovative agriculture.<sup>8</sup> There are also two commercial nursery

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<sup>7</sup> Discussion with Lucille Martinez, Agriculture Leasing Manager SLO, on May 1, 2018 and email with Megan Boatright, Rangeland Ecologist with NMSLO on May 7, 2018.

<sup>8</sup> <https://synergia ranch.com/>

and greenhouse operations in the District, Plants of the Southwest and New Mexico Plan Company. Private landowners use greenhouses to grow small-scale crops. San Marcos area does not have the acequia infrastructure that exists in the northern part of Santa Fe County and thus more of the agricultural activity in this area is dry-land agriculture and ranching. Currently, there are 162 acres of privately owned farms that do not use irrigation (“dryland farming”) and 152.61 acres of irrigated farming in San Marcos District.<sup>9</sup>

## Water and Infrastructure

Water is the most essential resource that determines where and whether people can live in San Marcos. San Marcos area does not have any perennially flowing surface streams. County water lines end at the Turquoise Trail Elementary School. All of the San Marcos residents depend on wells or hauling water for their home water use. Santa Fe County Utilities Department operates a 24-hour Self Service Water Dispensing Facility, call “Ojo de Agua.” The facility, located at 13-B Camino Justica in the Santa Fe County Public Safety Complex, provides water for residents and businesses in the San Marcos District that have dry or underperforming wells. Customers are required to prepay to their accounts before using the dispensing facility. Roughly 500 customers are registered to use the dispensing facility as of spring 2018. Water at the facility is sourced from the Rio Grande via the Buckman Treatment Plant.

This facility is owned and operated by Santa Fe County. Santa Fe County residents and commercial customers can set up an account with a pre-paid card to use the facility by visiting the Santa Fe County Utilities Office. A commercial customer is defined as anyone purchasing 10,000 gallons or more at one time. Residents are charged \$0.01 per gallon and commercial customers are charged \$0.02 per gallon. For residents to haul water, they must have a truck with a towing capacity over 2,300 lbs. In addition, they must have a trailer, a water tank, a storage tank and pump at their house. The cost of hauling water not only includes the price of water at the filling station, it includes maintenance and fueling of a heavy-duty truck, maintenance of a water storage system, and the time required to collect the water. Maintenance of private roads also contributes to the cost, as carrying water over an unmaintained road proves difficult.

Although the County does not keep data on the number of businesses and households currently engaged in rainwater collection, the Sustainable Land Development Code (SLDC) does require that new residential developments and new or remodeled non-residential developments in the County collect rainwater using cisterns. For residential structures, the County’s rainwater harvesting requirement states that rainwater must be captured from a minimum of 85 percent of the roofed area and be placed into a rain barrel, cistern or other catchment system including passive water harvesting and infiltration techniques. For non-residential structures, systems shall be designed to capture rainwater from all of the roofed area to be connected to a drip irrigation system to serve landscaped areas.

Santa Fe County has incomplete data about the number or status of working wells in the area. The United States Geological Survey (USGS) operates several ground water site inventory wells in the District that monitor aquifer depth. Recent hydrologic studies of the area are unavailable.

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<sup>9</sup> Based on USDA Cropland data and Santa Fe County aerial imagery

Unlike northern parts of the County, there are no acequia systems in San Marcos. There are also no community water systems in the District. While old planning documents relied on development based on water availability, current zoning does not differentiate development areas based on water.

## Septic

Santa Fe County does not operate any wastewater treatment in the San Marcos area, therefore all residents rely on private septic systems. New Mexico Environment Department<sup>10</sup> regulates septic tanks, though Santa Fe County's Sustainable Land Development Code regulates how many septic tanks may be on a property (an accessory dwelling must share a septic tank with the principal residence SLDC 10.4.2.4).

## Vision

- Will support ranchland and promote non-motorized recreational trails
- Will promote private use of land for agricultural purposes
- Will inspire rural character and lifestyle
- Will have a thriving and sustainable equestrian community
- Will cultivate horse businesses and extensive horse-friendly trails
- Support stewardship and personal ownership of animals
- Support new innovation in sustainable practices
- Set an example for education, sustainability and resource management
- Promote sensible stewardship of livestock, as property can support
- Instill a recognizable identity and sense of place
- Farmers' markets at existing businesses
- Farm stands collective for locals
- Encourage use of renewable energy
- Enable more subsistence farming
- Create manure industry connections
- Coffee shop and bakery for locals and visitors

## Key Issues

- ❖ Limitations placed on equine, goat, chicken, horse and agricultural use
- ❖ Obstacles to equestrian business and lifestyles
- ❖ Limitations on livestock and agricultural use
- ❖ Unknown information on current numbers of horses people use personally

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<sup>10</sup> [https://www.env.nm.gov/liquid\\_waste/laws-and-regulations/](https://www.env.nm.gov/liquid_waste/laws-and-regulations/)

**Agriculture Goal A Horse community: Support a healthy equestrian community, enabling a rural lifestyle and stewardship of the land and animals.**

**Agriculture Goal B Agricultural community: Promote continues use of land for agricultural purposes and agricultural lifestyle, creating cultural and economic connections to support sustainably practiced agriculture.**

**Agriculture Goal C Horse and agriculture business: Support stewardship of the environment through farming and ranching businesses that enable the continued rural lifestyle and character of the District.**

**Natural Resources Goal A Conserve and protect water and natural resources to ensure enough water for residents, while providing a safe and healthy watershed**

**Land Use Goal C: Environmental Protection: Encourage use of renewable energy and sustainable land use patterns to conserve natural resources, which enable a rural lifestyle, while also setting an example for education, sustainability and resource management.**

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## A Love and Respect for the Land

San Marcos area was named for the San Marcos Pueblo. Around 700 years ago, during a particularly rainy period in the Southwest, a great pueblo was built on the North bank of the largest arroyo in the District. This pueblo, called Corn Pueblo in Keres or Turquoise Pueblo in Tewa, is most widely known by its Spanish name, San Marcos. Blessed with reliable springs, land especially suited for growing corn, and nearby mineral resources, including lead for decorating pottery and turquoise, San Marcos prospered. It soon became one of the largest pueblos in the Southwest. For nearly 400 years the fortunes and population of San Marcos varied with cycles of rain and drought, and with the comings and goings of different people. Possibly the greatest change happened around 1635 when Spanish Franciscans came to live in the area, building the Iglesia de San Marcos Mission atop one of the pueblo room blocks. The San Marcosenos were early participants in the Pueblo Revolt of 1680, and when the Spanish departed New Mexico, the surviving San Marcosenos moved into Santa Fe, eventually abandoning the Pueblo altogether. By 1692, when Diego de Vargas returned to New Mexico, the San Marcos Pueblo was in ruins and the entire Galisteo Basin depopulated.<sup>11</sup> Today, the San Marcos Pueblo site is owned by the Archaeological Conservancy and used to train young professionals.

The San Marcos Pueblo site is protected by the Galisteo Basin Archaeological Sites Protection Act, a federal act administered through the BLM, protects archaeological sites on federal property and with willing land-owners. For example, Santa Fe County, though not a federal entity, will abide by the regulations in the Act. These protections include preservation and interpretations of these significant sites.

## The View

The Turquoise Trail National Scenic Byway starts just outside of the City of Santa Fe and heads down HWY 14 through San Marcos District. This Byway showcases the area's mining history and takes visitors through the villages of Cerrillos and Madrid, giving them a taste of the Old West.<sup>12</sup> This landscape, with views of the basin and scenic hills, has attracted residents and inspired filmmakers who have made the area a backdrop for many films. The natural beauty and open vistas in the area are one of the region's biggest natural resources that distinguish the character of the District.

San Marcos area is home to the Gray Vireo, a state-listed threatened species. These birds typically prefer open pinon-juniper woodland with a shrub component. Threats to this species include loss or alteration of suitable nesting habitat and wintering habitat.<sup>13</sup> This area is also home to a few Species of Concern. The Pinyon Jay, which is essential for the health and propagation of pinon trees, is a medium-sized jay that looks like a miniature crow.<sup>14</sup> The Pale Townsend's Big Eared Bat finds its home here, along with the Bendire's Thrasher.

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<sup>11</sup> 2006 San Marcos District Community Plan p.8

<sup>12</sup> <https://www.newmexico.org/things-to-do/scenic-byways/turquoise-trail-national/>

<sup>13</sup> <http://avianconservationpartners-nm.org/wp-content/uploads/2017/01/Gray-Vireo.pdf>

<sup>14</sup> [https://www.allaboutbirds.org/guide/Pinyon\\_Jay/id](https://www.allaboutbirds.org/guide/Pinyon_Jay/id)

San Marcos area, like much of the region, is known for its clean air. The American Lung Association gave Santa Fe County's air quality a B grade in 2016, down from an A following a day between 2012 and 2014 in which ozone levels barely exceeded Environmental Protection Agency (EPA) standards. EPA standards have increased in 2015, setting the bar at 70 parts per billion down from 75. From 2007 to 2013, Santa Fe County scored all A's for low levels of ozone and B's and A's for its levels of particle pollution. Santa Fe County has often been known for having the cleanest air in America, in 2011, the World Health Organization said the air here was among the cleanest in the world.<sup>15</sup>

The National Scenic Byways program, recognized by the U.S. Secretary of Transportation, was established to help recognize, preserve and enhance selected roads throughout the United States. "The term "scenic" goes beyond vistas, to represent natural and man-made panoramas, electrifying neon landscapes, and ancient and modern history coming alive, native arts and cultures.<sup>16</sup>" "Believed to be an ancient path, Turquoise Trail travels between Albuquerque and Santa Fe. The natural geological formations found here are like nowhere else on Earth. See nature up-close in the Cibola National Forest and Sandia Mountain Wilderness Area. Appreciate the distinctive, artistic communities of Madrid and Los Cerrillos.<sup>17</sup>" Turquoise Trail Corridor Management Plan Version 2.0 was completed in July 2006 and sets out a vision for the Turquoise trail corridor. Importantly, the plan identifies intrinsic assets along the byway and sets out strategies to protect, enhance, and interpret those assets for the public. Some assets, like sunsets, grassland wildlife and other scenic qualities, apply to the entire corridor, other assets, like the **Cerrillos State Park**, the **first strip mine in the United States** and the and the **San Marcos Pueblo**, are unique sites to the San Marcos District. Additionally, the plan calls for the improvement of existing byway facilities to serve residents and visitors."<sup>18</sup>

## Arts

Just as pottery and turquoise were an important feature of the San Marcos Pueblo culture, so too the arts remain an important part of the San Marcos community today. Many artists find their home in the District, some with private studios and others with exhibitions open to the public. Along the southern part of the HWY 14 corridor in San Marcos, passersby can appreciate multiple sculpture gardens and arts displays, such as Origami in the Garden and the Turquoise Trail Sculpture Garden and Studio, as they traverse the Scenic Byway. The legacy of prominent native sculptor, Allan Houser, is preserved through the Allan Houser Sculpture Garden and Foundry on Haouzous road, named after Mr. Houser's Warm Springs Chiricahua Apache family. The Foundry is used by and has trained many local artists over the years.

Eaves Movie Ranch may be one of the original filming locations in the District, but in recent years, San Marcos has flourished as a backdrop for many films and TV series. Film crews support local business in the area by using equestrian and trucking services in San Marcos District.

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<sup>15</sup> [http://www.santafenewmexican.com/news/local\\_news/santa-fe-slips-to-b-grade-in-national-air-quality/article\\_0eda2313-e8b8-581d-91a9-818a7411e968.html](http://www.santafenewmexican.com/news/local_news/santa-fe-slips-to-b-grade-in-national-air-quality/article_0eda2313-e8b8-581d-91a9-818a7411e968.html)

<sup>16</sup> <https://www.fhwa.dot.gov/byways/about>

<sup>17</sup> <https://www.fhwa.dot.gov/byways/byways/2094>

<sup>18</sup> <http://www.turquoisetrail.org/nsb/cmp.html>

## Mining and Soil

During the 19<sup>th</sup> and 20<sup>th</sup> century, San Marcos area was the site of many mining operations, notably in what is today the Cerrillos Hills State Park, where historic mining sites are preserved and interpreted for the public. Pueblos like Cochiti and Santo Domingo used turquoise from the Cerrillos Hills to make jewelry that was traded as far West as Navajo country. It is unclear when mining began in the area, but with expansion in 1881 of the railroad and resulting tourism, the Pueblo turquoise jewelry found a new niche and miners traveled to the area in search of riches.<sup>19</sup>

San Marcos soils include Zozobra-Jaconita complex, Khapo sandy loam, and Arent-Urban land-Orthents complex in the northern part of the District. By the San Marcos Arroyo, the soil composition includes Zozobra-Jaconita, Chupe Riverwash, Zia fine sandy loam, Agua Fria-Paraje, and Vitrina-Haozous. Garden of the Gods area of the District, with the definitive rock formations has Rock outcrop-Skyvillage complex, Penistaja family sandy loam, Kech-Cerropelon-Rock outcrop complex, and Penistaja family loam. Next to the Cerrillos Hills, the sand composition is primarily Kech-Cerropelon Rock outcrop, with some Truehill extremely gravelly loam and Sandoval-Badland complex.<sup>20</sup>

## Open Space

Multiple agencies own property in San Marcos District. Santa Fe County Open Space owns 437 acres, Bureau of Land Management (BLM) manages 3,876 acres, the State Land Office (SLO) has 1,826 acres, and New Mexico State Parks (State Parks) owns 1,059 acres in the Cerrillos Hills Park. Each agency has a different mission for public access and use. Santa Fe County aims to make its own Open Spaces available for recreation, while balancing conservation. The BLM leases property for grazing and agriculture, as does the SLO, with little emphasis on recreation. State Parks uses Cerrillos Hills for cultural and historical interpretation. There are also several private conservation easements, with 39.6 acres under protection.

The Bureau of Land Management (BLM) owns numerous tracts of land in the San Marcos District, including a lot in the southeast portion and a lot in the northwest portion of the District totaling 3,876.8 acres. The BLM has several areas with unique or sensitive culture resources that are designated for special management. These areas within San Marcos District, which are classified as Galisteo Basin Areas of Critical Environmental Concern (ACEC), have reduced access and restrictions on surface-disturbing activities. The BLM's "Cerrillos Hills/Burnt Corn Special Recreation Management Area (SRMA)" seeks to, "Manage this area to provide access to trails and open space, opportunities for routine exercise and escape, and learning local history and prehistory."<sup>21</sup>

The State Land Office (SLO) owns five large properties within the San Marcos District totaling 1,826.3 acres. The mission of this agency is to optimize revenues generated from State Trust

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<sup>19</sup> <http://www.cerrilloshills.org/history/turquoise-mining-history>

<sup>20</sup> <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

<sup>21</sup> Taos BLM RMP Chapter 2, Plan Decisions p.74

Lands to support the beneficiaries of the State, notably schools, universities, and hospitals. The SLO holds agricultural leases on the properties within San Marcos District, as well as a small mineral lease at the base of their northwest parcel. They employ two Trust Archaeologists, as well as a Conservationist, Range Conservationist, and Forester in their Field Operations staff.<sup>22</sup>

On Cerrillos Hills State Park's six miles of trails people can experience scenic views of northern New Mexico through hiking, mountain biking and horseback riding.<sup>23</sup> Besides these formal trails, there are informal trails throughout the District that are used for walking and horseback riding. BLM lands also provide trails for a range of recreational activities.

### Vision

- Will respect the quiet and private nature of the District
- Will ensure enough water for residents
- Set an example for education, sustainability and resource management
- Respect the quiet and private nature of the District
- Provide safe and healthy watershed
- Protect the natural views
- promote public health, safety and general welfare
- Promote non-motorized recreational trails
- Promote clean air
- Preserve our cultural heritage
- Maintain the archaeological assets of the area
- Maintain character of region within and surrounding San Marcos District
- inspire rural character and lifestyle
- Farmer's market at existing business
- ensure enough water for residents
- Enhance scenic views, movie sets, scenic byways
- Encourage use of renewable energy
- Enable rural lifestyles
- Cultivate dark skies
- Create trails that coexist well with the landscape and archaeological assets
- Create a thriving art community
- Conserve our natural resources
- Balance a healthy wildfire ecosystem

### Key Issues

- ❖ Watershed becoming polluted
- ❖ Private well use and monitoring
- ❖ Noise pollution in the area concerns residents
- ❖ Night lighting/light pollution
- ❖ Littering

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<sup>22</sup> <http://www.nmstatelands.org/staff-directory-fo.aspx>

<sup>23</sup> <https://santafecountynm.maps.arcgis.com/apps/MapSeries/index.html?appid=494e97891d524635936a5b9b759d7c63>

- ❖ Limitations on visitor parking, home occupancy regulations, signage rules for small businesses, especially arts galleries
- ❖ Fire hazards increasing
- ❖ Enforcing penalties on littering
- ❖ Diminishing water resources for current and future residents and development
- ❖ Development immediately adjacent to NM 14 threatens integrity of Turquoise Trail rural character

**Infrastructure Goal A: Water: Promote water conservation and protection of natural resources to share the available water between residents, businesses and the animals and plants that inhabit the District.**

**Natural Resources Goal B Inspire the rural character and lifestyle of the region by enhancing scenic views (including the Scenic Byway), maintaining the archaeological assets of the area, creating trails that coexist well with the landscape and archaeological assets, setting an example for education, sustainability and resource management, including a balanced wildfire ecosystem.**

**Cultural Resources Goal A: Cultural Heritage: Preserve the cultural heritage of San Marcos area by protecting the archaeological resources (early history, not just archaeology, i.e. Spanish, Native, Mexican, Anglo), providing education opportunities, and cherishing/protecting the scenic views.**

**Cultural Resources Goal B: Appropriately scaled economy: Create a thriving arts and agricultural economy that respects rural, quiet and private character of the District with dark skies and clean air.**

**Land Use Goal A: Rural Lifestyle: Support the rural lifestyle that residents of San Marcos area have chosen because of its low density, quiet and private nature.**

## A Rural Lifestyle

Residents of San Marcos District show enterprising and resourceful ways of living outside of the City of Santa Fe. Many home-businesses and energy- and water-saving improvements to their homes allow them to rely minimally on City and County amenities. For example, some of the most innovative water-saving methods and energy-efficiency technologies can be found on the retrofitted San Marcos houses. The San Marcos District has a fluid and dependent relationship with the City, County and State in terms of essential services, like the Highway 14 and 42, fire prevention, water filling station, and school.

There are 64 registered business licenses within San Marcos District, mostly home-based, with specializations ranging from corrugated piping and horse movie trucks to bed and breakfasts, natural healing, and a printing press. The licenses are distributed throughout the District, despite the small commercial area.

Based on the US Census Journey-to-Work data, 60 percent of the residents in San Marcos District travel between 20 to 35 minutes to work every day. A 20 to 35 minute commute is the distance from the District to the City, indicating that about 60 percent of residents work in the City of Santa Fe.<sup>24</sup>

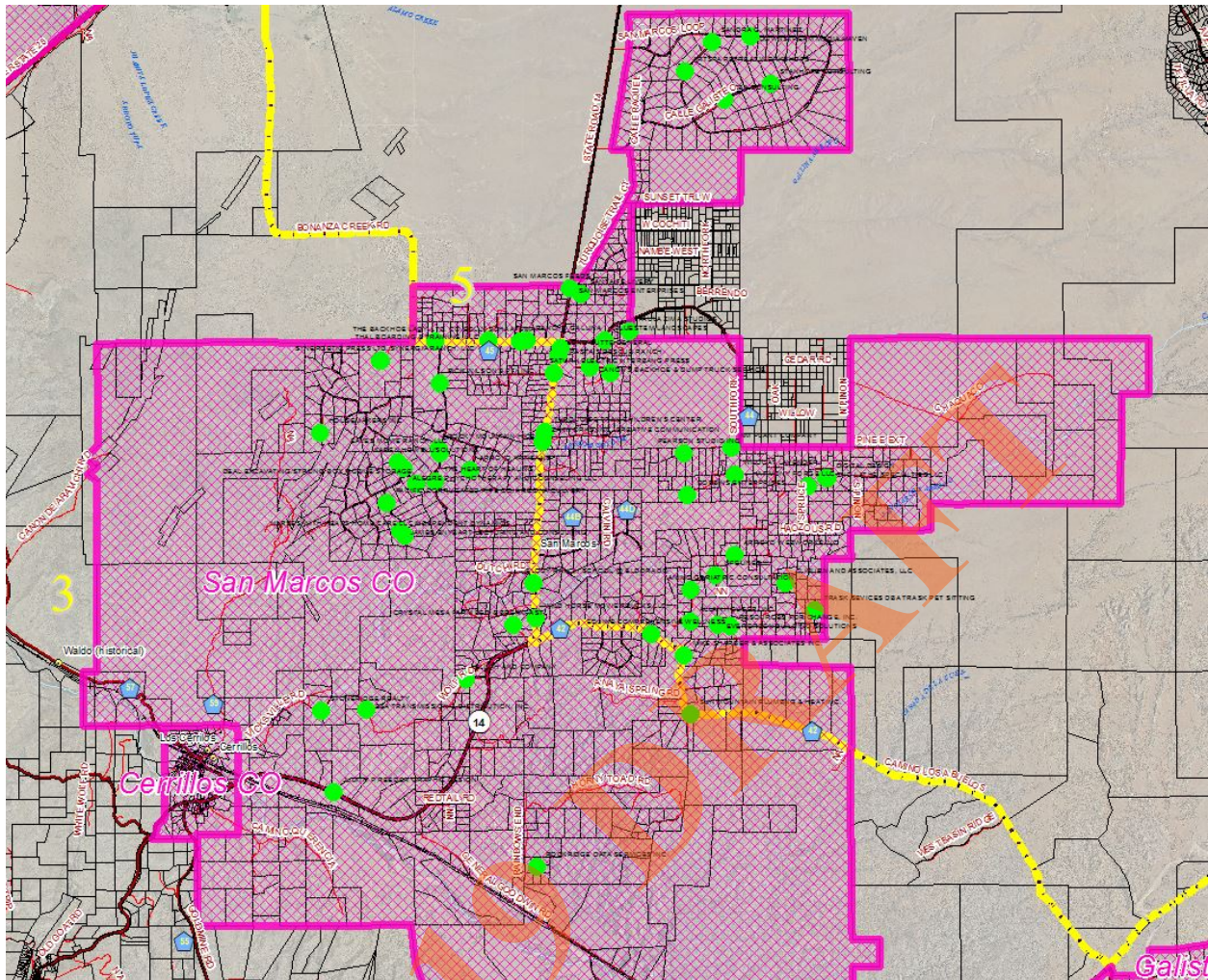
TABLE 5: BUSINESS TYPE AND QUANTITY

Business Type	Number of Businesses
Consulting	20
Building/Construction/Realty	10
Horse	10
Art/Press	8
Healing	6
Services	5
Landscaping	2
B&B	2

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<sup>24</sup> Block Group 2, Census Tract 103.08, Santa Fe County, New Mexico has a total of 349 residents, 211 (60%) of whom travel between 20-35 minutes to work. Block Group 1, Census Tract 106.03, Santa Fe County, New Mexico has a total of 1052 residents, 638 (60%) of whom travel between 20-35 minutes to work.





San Marcos businesses in green- placeholder map

The following assets serve the San Marcos region. Some public services, like the Senior Center, are located outside of the District boundary but are intended for use by the San Marcos residents along with others living along HWY 14.

### Fire Station

San Marcos area has two unmanned volunteer fire stations. Dispatch for residents in this area comes from Turquoise Trail (unmanned) and Rancho Viejo (manned) fire stations.

There will be a new volunteer-run fire station in Cerrillos, expected to open in summer 2019, which will serve the Turquoise Trail fire district. The cost is estimated at \$1.27 million, mostly coming from bond.

### Senior Center

The regional senior center for San Marcos area will be located in Cerrillos. The facility will serve residents along HWY 14. During the public meeting process, stakeholders requested



exercise classes, machines, arthritis tai chi, yoga, balance and movement, games like pool, ping pong, cards, outdoor tables, and connected walkway to the town. The community also requested a solar plaza, nature walk, radiant heating and rooftop solar.



HWY 14 Senior-Community Center view from Main St. looking South



HWY 14 Senior-Community Center Arts Interior

## School

San Marcos District hosts the Turquoise Trail Charter School, a charter school available to the City and County through a lottery process. The school, which was one of the New Mexico's first charter schools, serves 525 students in Pre-K through 6<sup>th</sup> grade. Turquoise Trail Charter School was named the 2014 NMCCS Charter School of the Year at the New Mexico Coalition for Charter Schools' annual conference. The award is awarded to a school that exemplifies the best in charter school education in the state. The curriculum focuses on the interrelated theories of multiple intelligences, learning styles, the value of arts and developmentally appropriate practices.<sup>25</sup>

## Transportation

Residents and guests to the San Marcos area enter from the North and the South via State Highway 14, 'the Turquoise Trail.' The Turquoise Trail is designated by the USDOT as one of America's Scenic Byways. As such, the Turquoise Trail receives a lot of tourism by car, motorcycle and bicycle year-round. People in the community have voiced a concern for improved bicycle facilities along HWY 14, like paved bike lanes. NMDOT owns and maintains HWY 14. In their current 'Prioritized Statewide Bicycle Network Plan,' NMDOT has identified the northern segment of HWY 14 as a Tier 1 Priority Bikeway and the remainder as a tier 2 Medium Priority Bikeway. Bike facility improvements to HWY 14 should occur in the near future.

According to the Statewide Bicycle Network Plan:

"Tier I routes are high priority bikeways that provide critical intra-urban and statewide connections between New Mexico's communities and for cross-state travel. Tier 1 routes exhibit high existing or latent demand for bicycling, and are highly appropriate for implementation of bikeway facilities. These facilities may appeal to recreational and utilitarian cyclists and demonstrate high tourism potential and recreational demand. Tier 1 routes are typically high-volume and/or high-speed roadways where additional separation between cyclists and motorists is desired.

Tier 2 routes are medium priority bikeways that exhibit existing or latent demand for bicycling and are appropriate for the implementation of bikeway facilities. Tier 2 routes typically provide long-distance or statewide connections and may appeal to recreational and/or more comfortable utilitarian cyclists. Alternative routes to Interstates are typically designated as Tier 2 facilities."

Santa Fe County owns and maintains County Roads (CR) 42 'Camino Los Abuelos,' CR44 'Shenandoah Trail' and CR45 'Bonanza Creek Road,' from which people can access the area

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<sup>25</sup> [http://www.santafenewmexican.com/opinion/my\\_view/turquoise-trail-an-innovative-charter-school/article\\_bb219cd8-1860-5ad0-aa68-5b82a18d444f.html](http://www.santafenewmexican.com/opinion/my_view/turquoise-trail-an-innovative-charter-school/article_bb219cd8-1860-5ad0-aa68-5b82a18d444f.html)

coming East and West. Santa Fe County also owns and maintains CR44A San Marcos Rd. E., 44B Pueblo Rd., 44C Calvin Rd., and CR44D Mesa Rd.

Many private roads also lead to the residential areas of San Marcos District. These roads are privately owned and maintained.

In the 2015 Community Plan update, residents noted that open space and trails are important for the San Marcos area. There are two planned recreation trails in the San Marcos planning area that connect to on-road bike lanes, other trails in the County and State Park and County open space areas:

- The Galisteo Basin trail crosses the southern area of San Marcos linking the Cerrillos State Park/NM 14, the County Thornton Ranch Open Space, and the Village of Galisteo/NM 41. It also intersects the north-south NM Central/Kennedy line trail on the east side of the Thornton Open Space area.
- The north-south NM Central/Kennedy line trail connects the Community College District area extending to the southern County line. It also connects to the Arroyo Hondo which extends west to NM 14, and the Spur Trail which connects to the Santa Fe Rail trail.

Public transit service in the San Marcos Area is provided by the North Central Regional Transit District (NCRTD), which operates three weekday routes: Route 270 Turquoise Trail, Route 280 Eldorado, and Route 290 Edgewood. Santa Fe County is a voting member on the NCRTD Board. Providing additional transit service to the San Marcos area will be studied by NCRTD in their upcoming, 5-Year Service Plan. Additional Information about NCRTD and their transit service can be found at: <http://www.ncrtd.org>.

## Electric

San Marcos residents receive their electric power from the Public Utility Service Company of New Mexico (PNM) and from private residential solar.

The cost to extend a power line out to a private property depends on the distance. One resident by the Allan Houser foundry gave the example of splitting a line extension with his neighbor, which cost around \$12,000.

## Vision

- Support new innovation in sustainable practices
- Support growth of small scale businesses, support home-based businesses
- Supply high speed internet and reliable cellular available
- Set an example for education, sustainability and resource management
- Respect quiet and private nature of the District
- Provide adequate and helpful signage
- Promote clean air
- Inspire rural character and lifestyle
- Farmer's market at existing business

- Ensure sustainable residential land use patterns
- Ensure enough water for residents
- Encourage use of renewable energy
- Create healthy connections between schools and community
- Conserve our natural resources

## Key Issues

- ❖ Utilities- poor access to quality internet and cellular service
- ❖ Traffic control
- ❖ The setbacks along NM 14 create onerous restrictions on business owners and residents
- ❖ Residents are affected by development connected via NM 14 and immediately adjacent to San Marcos District, also threatens integrity of Turquoise Trail rural character
- ❖ Resident densities seem to be increasing
- ❖ Private well use monitoring non-existent
- ❖ Private road requirements are expensive and difficult to comply with
- ❖ Poor access to quality internet and cellular services
- ❖ Noise pollution in the area concerns residents
- ❖ Insufficient access to small-scale commercial
- ❖ Guest houses are built for private use and then used commercially
- ❖ Diminishing water resources for current and future residents

**Cultural Resources Goal C: Environmentally sensitive habitation and recreation: Encourage use of renewable energy and promote water conservation to conserve natural resources, as well as maintain a healthy natural environment.**

**Infrastructure Goal B: Internet/cellular: Support development of infrastructure improvements to internet and cellular technologies for residents and businesses in the District.**

**Infrastructure Goal C: Roads: Enhance traffic control in support of public health and safety, residential and commercial development while balancing the cost of maintaining roadways.**

**Infrastructure Goal D: Renewable energy: Encourage use of renewable energy, especially on all public buildings, to protect and preserve natural resources while also setting an example for education, sustainability and resource management.**

**Land Use Goal B: Small business: Support amenities for growth of small-scale and home-based businesses to allow residents the opportunity to provide for themselves and share their professional expertise.**

**New Goal Create more identifiable San Marcos elements such as road signage and interpretive wayside exhibits, a community center and informational website.**



## Section 3: Implementing the Plan

### Land Use Plan

The San Marcos District Land Use Plan and Land Use Map are an important component of the community plan. The Land Use Plan reflects the elements outlined in the community planning process and brings them together into an actionable framework to guide future development decisions, zoning and regulations, and capital improvement projects. The Land Use Plan is intended to help align the community vision with the County's policy documents relating to development and land use, environmental stewardship, and economic conditions.

The San Marcos District Land Use Categories were developed through the San Marcos District Community Plan Update in accordance with the Sustainable Growth Management Plan (SGMP) Use Categories. The San Marcos District Land Use Plan includes six Land Use Categories: Rural, Rural Fringe, Rural Residential, Commercial Neighborhood, Public Institutional and Federal and State Public Lands.

The community identified the need to better align the existing and future uses with the Vision for the District. The community strives to preserve, protect and enhance the intrinsic and valued features of the area while enabling residents to build a vibrant local economy.

It is the intent of this San Marcos District plan to establish reasonable, context-sensitive standards, appropriate for the independent and rural character of the area.

The Land Use Plan provides descriptions of the Land Use Categories based on conditions identified through the planning process to better match the character of the community.

## SAN MARCOS DISTRICT LAND USE CATEGORIES:

**Rural.** The purpose of this district is to designate areas suitable for a combination of agricultural, equestrian, residential and other compatible uses. The intent of Rural is to protect agricultural uses from encroachment by development and to support agricultural, ranch, very large lot residential, ecotourism, equestrian uses, **home-based businesses and arts studios**. Density transfers and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas. **Parcels in this area are generally greater than 40 acres and are located in the southern portion of the district.**

**Rural Fringe.** The purpose of this district is to designate areas suitable for a combination of estate-type residential development, agricultural uses and other compatible uses. This zone also serves to protect agricultural and environmental areas that are inappropriate for more intense development due to their sensitivity. The Rural Fringe accommodates primarily large lot residential, retreats, ecotourism, equestrian uses and renewable resource-based activities, seeking a balance between conservation, environmental protection and reasonable opportunity for development.

**Rural Residential.** The purposes of this district is to provide 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 County; to provide consolidated open space and agricultural lands; and to recognize the desirability of carrying on compatible agricultural operations and home developments in areas near the fringes of urban development while avoiding unreasonable restrictions on farming or ranching operations. Uses that support rural character of the broader area shall be allowed including agricultural production, small-scale renewable energy production, home-based businesses, **artist studios**, bed and breakfasts, agro-tourism, equestrian and boarding facilities, and farmers markets.

**Commercial Neighborhood.** The purpose of this district is to allow for low-rise low-intensity convenience retail, **dining, galleries** and personal services, as well as office uses that are intended to serve and are in close proximity to individual residential neighborhoods. Generally, the desired location of these commercial areas is at the periphery, focal point, or a major entrance to one or more neighborhoods, along a minor or subdivision collector or higher roadway classification, or along a major access road at the entrance to or in a focal point of a neighborhood. In San Marcos these properties are in close proximity to NM 14.

**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.

**Federal and State public lands.** The SMD planning area includes areas which are under the ownership and jurisdiction of the State and Federal government. These areas are not subject to local government zoning.



## Proposed San Marcos Overlay Zones

Through the community planning process, three overlay zones have been proposed to better align the existing and proposed uses within the district with the vision for the District. These three areas are indicated in general terms on the San Marcos District Future Land Use Map. Establishment of these overlays may require an amendment to the County Zoning Map for the implementation of the San Marcos District Plan.

**Agriculture Overlay.** The intent of the Agriculture Overlay (SMCD O-AG) is to support the vision of the San Marcos District with goals and policies in the Agriculture and Ranching Element of the SGMP, the County's Code of the West and the County Agriculture and Ranching Implementation Plan. The O-AG accommodates the development of the agricultural use and business that would not cause a detriment to any abutting residential lands. This overlay is appropriate for areas where agriculture and ranching may logically locate because of established land use patterns, and agricultural potential in either greenhouse or land-based environments. The O-AG allows a mixture of agricultural land uses and also establishes appropriate scale and intensity for these uses. The Agricultural Overlay is appropriate for use throughout the San Marcos Community District.

**Rural Commercial and Arts Overlay.** The SMCD O-RC is intended to support the vision and needs of the community and to retain the predominantly rural character of the District. Commercial uses that are small in scale are appropriate (i.e. compatible with existing land use patterns, existing residential areas, land ownership characteristics, and geographic features near the property) within this overlay zone in order to support the community vision of future economic and ecological sustainability to promote self-sufficiency for the community. Commercial development should support local employment and provide local services which do not disrupt the quiet of the District. The SMCD O-RC is identified in general terms on the San Marcos Future Land Use Map. The Rural Commercial Overlay is located along NM 14 within the District both east and west of the highway. This area is envisioned to continue as mixed-use village area supporting neighborhood-scale convenience retail and commercial uses, community facilities and agricultural/equestrian facilities. Commercial services are intended to be low-intensity and primarily serving a local audience. The area is envisioned to support an arts corridor compatible with existing land use patterns, existing residential areas, land ownership characteristics, and geographic features near the property.

## Action Plan

## Equestrian Community:

<b>Issue</b>	Limitations on equestrian uses for personal and commercial purposes creates burden on the long-established horse community of the District.
<b>Goal</b>	Agriculture Goal A Horse community: Support a healthy equestrian community, enabling a rural lifestyle and stewardship of the land and animals.
<b>Actions</b>	Develop appropriate size, scale, and intensity standards that consider the carrying capacity of the rural landscape.
	Address waste disposal issues, specifically how manure can be composted and reused for the District's benefit. Discuss options with waste transfer station or neighborhood-scale composting operations
	Enable viable equestrian business development.
	Establish partnerships with State University and Community College manure and agricultural specialists to implement and propagate new technologies and best practices.
	Establish a community organization to share information and resources among residents and to welcome new residents and businesses to the area.

<b>Issue</b>	Diminishing water resources and restrictions on property use inhibit sustainably practiced agriculture.
<b>Goal</b>	Agriculture Goal B Agricultural community: Promote continued use of land for agricultural purposes and agricultural lifestyle, creating cultural and economic connections to support sustainably practiced agriculture.
<b>Actions</b>	Conduct studies to determine carrying capacity and appropriate business size for agricultural businesses.
	Investigate best practices in practicing low-water agriculture to implement in the District.
	Support agricultural character of the District by refining District regulations that could inhibit this land use.
	Connect the equestrian uses with the agricultural uses in the District by using manure to fertilize agricultural uses.

	Support innovative technology and economic uses, which will promote innovation in business uses and cross-industry collaboration. Find partnerships within the District and throughout the area to promote a thriving agricultural economy.
	Investigate common-sense measures within the County Code to help small businesses support themselves.
	Encourage use of websites and District groups to promote resource sharing among residents in the District via newsletter or email distributions, or through a County webpage devoted to the District.
<b>Issue</b>	Rural lifestyle and connection to the land is threatened by development adjacent to the District.
<b>Goal</b>	Agriculture Goal C Horse and agriculture business: Support stewardship of the environment through farming and ranching businesses that enable the continued rural lifestyle and character of the District.
<b>Actions</b>	Document and promote best soil management practices as related to equestrian and agricultural uses to protect soil quality and quantity in the District.
	Extend trails in the area and increase access for equestrian uses.
<b>Issue</b>	The watershed and groundwater resources are in danger of being polluted and exhausted.
<b>Goal</b>	Natural Resources Goal A Conserve and protect water and natural resources to ensure enough water for residents, while providing a safe and healthy watershed.
<b>Actions</b>	Survey the water usage needs for animals in the District and whether water uses can be economized.
<b>Issue</b>	Anthropogenic climate change threatens the livelihoods of humans, animals and plants in the District and the World.

<b>Goal</b>	Land Use Goal C: Environmental Protection: Encourage use of renewable energy and sustainable land use patterns to conserve natural resources and reduce greenhouse gas emissions, which enable a rural lifestyle, while also setting an example for education, sustainability and resource management.
<b>Actions</b>	Review design guidelines to encourage as many actions as possible by building owners to improve their buildings, in order to increase energy efficiency, resiliency, sustainability, and to decrease greenhouse gas emissions.
	Explore options to remove barriers for improving buildings with regard to weatherization, insulation, heating and cooling efficiency, energy efficiency, resiliency, sustainability, and to decreasing greenhouse gas emissions.
	Review design guidelines to encourage as much use of renewable energy and smart land development patterns as possible.
	Investigate current business environment; review County policies that can support current businesses.
	Explore options to remove barriers for renewable energy projects.
	Review options for landscaping to maximize water conservation.
	Conduct survey of water availability.
	Conduct feasibility study to determine groundwater/aquifer health.
	Encourage cost-effective and sustainable building and remodeling methods by encouraging the conservation of fossil fuels, water, and other natural resources, reduction of greenhouse gas emissions, recycling of construction materials, reducing solid waste and improving indoor air quality in existing residential structures.

## A Love and Respect for the Land:

<b>Issue</b>	Dry wells and water scarcity in the region are increasing while residential development seems to be increasing.
<b>Goal</b>	Infrastructure Goal A: Water: Promote water conservation and protection of natural resources to share the available water between residents, businesses and the animals and plants that inhabit the District.

<b>Actions</b>	Work with Office of the State Engineer and Santa Fe County on placing meters on wells to ensure responsible usage of the groundwater resources.
	<p>Work with Santa Fe County on providing water saving incentives for residents to retrofit existing dwellings and buildings to reduce water use.</p> <p>Conduct a survey to understand how many residents and businesses are currently using the County's Ojo de Agua Filling Station to supply or supplement their water needs and project future needs of the District.</p> <p>Investigate technologies for reclaiming water.</p>
<b>Issue</b>	Noise and light pollution, in combination with a lack of District identity, is leading to a loss of rural character.
<b>Goal</b>	Natural Resources Goal B Inspire the rural character and lifestyle of the region by enhancing scenic views (including the Scenic Byway), maintaining the archaeological assets of the area, creating trails that coexist well with the landscape and archaeological assets, setting an example for education, sustainability and resource management, including a balanced wildfire ecosystem.
<b>Actions</b>	
<b>Issue</b>	Development guidelines restrict owners from sensibly using their properties without protecting the scenic views.
<b>Goal</b>	Cultural Resources Goal A: Cultural Heritage: Preserve the cultural heritage of San Marcos area by protecting the archaeological resources (early history, not just archaeology, i.e. Spanish, Native, Mexican, Anglo), providing education opportunities, and cherishing/protecting the scenic views.
<b>Actions</b>	Review archaeological protections acts that govern resources in San Marcos District. Make these laws better known to the public.
	Connect with artists to discuss signage and wayfinding design, as well as the possibility of arts tours.
	Work with schools, especially Turquoise Trail Charter School, to promote cultural education for students and residents.

	Create wayside exhibits to caption the landscape and cultural heritage of the District, promoting a sense of place.
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<b>Issue</b>	Limitations on visitor parking, home occupancy regulations, signage rules for small businesses, especially arts galleries.
<b>Goal</b>	Cultural Resources Goal B: Appropriately scaled economy: Create a thriving arts and agricultural economy that respects rural, quiet and private character of the District with dark skies and clean air.
<b>Actions</b>	<p>Work closely with County and other regulating agencies to broaden awareness about existing laws and requirements, as well as to enforce existing rules.</p> <p>Review design guidelines and best practices, with regard to District-specific context, to create a thriving and appropriately scaled economy.</p> <p>Review setback requirements for District, as compared with the overall County requirements and recommend context-sensitive setbacks for the District's needs and character.</p> <p>Review building height requirements in the District as compared to the County. Recommend alterations, if necessary, to meet the goals and character of the District.</p> <p>Review lighting and signage requirements for the District as compared with the County. Recommend alterations, if necessary, to align the requirements with the needs of the District.</p> <p>Review noise and nuisance requirements in the District as compared with the County and make suggestions for modifications, as necessary.</p> <p>Review size, scale, intensity, and density of business development allowed in the District, as compared with similar areas of the County. Make recommendations to align the District's regulations with the desired development in the District.</p> <p>Review small, home-based business rules for the District and make recommendations, as necessary, to align the requirements with the desired development in the District.</p> <p>Promote arts tours within the District.</p> <p>Create an "Artist Adopt a Sign" program that promotes community and visitor communication and awareness of the District.</p> <p>Conduct a study of current short-term rental market in the District and make recommendations to the County regarding the impact of these businesses on District development.</p>

<b>Issue</b>	Building requirements are difficult for residents to comply with.
<b>Goal</b>	Land Use Goal A: Rural Lifestyle: Support the rural lifestyle that residents of San Marcos area have chosen because of its low density, quiet and private nature.

<b>Actions</b>	Develop lot coverage requirements appropriate for the District.
	Create appropriate setback standards to enable a rural lifestyle and healthy neighbor relationships without restricting development.
	Develop dimension and intensity standards to reflect character of the District.

## A Rural Lifestyle:

<b>Issue</b>	Greenhouse gases from residences contribute climate change which is altering the southwest landscape, including precipitation, plant and animal communities.
<b>Goal</b>	Cultural Resources Goal C: Environmentally sensitive habitation and recreation: Encourage use of renewable energy, innovative insulating techniques and promote water conservation to conserve natural resources and reduce greenhouse gas emissions, as well as maintain a healthy natural environment.
<b>Actions</b>	Conduct a study on groundwater resources and current residential use rates to determine average usage and demands on water supply.
	Review landscaping requirements and make recommendations to enhance water saving in the District.
	Investigate community-based solar energy generating possibilities for neighborhood-scale energy generation.
	Review District requirements on building that may inhibit adoption of new technologies and techniques in energy efficiency, water saving and renewable energy generation. Make recommendations to align District's requirements with District goals.
	Review water collection and harvesting requirements within the District. Make recommendations to enhance feasibility and practicality of water-collecting techniques.
	Establish renewable energy and energy saving specifications for new buildings and retrofitted buildings.
	Investigate opportunities for District-wide trails and encourage residents to work together to create trail networks.
<b>Issue</b>	Insufficient amenities, such as cell service and internet access, restrict access for small-scale businesses.
<b>Goal</b>	Infrastructure Goal B: Internet/cellular: Support development of infrastructure improvements to internet and cellular technologies for residents and businesses in the District.



<b>Actions</b>	Establish need for aesthetic requirements on new development that balances respect for neighbors and the landscape without creating onerous restrictions on infrastructure development.
	Conduct a study on size and scale of cell towers and internet technologies that could enhance the District's service while balancing natural aesthetics.
	Through studies and analysis, determine the appropriate intensity of infrastructure for the District. Investigate the possibility of utility corridors or infrastructure overlay through the District that would guide positioning of cell towers and electricity transmission without threatening or lessening the integrity of the Turquoise Trail Scenic Corridor.
	Conduct a study or analysis to determine health, both human and natural ecosystem, of differently sized infrastructure projects.
	Guide infrastructure development for equitable access and distribution of services. Aim to support small businesses and residences with cellular and internet services.
	Balance infrastructure needs with the long-lasting impacts created by building on natural and historic landscapes.
	Review current County regulations on infrastructure development and create recommendations for improving processes to install appropriately scaled development.
	Conduct a study to locate infrastructure corridors, taking into consideration scenic, aesthetic, feasibility and accessibility issues.
<b>Issue</b>	Speeding and littering along NM 14 increases danger for residents and visitors.
<b>Goal</b>	Infrastructure Goal C: Roads: Enhance traffic control in support of public health and safety, residential and commercial development while balancing the cost of maintaining roadways.
<b>Actions</b>	Review County road standards to evaluate design standards and the cost implications to residents in private developments.
	Work with NMDOT to improve road signage for safety, road cleanliness and wayfinding.
	Conduct a study to investigate financial feasibility of public ownership of roads, creating a highest to lower order of road ownership priorities.
	Review road design guidelines in relation to small business development, including setback and parking requirements and property entrance requirements.
	Work with NMDOT and County to improve signage for speeding, bicycle safety and passing lanes.
	Evaluate traffic implications of commercial neighborhood and rural commercial neighborhood areas for congestion management, parking and pedestrian safety.
	Work with NMDOT to install blinking light signage to control speeding.

	Work with NMDOT to install traffic calming measures, especially along the commercial neighborhood and rural commercial overlay areas to improve pedestrian safety and support small business development/tourism in the area.
	Work with County and State police to improve traffic policing in the District.
	Work with private road owners, County and NMDOT to create fire safety routes and signage to guide fire evacuation.
	Distribute information to the community about bicycle safety.

<b>Issue</b>	Residents and business owners want to be able to be self-sufficient and live off the grid.
<b>Goal</b>	Infrastructure Goal D: Renewable energy: Encourage use of renewable energy, especially on all public buildings, to protect and preserve natural resources while also setting an example for education, sustainability and resource management.
<b>Actions</b>	Conduct analyses of existing buildings, both public and private, to assess the energy needs and possibility of installing renewable energy sources in the District.
	Review County requirements on renewable energy development and siting issues. Conduct analysis of landscape contouring and work with County to create requirements that incentivize development of renewable energy infrastructure.
	Investigate federal and state standards to develop guidelines for renewable energy infrastructure that respects scenic the scenic nature of the District while also enabling renewable energy production.
	Share information with residents about state- and utility-provided rebate programs for installing solar panels.
	Investigate mechanisms used by other Counties to create incentives for installing renewable energy generating infrastructure.
	Support state-created tax incentives for renewable energy infrastructure.

<b>Issue</b>	Limitations on visitor parking, home occupancy regulations, signage rules for small businesses (especially art galleries) impeded resident's ability to support themselves.
<b>Goal</b>	Land Use Goal B: Small business: Support amenities for growth of small-scale and home-based businesses to allow residents the opportunity to provide for themselves and share their professional expertise.
<b>Actions</b>	Develop scale and intensity standards to enable a harmonious rural lifestyle, viable home-business operations, and healthy neighbor relationships without restricting development.
	Review design guidelines to reflect rural character compatible with residential and small-business development in the vernacular of the District.
	Establish a Rural Commercial Overlay to facilitate appropriately scaled small-business.

<b>Issue</b>	Obscure identity of the District inhibits community cohesion and dampens visitors' experience of the area.
<b>Goal</b>	Create more identifiable San Marcos elements such as road signage and interpretive wayside exhibits, a community center and informational website.
<b>Actions</b>	Investigate possibility of using old fire station as a volunteer staffed community center.
	Promote San Marcos group website or pages on social media to engage broader San Marcos community in information sharing.
	Create a good-neighbor policy for San Marcos residents to respect and share assets such as arroyo trails.
	Schedule regular community gatherings to promote social activity and information sharing.

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