



2019

# San Marcos Community District Plan



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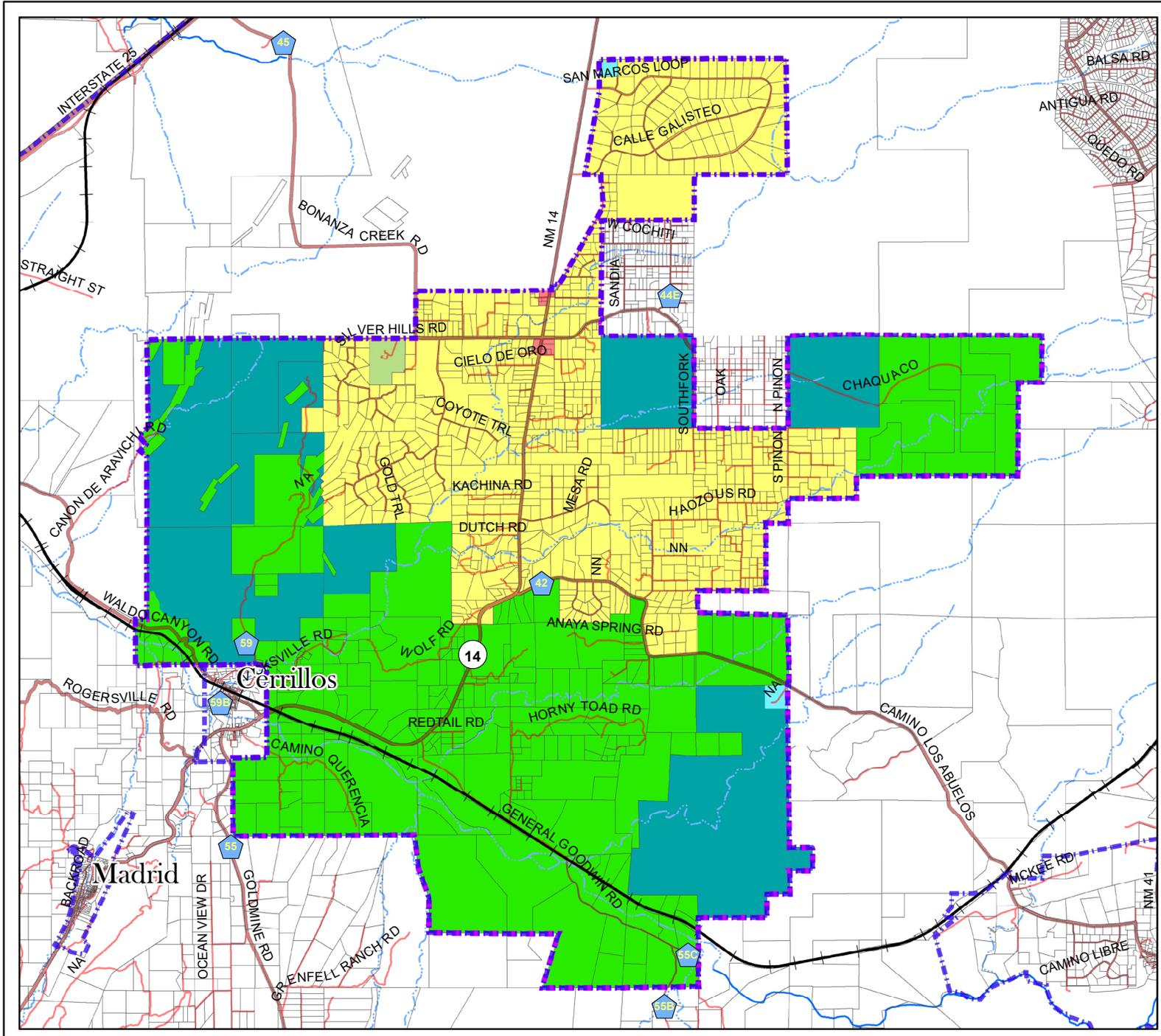
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## Purpose and Intent

The San Marcos community underwent an extensive community planning process to create the 2006 San Marcos District Community Plan, adopted by the Board of County Commissioners. This plan was amended when Santa Fe County created the Sustainable Growth Management Plan in 2015. At that time, the 2015 San Marcos Community Plan Update was developed to update the Plan in accordance with the 2015 SGMP and to provide a framework for creation of the San Marcos Overlay District in the SLDC.

Two plans preceded the 2019 San Marcos Community District Plan, an extensive 2006 San Marcos District Plan and the 2015 San Marcos District Update which succinctly described the San Marcos District's transition to the 2015 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 the brief 2015 San Marcos District Update insufficiently translated the community's goals into the SLDC. 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 SLDC. 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 occasional 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 new members were always welcome.

Santa Fe County  
San Marcos District  
Community Plan  
Adopted SLDC Zoning Map



- Legend**
- San Marcos District Community Planning Area
  - City of Santa Fe
  - Not Under Santa Fe County Zoning Jurisdiction
    - Municipality
    - Municipal Annexation Area
    - Tribal Lands
    - Federal and State Lands
  - SLDC Zoning Map 12/8/15\*
    - Ag / Ranch, A/R (1 dwelling per 160 acres base density)
    - Rural, RUR (1 dwelling per 40 acres base density)
    - Rural Fringe, RUR-F (1 dwelling per 20 acres base density)
    - Rural Residential, RUR-RR (1 dwelling per 10 acres base density)
    - Residential Fringe, RES-F (1 dwelling per 5 acres base density)
    - Residential Estate, RES-E (1 dwelling per 2.5 acres base density)
    - Residential Community, RES-C (1 dwelling per acre base density)
    - Traditional Community, TC (1 dwelling per 0.75 acres base density)
    - Commercial Neighborhood, CN
    - Commercial General, CG
    - Industrial Light, IL
    - Industrial General, I
    - Public / Institutional, PI
    - Mixed Use, MU
    - Planned Development District, PDD
  - Community Overlay Zoning Districts (O-CD)
    - Turquoise Trail Environmental and Resource Protection Overlay Zone (TT-O-ERP)
    - Rural Commercial Overlay Zone (O-RC)
    - Airport Noise Overlay Zone (O-AN)
      - 65 DNL
      - 60 DNL
      - 65 DNL

Any land or property which is subject to Santa Fe County's zoning jurisdiction, but is not depicted on this map within a County zoning district, shall be construed by default to be located in the Ag / Ranch zoning district, unless otherwise specifically provided for in the Santa Fe County Land Development Code.

\* Densities referred to on this map and in the text of the County's zoning regulations indicate the gross or overall density of development projects and subdivisions, and do not necessarily indicate the minimum area required for each individual lot.



This information is for reference only. Santa Fe County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary.



Santa Fe County  
Growth Management  
Department  
Planning Division

June 10, 2019  
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## Scope of This Plan

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 and the Tres Arroyos areas.”

This plan recognizes that San Marcos District residents affect and are affected by development adjacent to their boundary and along NM 14 corridor, however these residents live in isolation from the rest of Santa Fe County. These interdependencies create ramifications for property owners not within this district in terms of traffic created by development, air and noise pollution, and demands on 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 the San Marcos boundary as it is currently defined.

# Section I: Plan Context

## 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 Turquoise Trail Scenic Byway, starting with the Turquoise Trail Charter School and the commercial neighborhood around the San Marcos Café and Feed Store at the northern end of the boundary. Spanning approximately 44 square miles along NM 14 between Santa Fe and 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.



*Wood stacked outside the San Marcos Café (Robert Griego)*

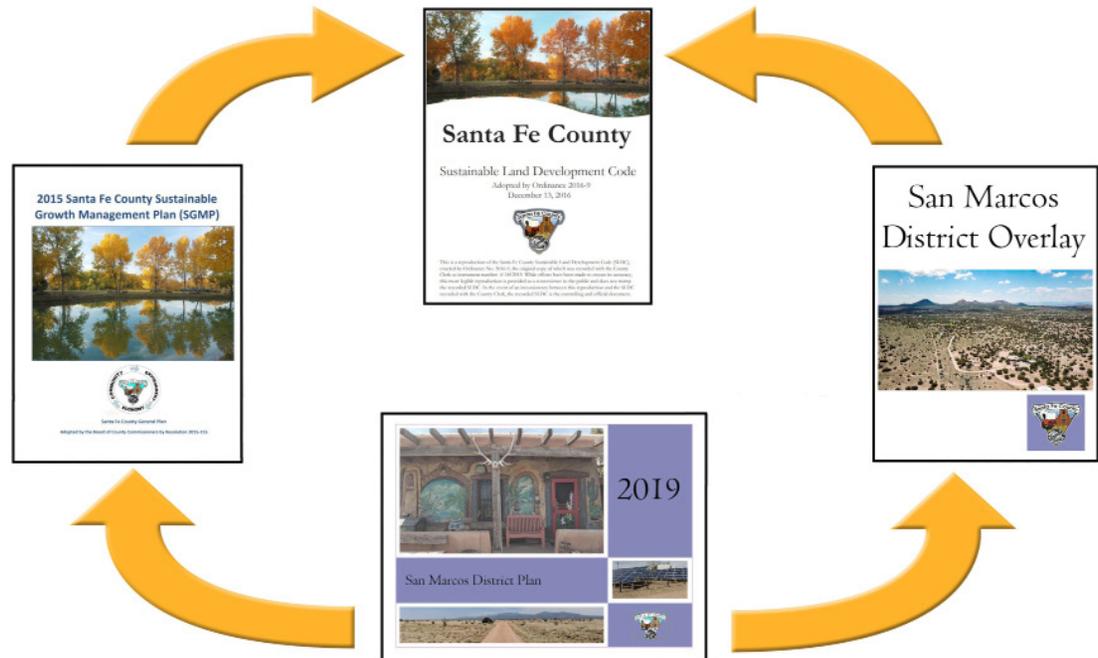
Section 1



The San Marcos District Plan ultimately has a direct influence on two important policy documents that govern growth and development in Santa Fe County.

The first, the Sustainable Growth Management Plan (SGMP), outlines the goals, policies, and strategies behind the County-wide rules and regulations.

The second, the Sustainable land Development Code (SLDC), provides residents with the rules and regulations for all development in Santa Fe County.



The San Marcos District plan outlines the vision, goals, and strategies that are especially important to the community. This document will amend the SGMP, creating the basis for changes to the San Marcos District land use regulations in the SLDC.

## How Does This Affect Me?

When developing their land, residents and business-owners in the San Marcos District must comply with the Sustainable Land Development Code (SLDC). The SLDC includes a San Marcos Community District Overlay to reflect the community's vision as stated in the San Marcos District Plan.

The 2019 San Marcos District Plan will amend the Santa Fe County Sustainable Growth Management Plan for the area. Santa Fe County operates according to three complementary policy and regulatory 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 would lay 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. As the foundation for the SLDC and the Zoning Map, the San Marcos District Plan must first address the community's vision and goals for the area, which then provides justification for proposing future changes in the SLDC. The intent of District Plans identified in 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 will also play an important role in justifying funding for future infrastructure development in the area. County staff and commissioners consider inclusion or justification in a community plan when ranking projects 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 undertake different roles in implementing the goals and actions of this plan. The Implementation Strategy 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 or the San Marcos Registered Organization which communicate regularly with the County to understand developments within the District.

# San Marcos Planning Committee Objectives

San Marcos Planning Committee aims 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;
- recognize the historic value of the area, including predecessors to the current inhabitants, such as the San Marcos Pueblo, as well as the traditions of equestrian and arts communities in the area;
- honor the treasured landscape of the Turquoise Trail Scenic Byway and steward the natural attributes for which many people cherish the area;
- build a Plan that reflects a cohesive District vision that values, respects, and celebrates the many different individuals and initiatives that comprise the area;
- ensure standards in the San Marcos District are aligned with the values of residents and allow residents reasonable use of their property;
- address the changing needs of the community through the planning process and the Plan document;
- strengthen the connections to the past and culture of rural lifestyles by supporting lifestyles of the residents of the community, including equestrian and agricultural uses of the land;
- share the San Marcos sense of identity with the residents, business-owners, and visitors; and
- follow a process that ensures the community's vision and recommended actions are implemented.

## Key Issues

- Night lighting causing light pollution
- Noise pollution in the area concerns residents
- Guest houses and short term rentals starting to alter the residential composition of the area
- Poor access to quality internet and cell service
- Development adjacent to the District threatening integrity of Turquoise Trail Scenic Byway and rural character
- Limitations on home occupations and medium-sized businesses create restrictive business environment
- Restrictive standards for small-scale agricultural and animal ownership
- Increasing development causing concern about diminishing well water resources
- Growing development in and around the District threaten the rural lifestyle and natural assets of the area
- Agricultural and equestrian uses of the area face constraints by the development standards in the Sustainable Land Development Code San Marcos District Overlay
- Lack of adequate public facilities and technological infrastructure to support Neighborhood-Scale\* and home businesses
- Insufficient awareness of the District for residents and visitors
- Large setback requirements in certain locations with topographical issues may limit property-owner's ability to build structures in more logical locations
- Businesses face restrictions, including setbacks and visitor parking requirements



*Garden of the Gods (Box)*

\*For the purposes of this document the San Marcos Planning Committee defined the term “Neighborhood-Scale” for consistent use throughout the 2019 San Marcos Community District Plan.

### Neighborhood-Scale:

The San Marcos District defines Neighborhood Scale as an area that allows for small-scale and home businesses that don't detract from scenic, rural and private nature of the area. Small-scale and home businesses with low traffic volume, low noise levels, residential character building heights and signage would blend in with neighboring residences and enhance live/work environment. Standards that require small-scale and home businesses to be in keeping with the neighborhood character must address the limitation of noise, dust, traffic, light use at night, and water use, among other issues, in excess of that otherwise normal to a neighborhood and in keeping with the plan objectives.

# Implementation and Community Participation

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

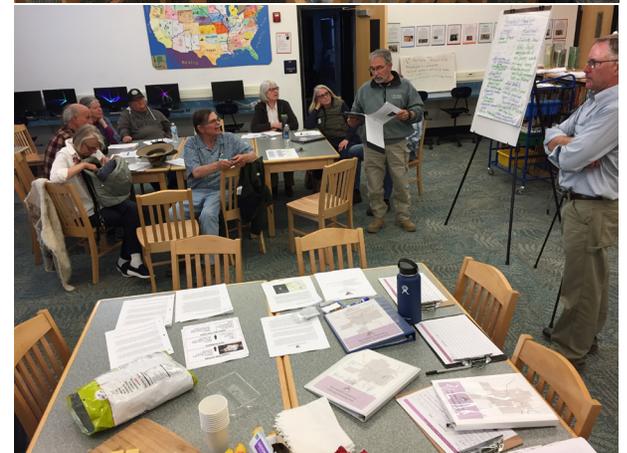
2.1.5.3. All planning sessions and activities shall be open to the public and advertised throughout the community and coordinated by County planning staff. Open discussion and diversity of opinion shall be encouraged. The area, community or district plan shall document resident, property owner and business 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 Letter of Intent from the San Marcos Planning Committee included an initial list of key issues and 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.

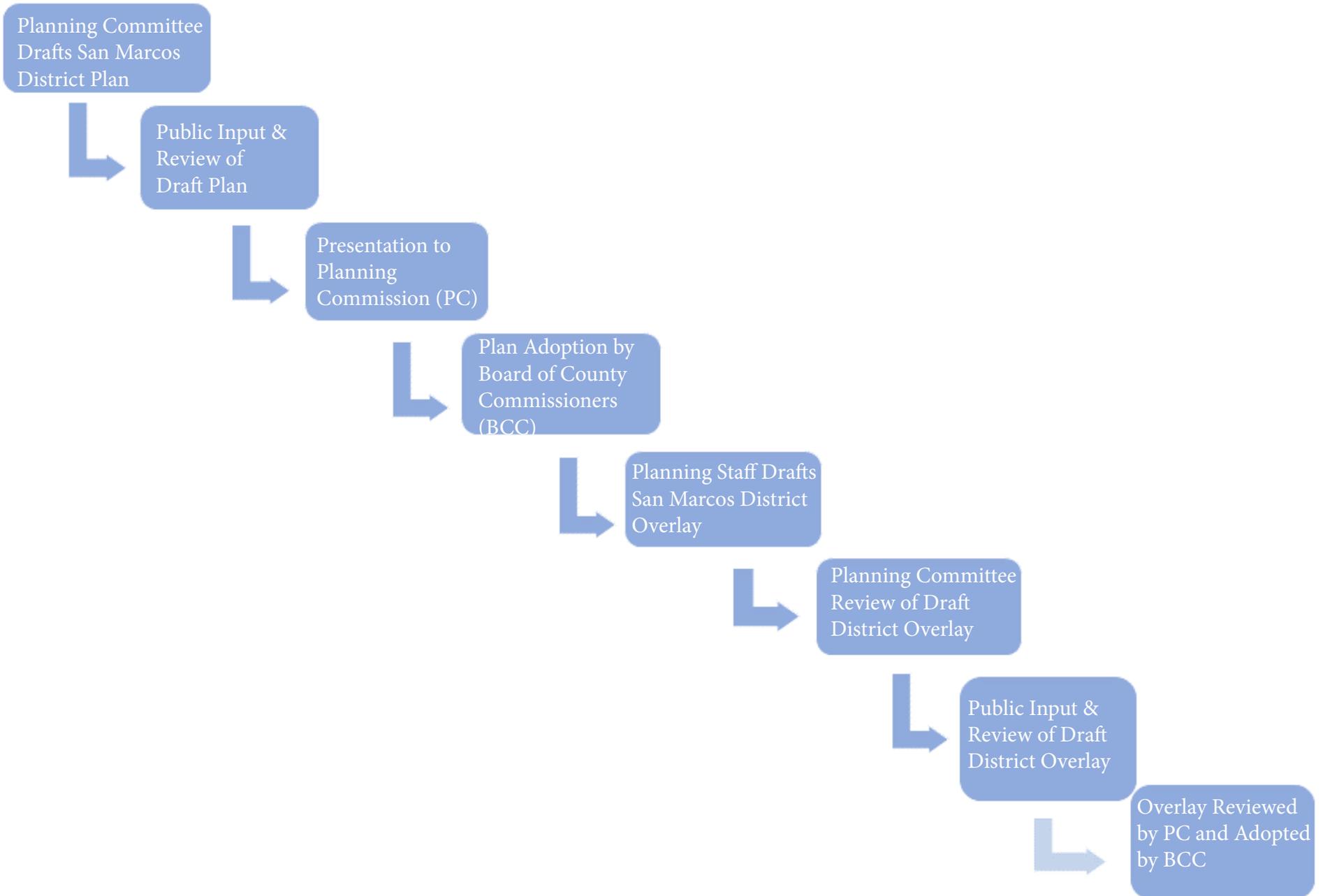
In January of 2018, planning staff went to the community to talk to businesses and residents about the upcoming Kick-Off meeting. Along with flyers placed at the San Marcos Café and Feedstore, a message was displayed at the Fire Station's marquee, and a letter and flyer were sent out to every residence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

The February 7th, 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 create this plan.



*Planning Committee meetings at the Turquoise Trail Charter School (Lucy Foma)*

# Implementation Process



## 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 enables 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 Neighborhood-Scale business. Many artists, equestrian services and home businesses thrive in the quiet and private neighborhoods that comprise the 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.



*Cow grazing on leased State Land (Erin Ortigoza)*

## San Marcos District Vision

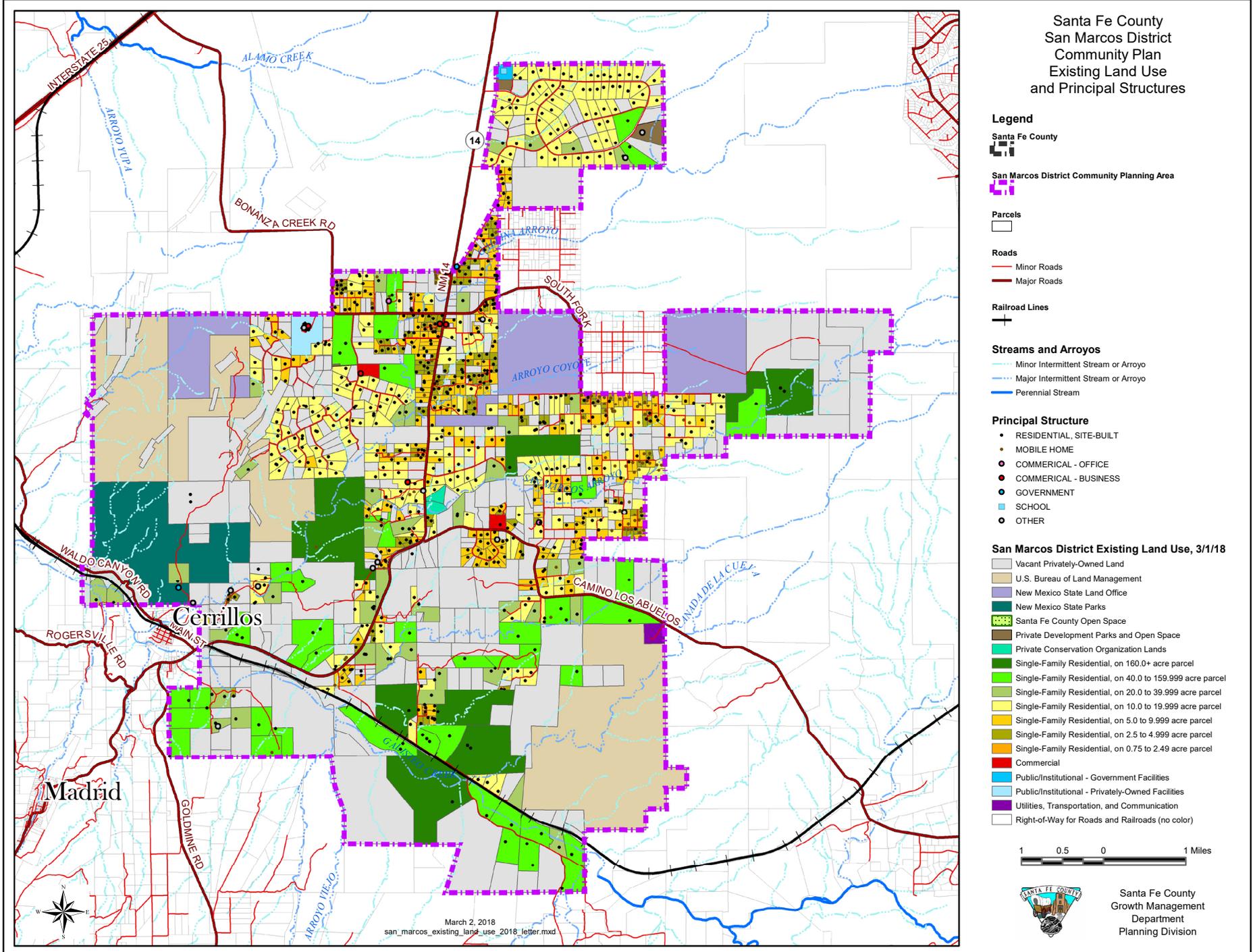
In the future, the community of San Marcos will:

- balance a healthy wildfire ecosystem and watersheds
- balance a sense a freedom and protection for residents and the natural environment
- conserve our natural resources: air, water, soil, dark skies, and ecology
- cultivate horse businesses and extensive horse-friendly trails
- enable rural lifestyles, sharing respect for neighbors, and allowing flexibility for alternative and unique ways of life
- encourage use of renewable energy
- enhance scenic views, movie sets, Scenic Byway
- ensure enough water for residents
- ensure sustainable residential land use patterns and appropriate infill
- envision a safe community
- have healthy connections between schools and community
- inspire rural character and lifestyle have a thriving and sustainable equestrian community
- instill a recognizable identity and sense of place
- share the Santa Fe County Code of the West (found in Appendix B) ethic of live and let live
- preserve our cultural heritage
- promote private use of land for agricultural purposes
- promote public health, safety and general welfare
- provide adequate and helpful signage and infrastructure such as high speed internet
- 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 Neighborhood-Scale and home-based businesses, reasonable growth, and responsible development



*San Marcos Cafe (Robert Griego)*

# Section 1



## Community Context—Demographics and Zoning

The estimated population of San Marcos in 2018 was 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.

San Marcos Population 2018	1,727
San Marcos Housing 2018	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.\*\* Again, because the area of San Marcos does not have a corresponding Census area, the numbers were estimated from the Census Blocks. Some of the Census Blocks in the San Marcos District overlap with the Northfork and Silverado neighborhoods. Therefore, between 30 to 50 percent of the age, ethnicity and population from the Northfork and Silverado neighborhood 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 land use zoning categories outside of public lands: Rural, Rural Fringe, Rural Residential, Commercial Neighborhood and Public Institutional. The Rural category covers the largest area of the District. The Rural area has the lowest density, 1 dwelling per 40 acres. The next largest area is Rural Residential, covering 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.

### Business Environment

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 NM 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 arts studios, 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.

Existing business activities in the District are an important part of the fabric of the community. Historically, businesses such as feed stores, gas station and convenience stores, movie ranches, lodging and retreat uses add to the unique and cherished character of the area.

\* 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 NM 14.



*Box Studio horse sculptures (Box)*

## Section II: Plan Elements



*The Ortiz Mountains (Doug Speer)*

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## 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. However, it was part of a historic trade route which includes one of the areas identified in the Galisteo Sites Protection Act. 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. 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 a precious resource 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 a rural lifestyle which includes equestrian and artistic uses, a love of and respect for the land, and a desire to enjoy the privacy and freedom of a rural setting.



*Cows grazing in foreground, the Sangre de Cristo Mountains in background (Erin Ortigoza)*

Map of San Marcos  
Nels C. Nelson 1915



## Arts and Culture

### San Marcos Pueblo

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 area. This Pueblo, called Corn Pueblo in Keres or Turquoise Pueblo in Tewa, is now 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, the Pueblo prospered. It soon became one of the largest pueblos in the Southwest. For nearly 400 years, through varying cycles of rain and drought, arts, agricultural and trade were the core of daily life in this region. The production and trade of arts and crafts such as pottery, turquoise jewelry, obsidian tools as well as agricultural produce farmed in the area, determined the economy and population of the Pueblo people for generations. This trade center was known by peoples from every direction and as far south as the Yucatán Peninsula, where exotic parrot feathers were collected to trade for the green stone now called turquoise.

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 the Spanish departed New Mexico.

“According to oral history and descendants of Ancestral Puebloan peoples, the inhabitants of Pueblo San Marcos moved south and west to join Santo Domingo, Cochiti, San Felipe, and Hopi.

Recent research suggests there may have been some Puebloan reoccupation of the site following the Revolt, but its extent and timing is uncertain. Today members of Santo Domingo, Cochiti, San Felipe, and Tesuque Pueblos, as well as the Hopi Tribe, claim Pueblo San Marcos as an ancestral site and continue to use the area for traditional purposes.”

By 1692, when Diego de Vargas returned to New Mexico, the San Marcos Pueblo was in ruins and the entire Galisteo Basin depopulated. Today, the San Marcos Pueblo site is owned by the Archaeological Conservancy and used to train young professionals. Many local residents of the area volunteer as site stewards for the Conservancy or are members of the Site Watch program.

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, abides by the regulations in the Act. These protections include preservation and interpretations of these significant sites.

## Turquoise Trail Scenic Byway

As one of the largest pueblos in the Southwest, San Marcos Pueblo was a large trading post for arts and agriculture. This trading route became known as the Turquoise Trail and is still traversed today. The current Turquoise Trail National Scenic Byway is 62 miles long and winds through rustic villages and colorful rock outcroppings that emerge along the roadside. Follow this scenic byway between Santa Fe and Albuquerque and retrace the trail forged centuries ago by Native Americans, Spanish Conquistadores and American miners. Named for the rich turquoise gemstone deposits found in the area, the Turquoise Trail National Scenic Byway along NM 14 is an old country road that connects two of the major metropolitan areas in New Mexico as well as the two Interstate Highways: I-25

*Turquoise Trail Scenic Byway NM 14 (Box)*



## Section 2

and I-40. Traveling the Turquoise Trail, one can experience majestic scenic vistas of hills and mountains through yucca, piñon and juniper trees.

This scenic byway runs north-south in Santa Fe County and includes twists and turns through the majestic Cibola National Forest. Two organizations are largely responsible for protecting and enhancing the Turquoise Trail National Scenic Byway: (1) The Turquoise Trail Association- a business community organization credited with the designation of the national scenic byway status and (2) the Turquoise Trail Preservation Trust (TTPT)- a non-profit organization that's leading the implementation of the Corridor Management Plan. The Trust also designed the gateway signage for both north and south ends of the Trail.

### Arts and Tourism

Just as pottery and turquoise were an important feature of the Pueblo culture, so too the arts remain an important part of the Pueblo 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 NM 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.



*Alan Hauser Sculpture Garden in San Marcos Disrtrict (Doug Speer)*



*The Ortiz Mountains (Doug Speer)*

## Section 2

# Agriculture

Throughout the 400 years that San Marcos Pueblo influenced the economy of the region, agriculture and arts created in San Marcos spread to all regions of the Southwest. This strong history lives on today in modern variations. 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. People propagate plants in Neighborhood-Scale nurseries in the District. 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, based on analysis of the County Assessor’s data.

An oasis in the desert, Synergia Ranch is set on 111 acres of high desert prairie, dotted with pinon and juniper trees. Synergia Ranch started its orchard in 1976 on a wind-swept plateau south of Santa Fe. Now thirty years later, the four hundred fruit trees planted have flourished. Though the vegetable farm is less than half an acre, the soil, drip irrigation and intensive farming methods make it produce abundantly. In 2010, the vegetable farm was certified organic.



*Hoop garden (Box)*

## Ranching and Grazing

San Marcos prides itself on its equestrian culture and ethic. 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.

Many businesses and services support 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.
- various equine therapy services including physical and psychological wellness programs
- a horse sanctuary in the District provides needed services for the region's abused and neglected horses.
- horse facilities, supply stores, horse boarding and services such as training stables, saddle suppliers, and farriers (horse-shoers) also 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 community takes pride in managing horse properties and by-products responsibly. The San

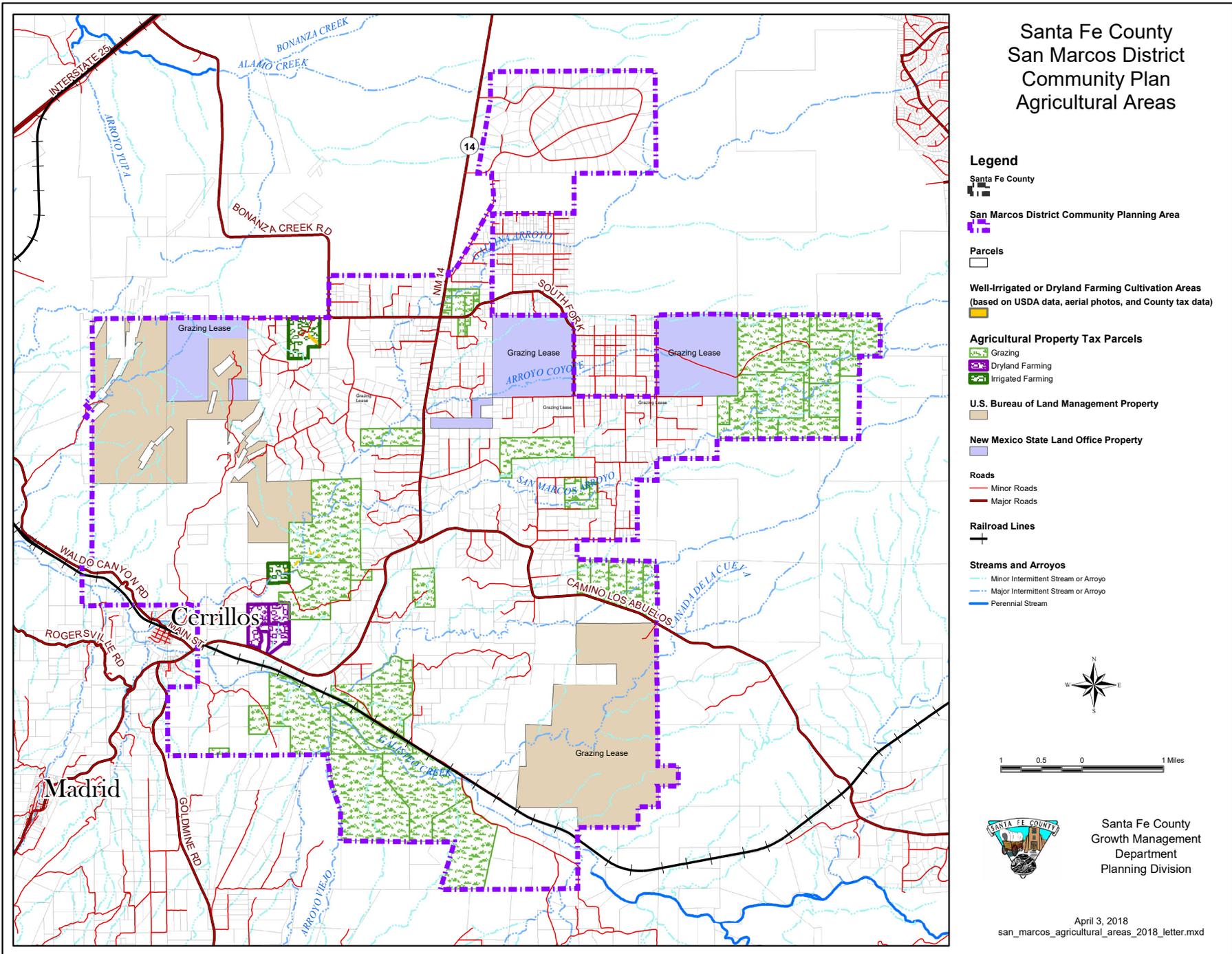
Marcos District supplies manure for agricultural purposes all around the Santa Fe region.

During the early 20th century, San Marcos was comprised of many large ranches. In the 1950s, the ranches surrounding the current San Marcos District included: the Byrne Ranch to the east, the Hughes (formerly Jarrett) Ranch and Calvin Ranch spread west and east of the road to the San Marcos Arroyo, and the Sweet Ranch to the north and south of the Santa Fe Railroad tracks extending to the Ortiz Grant. Today, Thornton Ranch, the Bonanza Creek Ranch, Eaves Movie Ranch, and Synergia Ranch are located in and around the District. Eaves Movie Ranch and Bonanza Creek Ranch both host filming and 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.

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, a handful of leased land, along with a few private properties, are used for grazing livestock and property owners keep 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. There are areas identified for grazing on state and federal lands within the San Marcos area.



*(Doug Speer)*





*(Doug Speer)*

# Natural and Culture Resources

## The View

The Turquoise Trail Scenic Byway starts just outside of the City of Santa Fe and heads down NM 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. 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 pinyon-juniper woodland with a shrub component. Threats to this species include loss or alteration of suitable nesting habitat and wintering habitat. This area is also home to a few Species of Concern. The Pinyon Jay, which is essential for the health and propagation of pinyon trees, is a medium-sized jay that looks like a miniature crow. The Pale Townsend's Big Eared Bat finds its home here, along with the Bendire's Thrasher.

San Marcos area, like much of the region, is known for its clean air. 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.

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. "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." 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, with a prehistoric Native American open pit turquoise mine, made with stone



*Pinyon Jay perched on a Piñon Pine (Doug Speer)*

tools. Mt. Chalchihuitl, included in the New Mexico State Register of Cultural Properties, is the largest and most significant prehistoric turquoise mine in North America, dating from around 1000 AD, with turquoise artifacts found from the site at Chaco Canyon, and in places in Mexico, and is indisputably the most significant historical feature in all of the Cerrillos Hills. This site, in addition to 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.”

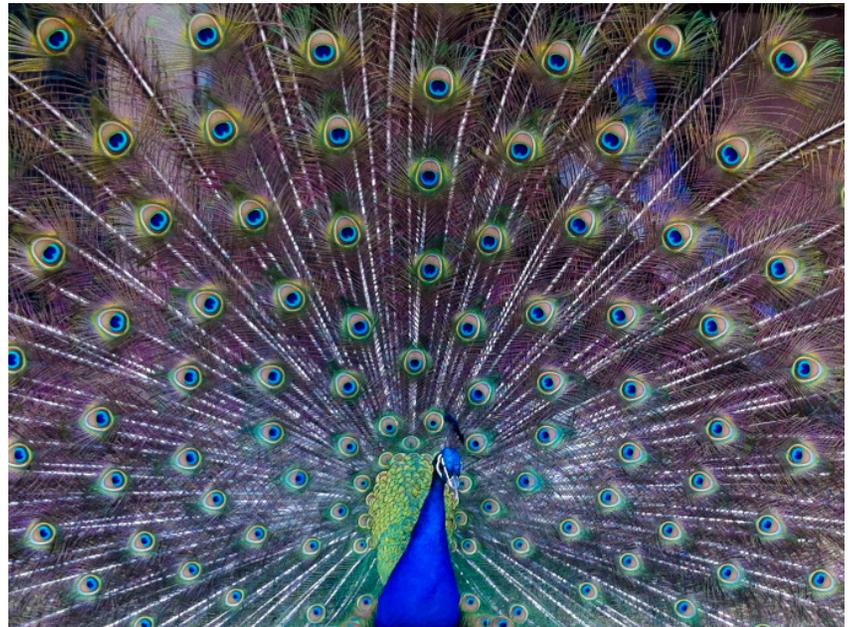
## Mining and Soil

During the 19th and 20th 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 and other minerals 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.

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.

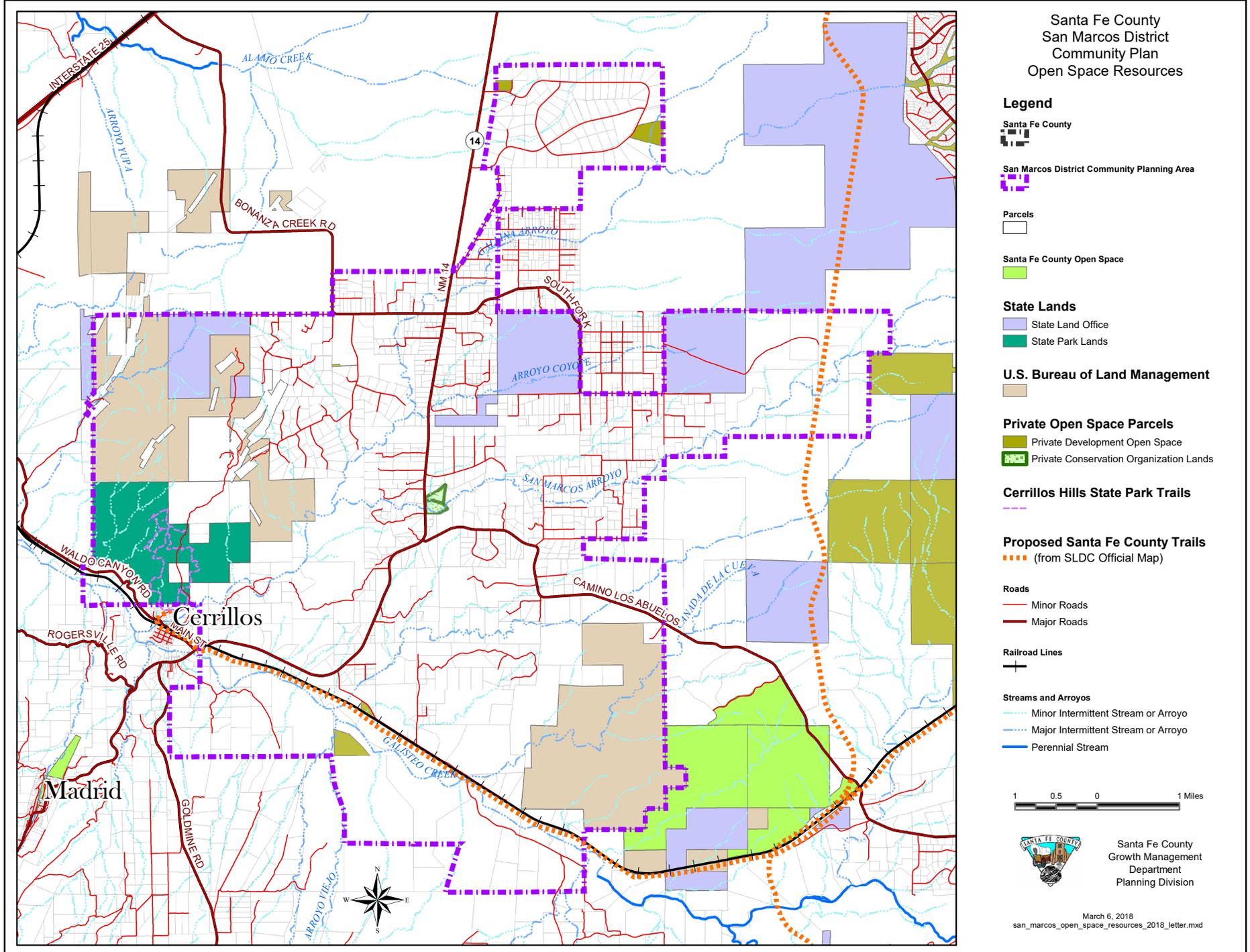
## Open Space, Trails and Parks

Santa Fe County acquired Cerrillos Hills State Park in 2000 to preserve the unique mining history of the area and to protect the environmental landscape of the area. The County and the State of New Mexico entered in to a Joint Powers Agreement in 2009 to establish a long term partnership to operate, maintain and improve the Cerrillos Hills State Park. On Cerrillos Hills State Park’s six miles of trails people can experience scenic



*Top: pot shards, Bottom: peacock at the San Marcos Café (Doug Speer)*

# Section 2





*Yucca spp* (Doug Speer)

views of northern New Mexico through hiking, mountain biking and horseback riding. Besides these formal trails, there are informal trails throughout the District that are used for walking and horseback riding. There has also been an identified need for recreational facilities which would serve both the school and the residents such as a soccer field and hard courts for basketball or tennis.

Multiple agencies own property in San Marcos District. Santa Fe County Open Space owns 1098 acres that are managed by State Parks (Cerrillos Hills State Park), Bureau of Land Management (BLM) manages 3,876 acres, and the State Land Office (SLO) has 1,826 acres. 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. 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. BLM lands also provide trails for a range of recreational activities. 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."

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 Lands to support the beneficiaries of the State, notably schools, universities, and hospitals. The SLO holds



*The Cerrillos Hills (Doug Speer)*

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.

## Transportation and Roads

Residents and guests to the San Marcos area enter from the north and the south via NM 14, 'the Turquoise Trail.' The Turquoise Trail National Scenic Byway 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 request for improved bicycle facilities along NM 14, like paved bike lanes. NMDOT owns and maintains NM 14. In their 2018 'Prioritized Statewide Bicycle Network Plan,' NMDOT has identified the northern segment of NM 14 as a Tier 1 Priority Bikeway and the remainder as a Tier 2 Medium Priority Bikeway. Bike facility improvements to NM 14 should occur in the near future.

Santa Fe County maintains County Roads (CR) 42 'Camino Los Abuelos,' CR44 'Shenandoah Trail' and CR45 'Bonanza Creek Road,' from which people can access from the 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 conceptual regional trails within the San Marcos planning area that will provide connections to Santa Fe County open space properties in the future. The Santa Fe County Open Space and Trails Strategic Management Plan (2019) identifies two regional trail corridors to be developed in the long term, including:

- The ATSF regional trail corridor follows the existing railway from Lamy to Cerrillos.
- The NM Central regional trail corridor follows the abandoned NM Central railway from I-25 to the southern County boundary, and beyond.

These regional trails are conceptual at this time, but will be established through future development.



*Garden of the Gods (Box)*

Section 3



*Rainbow (Doug Speer)*

## Infrastructure and Community Services

### Water

San Marcos area does not have any perennially flowing surface streams. The County water system provides service to Turquoise Trail Charter School. All San Marcos residents depend on wells or hauling water for their home water use. The Sustainable Land Development Code (SLDC) allows 0.25 acre feet of water per residence. The current wells are recorded with the Office of the State Engineer (OSE). The United States Geological Survey (USGS) operates several ground water site inventory wells in the District that monitor aquifer depth.

Unlike northern parts of the County, there are no acequia systems in San Marcos. There are also no community water systems in the District.

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.

Although the County does not keep data on the number of businesses and households currently engaged in rainwater collection, the 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



*Windmill at the San Marcos Café and Feedstore (Robert Griego)*

## Section 2

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.

### 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 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).

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

### Fire Station

The Turquoise Trail Fire District is situated in central Santa Fe County and is responsible for providing fire and emergency medical services to the San Marcos area as well as the Town of Cerrillos. Three stations are located at #01 River St. in Cerrillos, #3585 NM 14 and #03 Turquoise Court. The district assists and receives aid from other agencies including, The City of Santa Fe, NM State Forestry as well as other Santa Fe County Districts. The District responds to more than 400 calls per year.



*Top: Ojo de Agua filling station, Bottom: water tank and trailer (Lucy Foma)*

## 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 8th 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.

## Electric

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

## Broadband

Broadband is available through a variety of services, including La Cañada, a local co-op run by local residents, NM Surf (CNSP), as well as a variety of satellite based providers.



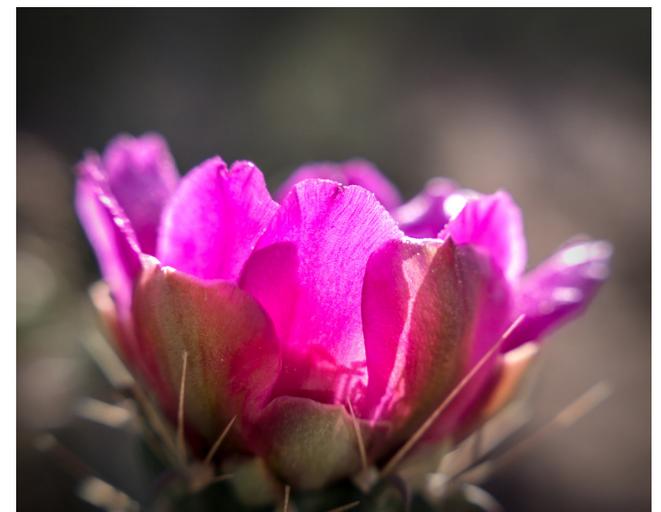
*Turquoise Trail Charter School Pre-K through 8th (Santa Fe Reporter)*

## Section III: Land Use Plan

The San Marcos District Land Use Plan aims to further the community's goals. 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. During the process to develop this Plan, the themes of arts, agriculture, and small-scale business arose as important activities to carry San Marcos traditions into the future. These uses should be integrated into future changes to regulations that apply to San Marcos Community District Overlay.

Arts and Agricultural uses support the history and future vision of the San Marcos District. San Marcos has a strong historical connection between the people who have inhabited the area and the arts and agriculture which are part of the culture and fabric of the community. The 2019 San Marcos District Land Use Plan supports and accommodates agricultural and artistic businesses that do not cause a detriment to the rural residential nature of the community. Appropriate uses include artist studios, agriculture, and ranching with equestrian uses as appropriate based on established land use patterns of the area.

The 2019 San Marcos District Land Use Plan accommodates both small-scale commercial and home-based businesses that support a local economy to enable residents to support themselves, including farm stands, home-based galleries, art retail, and small-scale art studio sales. Small scale rural commercial uses compatible with characteristics of the district are appropriate to support the community vision of future economic and ecological sustainability. The area is envisioned to continue as mixed-use area to support neighborhood-scale retail, home businesses, community facilities and agricultural/equestrian facilities. Rural commercial uses are intended to be low-intensity, primarily serving a local audience.



*San Marcos moments (Doug Speer)*

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. The San Marcos District Plan intends 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.

The Land Use Plan also aims to address the following Land Use Issues identified during this process:

- San Marcos residential dimensional standards for front, rear, and side property lines are more restrictive than others in the County and have created issues for residents to develop their properties
- Setbacks in non-residential areas vary from the format of other setbacks in the District, creating confusion and issues between neighbors and non-residential development
- Setbacks along NM 14 are more restrictive than others in the County and have caused issues for property-owners to develop their properties
- San Marcos uses a lot coverage maximum where other areas of the County do not indicate a maximum lot coverage
- Agricultural and equestrian uses of the area face constraints by current development standards
- Development standards for home occupations and small-scale businesses are more restrictive than others in the County and have limited opportunities for residents

## Section 3

# San Marcos District Land Use Categories

The San Marcos District Land Use Categories were developed through the San Marcos Community District 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.

**Rural.** The purpose of this category 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 and culturally 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 category 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.

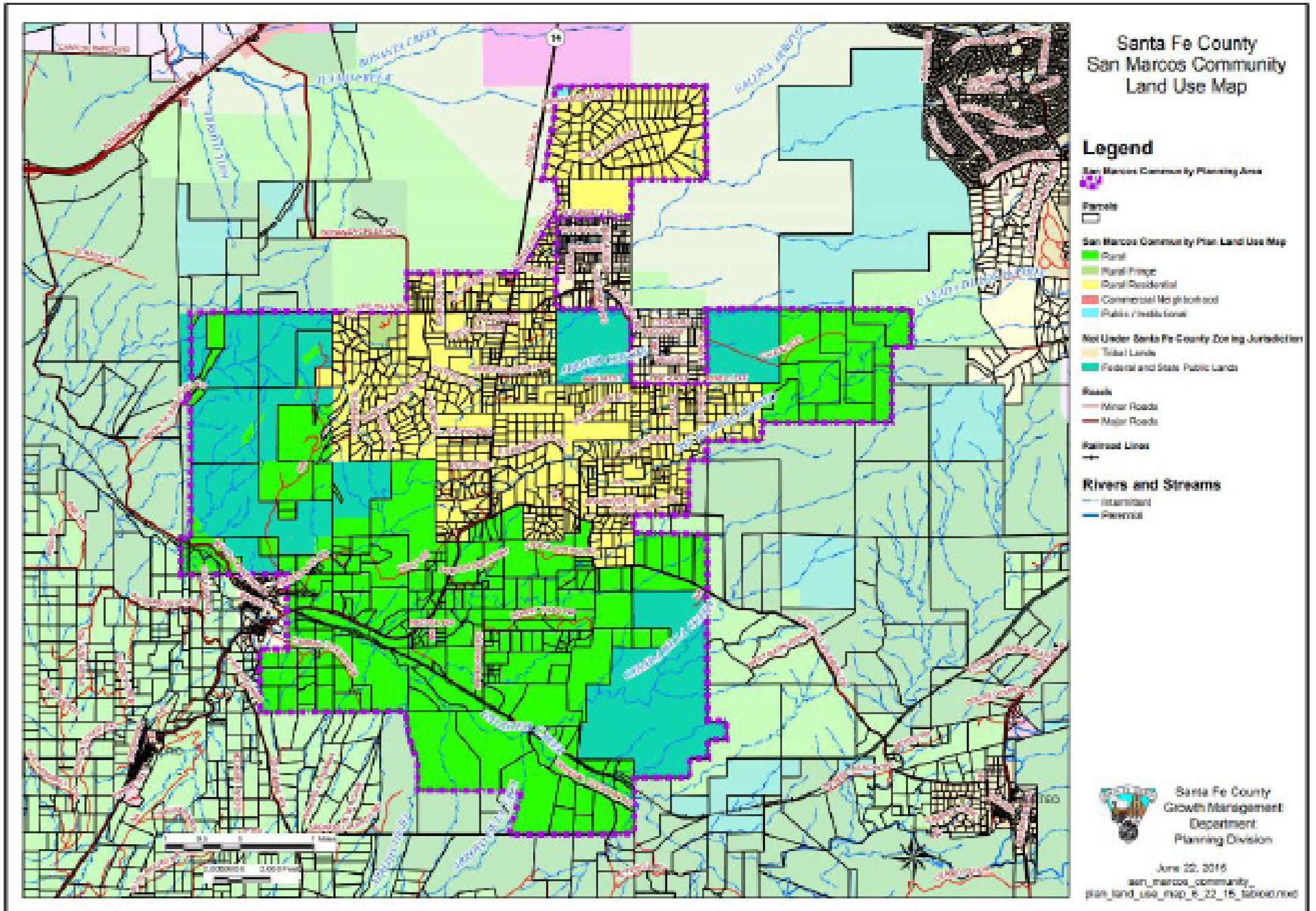
**Rural Residential.** The purpose of this category is to provide for the development of single-family homes on large lots, either individually or as part of rural subdivisions; to preserve the scenic and rural character of the County; to provide consolidated open space and agricultural lands; and to 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, Neighborhood-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 category 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 the needs of residents. Building height and maximum building size should be scaled to be compatible with adjacent neighboring residential areas. Commercial development should be buffered from residential areas. Generally, the desired location of these commercial areas is at the periphery, focal point, or along a major access road. In San Marcos the two designated Commercial Neighborhood areas are in proximity to NM 14.

**Public Institutional.** The purpose of the Public Institutional category is to accommodate governmental, education 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.

# San Marcos District Land Use Map



# Implementation Strategy

The following Goals, Strategies and Actions have been identified to implement the San Marcos District Plan.

## Goals, Strategies and Actions:

**Goal 1: Protect natural resources by conserving water and protecting clean air, dark skies, scenic vistas, environmentally sensitive areas, and significant lands.**

Strategy 1.1: Inspire rural character and lifestyle of the region by enhancing scenic views (including the Turquoise Trail Scenic Byway)

Action 1.1.1: Protect the integrity of parks, trails, and significant historical/archaeological sites in the area by maintaining a reasonable buffer between significant lands and new development while also considering options for people to experience the beautiful landscape

Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas

Action 1.1.3: Promote outreach and education to support environmental protection and conservation

Action 1.1.4: Coordinate with the Agricultural Extension Office, Natural Resources Conservation Service and other entities to develop informational programs and publications focusing on best management conservation practices

Action 1.1.5: Scenic viewsheds should be preserved and protected as an important resource

Action 1.1.6: Create standards for sensitive siting, design and screening of new development to minimize visual and physical impacts to the land where other more appropriate building sites exist

Action 1.1.8: Limit development on steep slopes, visible ridges and peaks

Action 1.1.9: Limit development near prominent natural features such as distinctive rock and land forms, vegetative patterns, river crossings and other landmarks

Action 1.1.10: Preserve distinctive natural resources

Action 1.1.11: Protect night sky views through prevention of light pollution

Strategy 1.2: Conserve and protect water and natural resources to ensure enough water for residents, while providing a safe and healthy watershed and reservoirs to support residents, businesses and the animals and plants that inhabit the District

Action 1.2.1: Work with Santa Fe County to educate residents about the standard of 0.25 acre feet of water allowed per dwelling unit to protect water resources

Action 1.2.2: Encourage innovative water saving techniques and technologies to reduce potable water use

Action 1.2.3: Create flexible ways of water harvesting on medium-sized new buildings and new additions and accessory structures, with educational information on how to maintain and best use rainwater for personal and commercial purposes

Action 1.2.4: Continue and expand education about rainwater harvesting in the District, along with education about rainwater uses and cistern maintenance

Action 1.2.5: Encourage use of native vegetation, southwestern plants and drought tolerant natural landscaping materials in the landscaping of public and private development, including roadway and right-of-way landscaping

Action 1.2.6: Prohibit new pools for residential properties

Strategy 1.3: Encourage use of renewable energy on all new and existing buildings, keeping in mind sustainable land use patterns (such as protecting wildlife habitat) to conserve natural resources, which enable a rural lifestyle, while also setting an example for education, sustainability and resource management

Action 1.3.1: Identify mechanisms in the County Sustainable Land Development Code that enable renewable energy use and sustainable land use patterns to implement in the San Marcos District

Strategy 1.4: Maintain the archaeological assets of the area

Strategy 1.5: Create trails that coexist well with the landscape and archaeological assets

Strategy 1.6: Set an example for education, sustainability and resource management, including a balanced wildfire ecosystem

### Section 3

## Goal 2: Support the traditional use of the San Marcos area for agricultural, ranching and equestrian purposes.

Strategy 2.1: Support a healthy equestrian community, enabling a rural lifestyle and stewardship of the land and animals

Action 2.1.1: Preserve, support, promote and revitalize agriculture and sustainably-scaled ranching as a critical component of the local economy, culture and character

Action 2.1.2: Conduct a hiking/biking/equestrian trail network study (including possibility of separating trail users) to evaluate viability of an arroyo trail system that also honors the integrity of private property and significant historical/archaeological sites in the area

Strategy 2.2: Promote continued use of land for agricultural purposes and agricultural lifestyle, creating cultural and economic connections to support sustainably practiced agriculture (water, soil amendments, proper care of animals, manure disposal)

Action 2.2.1: Support local and regional efforts to understand challenges, gaps, and assets in order to make connections in the local food community

Action 2.2.2: Support innovative agricultural technologies that promote sustainable use of natural resources in land-based or closed-system environments

Action 2.2.3: Support the resiliency of local food systems to promote ongoing food access for all populations and in the event of national/global food shortage

Action 2.2.4: Ensure the quality of agricultural related inputs and outputs, i.e. irrigation, compost, seed, management of excess nutrients, so as to not negatively impact the surrounding environment

Strategy 2.3: Support the viability of agricultural businesses through appropriately placed food system infrastructure that enable the continued rural lifestyle and character of the District

Action 2.3.1: Allow agricultural economic development in the most appropriate locations

Action 2.3.2: Identify infrastructural needs to support critical components of our local system supply and demand chain, such as food storage, aggregation, and distribution

Action 2.3.3: Submit infrastructural needs projects to the CIP or other government funding source

Action 2.3.4: Neighborhood-Scale accessory uses that support agricultural businesses and rural lifestyles should be allowed

## Goal 3: Develop and provide adequate public facilities and infrastructure to support a diverse, sustainable local economy

Strategy 3.1: Pursue a diverse and sustainable local economy to allow Neighborhood-Scale arts businesses, cottage industry, home-based businesses, and home occupations

Action 3.1.1: Small business development and compatible home-based businesses should be supported

Action 3.1.2: Support Neighborhood-Scaled, mixed-use development that balances employment-generating land uses with residential land uses

Action 3.1.3: Support renewable energy infrastructure to enhance local energy independence and reliability as a means to improve economic opportunities, promote water conservation to conserve natural resources, as well as maintain a healthy natural environment

Strategy 3.2: Support the development of infrastructure improvements to internet and communications technologies for local residents and businesses in the District

Action 3.2.1: Support the development of critical economic infrastructure systems to support small and home-based businesses

Action 3.2.2: Support installation and investment in internet infrastructure, such as fiber optics and high speed internet

Strategy 3.3: Enhance traffic control and alternative transportation options in support of public health and safety, residential and non-residential development while balancing the cost of maintaining roadways and multi-use trails

Action 3.3.1: Promote bike trails and safer bike lanes to support bike usership

Strategy 3.4: Plan for emergency preparedness and aging-in-place

Action 3.4.1: Work with Santa Fe County Emergency Management Division to understand risk factors and emergency protocol for the southern part of Santa Fe County

Action 3.4.2: Strategize and implement emergency evacuation plan and signage to evacuate residents, especially elderly

Action 3.4.3: Make information available regarding services for elderly, including transportation and meal services

### Section 3

## Goal 4: Protect and preserve the District's significant archaeological, historic, cultural and scenic resources

### Strategy 4.1: Create more identifiable San Marcos attractions

Action 4.1.1: Work with NM DOT to create road signage and interpretive wayside exhibits

Action 4.1.2: Work with Santa Fe County to construct or repurpose a building to become a community center

Action 4.1.3: Create and distribute a "Good Neighbor" brochure/guide with information about this 2019 San Marcos District Plan and other pertinent information to distribute to realtors and new residents

Action 4.1.4: Establish a San Marcos District website to provide information to residents, visitors and realtors

Action 4.1.5: Explore options for protecting the natural assets of the District while also providing opportunities for residents and visitors to experience the landscape

### Strategy 4.2: Protect the District's built and natural resources

Action 4.2.1 Create development standards for the siting and installation of Neighborhood-Scale renewable energy production facilities

Action 4.2.2: Support significant historic and cultural sites through coordination with the Galisteo Basin Archaeological Sites Protection Act (GBASPA)

Strategy 4.3: Create a thriving arts and agricultural economy that respects the rural, quiet and private character of the District with dark skies and clean air

## Goal 5: Land use development should comply with the principles of sustainable development established in the San Marcos District Plan

Strategy 5.1: Support agriculture, arts and rural commercial throughout the San Marcos Community District Overlay in the SLDC

Strategy 5.2: Align San Marcos standards more closely with County setback standards

Action 5.2.1: Allow property-owners to have reasonable use of their land by reducing setback requirements and aligning Rural Residential setback standards more closely with the Rural Residential setback standards in the County

Action 5.2.2: Align the NM 14 setback standards in the District with Highway setback standards in the County to maintain Scenic Byway

Action 5.2.3: Modify lot coverage standards to match County standards

Action 5.2.4: Create buffers on Commercial Neighborhood properties that border residential properties, as well as possible visual and noise blocking features

Strategy 5.3: Support the rural lifestyle that residents of San Marcos area have chosen because of its low density, quiet and private nature

Action 5.3.1: Allow and encourage agricultural and arts uses for home-based and Neighborhood-Scaled businesses

Action 5.3.2: Share information about the native plants, animals, water resources, history and geology of the District via digital and print media

Action 5.3.3: Support people in appropriately using their property to enjoy the privacy and freedom of a rural setting

Action 5.3.4: Support alternative lifestyle choices by allowing a variety of dwelling unit types and accessory uses such as the District has historically allowed

Strategy 5.2: Support appropriate infrastructure, such as internet, for growth of Neighborhood-Scale and home-based businesses to allow residents the opportunity to provide for themselves and share their professional expertise

Action 5.2.1: Encourage standards for new development to be compatible with the scale of surrounding uses (Neighborhood-Scale)

Strategy 5.4: Protect Cerrillos water system and reservoir from impacts of development

Strategy 5.5: Limit scale of development to protect water resources through lot coverage requirements

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## Appendix: A History of San Marcos

### A History of the Area

The following history was assembled by Walter Wait, Helen Boyce, Marie Harding, Jerry West, Curt and Polly Schaafsma. It includes contributions from Manny Lucero, William (Bill) Dempster, Bill Baxter and Homer Milford. The history was edited and annotated by William Henry Mee.

### An Early History of the San Marcos District

People have lived in the San Marcos District for a very long time, and for the first 10,000 years they tread relatively lightly on the land. Several species of large animals disappeared about 10,000 years ago, so the real impact of the presence of the first New Mexicans remains unclear. About 700 years ago, during a particularly rainy period in the Southwest, a great pueblo appeared on the north bank of the largest arroyo in our 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, nearby mineral resources, including lead for decorating pottery and

turquoise, from the Cerrillos (little Hills) mines, 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 peoples. Because of the daunting volcanic cliffs of La Bajada Mesa prevented a direct ascension, early Spanish explorers went up the Rio Galisteo and turned up the San Marcos stream to San Marcos Pueblo.

Possibly the greatest change happened about 1635 when Spanish Franciscans came to live here, building the Iglesia de San Marcos atop one of the pueblo room blocks (just a stone's throw from present day NM 14). The San Marcoseños 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.

Upon his 1692 return to New Mexico, General Diego de Vargas found San Marcos in ruins, and the entire Galisteo Basin depopulated. In the next hundred years the only attempt at re-colonizing the basin occurred at Pueblo de los Tanos. This effort failed due to constant strife. The San Marcos Grant was received from the Spanish Crown in 1754, but was used only irregularly by Spanish colonists for grazing. The 1,895 acres that composed the grant was centered on the San Marcos Church. The tract was reserved for the poor of Santa Fe so that they might have a place to graze their cattle. It

was confirmed by the United States Congress in 1892 and was patented in 1896. By the early 1800s some outlying ranchos began to edge closer to the old San Marcos pueblo. Among these were the Delgado and Gonzales families from La Cienega, and the Ortiz and Pino families from the new settlement of Galisteo. But it was not until 1879 that the backwater world of San Marcos was turned upside down. In the first six months of 1879 more than a thousand Colorado miners, so called because many came from Leadville Colorado, descended in a mining "feeding frenzy" upon the Cerrillos Hills.

The Cerrillos mining boom was on. The camps of Carbonateville, Bonanza City, Poverty Hollow, Turquesa and Hungry Gulch, all of them within today's San Marcos District boundaries, sprang up overnight. Early the next year, when the new railroad arrived, those camps were joined by a new railroad-mining town named Cerrillos Station. As it is with all booms, this one too went bust, and by 1890 all save Carbonateville and Cerrillos were memories. Carbonateville died in 1899 with the closure of its post office. Cerrillos Station, of course, survived as the Village of Cerrillos. In 1892 Don Manuel C. Lucero and his wife Roserita moved to Cerrillos from Pena Blanca, Don Manuel started to work with the railroad construction and mining for gold. Manuel would travel to and from Santa Fe, La Bajada and Pena Blanca by horseback. The two purchased a piece of property south of the NM 14 Cerrillos bridge between the river and NM 14 and is still occupied by decedents of

Don Manuel. Between 1896 and 1912 they had 9 children all born in Cerrillos 2 girls and 7 boys. All but three of the siblings eventually moved from Cerrillos and settled in different parts of New Mexico and California. While the family was together in Cerrillos two of the boys, Frank and Raynaldo Lucero played 2 seasons with the Madrid Miners Baseball team. Jose Lucero one of the sons who stood over 6'4" worked for the railroad and was the Constable for Cerrillos, Madrid and the surrounding area for 3 years and remained in the original home in Cerrillos till his death. Manuel C. and Frank Lucero sons of Don Manuel got jobs with the railroad as Stations Masters/Telegraphers. Manuel C. was a Station Master in Domingo/Kewa NM. and Chappell NM. While in Chappell Manuel started the first little league baseball team in northern NM called The Blue Jays and taught the local kids how to Box. 250 acres with a ranch house east of Cerrillos and north of the RR Tracks was purchased by Manuel later sold and the ranch house still remains on the property to this day. Frank Lucero became Station Master/Telegrapher for Lamy NM. Franks wife Molly became the Station Agent for the Las Vegas NM train Depot and hired many of the Las Vegas locals to work on the railroad. Most of Don Manuel's children including himself are all buried in the Cerrillos cemetery and only two Lucero's Dolly and David remain living in Cerrillos and Manuel C. Lucero #4 presently lives in the San Marcos area.

## From 1890 to the Early 1930's

After the mining boom in Cerrillos Hills collapsed in the late 1890's, most people who lived in the area between Santa Fe and Cerrillos reverted to a centuries old pattern of ranching and farming. By 1900 only a few of the more than 2000 mining claims were still actively being pursued. Cerrillos had shrunk from its boomtown high of about 2500 people to less than 500 souls.

In 1872, Government surveyors opened up much of the lands within the San Marcos District to homesteaders. The surveyors hand written notes indicate that no one was living in the area east of the mining district. Until about 1932 State Road 10 ran north from Golden up the Tuerto arroyo and between Lone Mountain and Captain Davis Mountain and on the Ortiz Mountains to Dolores. From Dolores the route went down, what we now call, Gold Mine Road to Cerrillos. It continued north from Cerrillos up the Arroyo de las Minas to Carbonateville, continued north (this stretch duplicating a small part of modern CR 45) to Bonanza City, north from Bonanza City between Cerro de la Cruz on the west and Los Cerrillos (the original little hills) on the right, in a long run (now partly under I-25) to the Plaza. The route close to downtown Santa Fe followed what is now Cerrillos Road.

From the late 1890's through the early years of the twentieth century, at least 20 to 30 homestead claims of 160 acres or more were proven in the San Marcos District. For example, John Dody moved west by covered wagon around 1900 and settled on a section of land just

northwest of the current site of the Turquoise Trail Elementary School. Just south of there, Dody's niece and her husband Mr. Morrow, built a similar homestead. For a short period of time the Morrows raised foxes on this property. The Morrow homestead windmill can still be seen west of the school.

Probably one of the earliest homesteaders to the San Marcos District was Thomas Whalan. Born in Ireland in 1842, he immigrated to the US in 1866 and spent the rest of his life pretty much digging holes in the Cerrillos Hills. He named one of his claims the "Maid of Erin", and worked for McNulty at Turquoise Hill as late as 1907. In 1892 he patented 160 acres along the Gallina Creek, just south of the current Bonanza Creek Road, and extending west to "Picture Rock". He built a two-room rock house and dug two wells on the property.

According to Leo Dillenschneider, who owned the homestead fifty years later, Whalan transported water from these wells to Carbonateville and other mining claims in the Cerrillos Hills. One hundred and twelve years later, Whalan's house still stands. Much enlarged over the years, it is the current residence of Curt and Polly Schaafsma. It is arguably the oldest continually occupied house in the District. Otto Zeigler patented 160 acres in 1891 adjacent to Whalen and may have bought Whalan's property in the mid 1890's. Charley Keesoff owned the now 320 acre property in the 1930's and probably operated it as a farm. Frank Calvin, a Bishop's Lodge wrangler in the late 1920s and 1930's, homesteaded lands within the

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vicinity of the Turquoise Trail Fire Department buildings. And in 1926 Joseph Byrne procured the 640 acre homestead, approximately 160 acres of which would become Synergia Ranch (in the northeast of Section 33) and the remaining three quarters of which Chuck Taylor turned into the Silver Hills subdivision before he sold the northeast quarter of Section 33 to Marie Allen in early 1969.

Between 1920 And 1930, many of these holdings were cobbled together to form larger ranches. The Mocho brothers, native Basques, created what would one day be called the Jarrett Ranch. The Dody, Morrow, and Calvin holdings eventually were absorbed by the Jarrett ranch. The Great Depression probably encouraged this consolidation.

Frank Calvin went on to “marry well” and purchased the old San Marcos Grant Ranch. This ranch stretched along the San Marcos Arroyo almost up to the current Thornton Ranch. In the south part of the district Henry Trigg, son of a doctor and heir to a long west Texas ranching tradition, started buying ranch land primarily to the west of Cerrillos. For several years Henry lived in a little dugout just below Devils Throne. By the late 1940’s he had cobbled together a huge holding. About this time his mother, a Dallas, Texas sophisticate, came to visit him. She disapproved of his crude lifestyle and bought him the old Palace Hotel in Cerrillos. It was there that he raised his family and managed the ranch well into the 1960’s. At least one old ranch endured. This was the

3,000 acre Chaquaco Ranch, a sheep ranch that is believed to have had its roots with the Spanish Pino and Ortiz families.

The district always seemed to attract its share of romantics, oddballs, and “people of interest”. In 1932, for example, John Underwood, heir to the Underwood Typewriter Company, purchased four to five hundred acres just west of the Lone Butte. He was a poet, and his much younger wife, Emily, raised Arabian horses. Thirty years later, their ranch house became the Eaves Ranch headquarters. West of them, ‘ol man Byrne” had settled in the 1920’s. His wife, an “educated and aristocratic woman” started “Nells Girls”, a club for young women, in Santa Fe. Nell still lived at the Byrne Ranch house in 1943. They were the only family in the district that had a telephone at that time.

To the south, Tom Perkins, a great cowboy, colorful eccentric, World War I veteran (who was rumored to have killed a man in Utah), lived in a small adobe cabin within the San Marcos Pueblo Ruins. He worked for Henry Trigg. To this day, the windmill on the former State Land Office section north of Haozous Road is known as Tom Perkins Windmill. In the western part of the district, mining for lead and zinc led to a brief resurgence of the mining industry. This was largely fueled by the high metal prices created during World War I. Archie West recalls that Nell Byrne told him that she had lived in the big brick house at the Cash Entry Mine as a girl. By 1930, however, all the mines except the Cash Entry, the Bottom

Dollar, the Tom Payne, and the Pennsylvania mine had been, once again, abandoned.

## The Late 1930’s to the mid 1960’s

State Senator Alex G. Martinez, 7th District, 1971-78 told a story as a boy, to William H. Mee, Sr., he would pan for gold in the San Marcos stream at NM 14 during the Great Depression and would make about \$10.00 a week, which was more than anyone else in his family was making. It took a really keen eye to find the flakes in the black streaks in the arroyo sand know as black iron pyrites and then pick them out with the frayed fibers of a cotton ball. It was a perfect job for a child: getting wet, finding the black streaks, swirling the pan fast, and picking out the gold with dreams of riches. Most older men just couldn’t have the patience for it and therefore failed.

In 1930 the plans to improve State Road 10 north of Cerrillos were stymied first by the narrow, hard rock Arroyo de las Minas and second, by the fact that Carbonateville and Bonanza City were gone. The State re-routed SR 10 by using part of the old Cerrillos to Galisteo road that paralleled the railroad track. The Arroyo de las Minas route was turned over to the County. The county ceased to maintain the part of Arroyo de las Minas road (now CR 59) north of the CGP bar gate in 1992, but has never formally abandoned that right of way. The dirt San Marcos road from Santa Fe to

Cerrillos (currently NM 14) was paved in the late 1930's to better accommodate travel between Cerrillos and Santa Fe. Until somewhat recently, Bonanza Creek Road extended west another ½ mile before turning north towards Turquoise Hill. J.P. McNulty's house was located where the road turned west again. He and his family, and sometimes his employees, lived there from 1892 to May of 1919, when McNulty, by then solo, moved permanently to Cerrillos. From 1902 onward the Turquoise Hill property produced very little turquoise, but McNulty continued to care for the mines until his death in 1933.

There was a "two track" leading off to Galisteo, and another leading to the Hazel Cash ranch and San Lazaro Pueblo Ruins (South of the Galisteo Wash). County Road 44 was a ranch road. In 1963, when Helen and Richard Boyce finished building their home on 22 acres just off the recently paved NM 14, there were six families living in the northern portion of the San Marcos District. Helen stated that with the exception of Mrs. Jarrett (who was no doubt busy at the ranch) all of the women who lived in the area attended her wedding shower: Mrs. J.W. Eaves, Mildred West, Genie West, Mrs. L. Dillenschneider, Mrs. B. Van Meter, and Mrs. J. Shafer.

The vast Jarrett Ranch had grown to more than thirty thousand acres, covering all of what is now the Rancho Viejo Partnership lands, the San Marcos Subdivision, and the current Bonanza Creek Ranch. Immediately south of

the Jarrett Ranch and east of NM 14 lay the two West ranches. Hal West, his wife Mildred, and their children, owned and ranched a 220 acre portion of the section just off NM 14. They moved into the Bruce Parker homestead in 1943. The old ranch house (originally built by Parker) can be seen in the trees just north and east of the intersection of NM 14 and County Road 44.

Archie West, Hal's son, still lives there. Hal's brother Gene and his wife Genie, bought the 3000 acre Chaquaco Ranch (currently the Silverado and South Fork neighborhoods and beyond) from the Gonzales family in 1946. Jack Schaefer, the author of the immortal story, Shane, bought about 100 acres immediately south of the West property (his "Turquoise Six Gun" ranch was named after another of his novels). Mr. Witticker, a Santa Fe Lawyer, and his family owned 60 to 80 acres west of NM 14 and north of the Boyce property. There were at least four families living on the dirt lane that became Bonanza Creek road. In the early 1940s, two women, Dr. Jones and Fern Buckner, bought the 360 acre homestead that is located directly north of Bonanza Creek road and immediately west of NM 14. They purchased the land from Gene West who also built them a comfy home on the property.

After World War II, Bill Van Meter, a retired naval Officer, and his wife Alene, purchased the property. It operated as a cattle ranch until the late 1970's, and since has housed horse breeders, an art school, and a glass workshop. Mitch

Ackerman and Leslie Moody purchased the property in 2012, and created Rancho Gallina Inn and Eco-Retreat, a bed and breakfast, retreat space and gathering place. The original ranch has been split into smaller parcels, but the large adobe home just beyond the dip of the Arroyo Gallina and to the north of the road was originally the Jones and Buckner house.

Leo Dillenschneider and his family moved into the old stone and adobe Whalen homestead across the road from the Van Meters. The house and lands had gone through various transformations over the years and two adobe additions had been added as early as 1918. It had been, variously, a dairy operation, the home of "Lone Butte Mineral Water", and a farm producing pears, tomatoes and corn in the thirty's and forty's. In the 1940's the property was known as the Picture Rock Ranch, named for the petroglyphs on top of what is now known as the "lone butte".

In the 1950s the Dillenschneider family owned about 320 acres along the road from NM 14 to beyond the "lone butte". From this base, Leo worked in town, first for Santa Fe Motors, then for the Board of Education. J.W. Eaves and his wife owned the old Underwood ranch that would become both the J.W. Eaves Movie Ranch and the Rancho Allegre subdivision. They lived in the sprawling Underwood ranch house. To the west of Eaves was the Byrne Ranch, owned during the 1960's by Chuck Taylor.

Up until 1968, Taylor raised quarter horses on

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the property. The ranch house burned down in the mid 1960s and, Taylor turned to subdividing land. He carved out the Silver Hills subdivision, with lots ranging from 9 to 20 acres, in 1967. The Hughes (formerly Jarrett) Ranch headquarters was located where it is today. Continuing south on NM 14, past the Boyce's newly constructed adobe home, was the Calvin ranch. This ranch spread both west and east of NM 14 to the San Marcos Arroyo. The Thornton ranch lay to the East of Calvin ranch. The West Side of NM 14, currently the vicinity of Wolf Road, was also owned by Calvin.

The Sweet Ranch came next. It lay north and south of the Santa Fe Rail Road tracks and linked up with the Ortiz Grant. Clarence Sweet purchased the place in 1941. To make ends meet, Clarence opened "Sweets Petrified Forest", perhaps the first San Marcos District tourist trap. From a hole in the sandstone, he showed off "gizzard stones" from dinosaurs, petrified bread, Indian artifacts, and large petrified logs. Archie West recalls that he "always had a silly grin on his face". During World War II, Vern Byrne (Nellie Byrne's son), and his wife La Vern bought and were the last to operate the Mina del Tiro, Pennsylvania, and Bottom Dollar mines. The struggling mining companies pretty much gave up the ghost in the mid 1950s, although there was some attempt by big mining companies to rediscover the area in the mid 1970s.

The Pennsylvania Mine closed in 1953, and the Tom Payne mine and the Bottom Dollar mine

followed in 1956. The Cash Entry Mine was still in operation in the late 1950s although no one lived in the big brick Victorian house that stood just west of the mine itself after 1953.

No more than ten very rural families lived in the San Marcos District from late 1940 to the early 1960s. The Boyce property had the last electrical pole in the district until about 1965. Up until the time the State Penitentiary was built (1956), the West and Boyce houses would have been the only houses to be seen from NM 14 until you reached Mary Salazar's house at the Garden of the Gods.

### Break-up of the smaller ranches: Mid 1960 to mid 1970

While ranching continued to be the primary land use in the early 1960's, many of the active ranchers depended on leasing grazing rights from other landowners who, in turn, benefited from the tax status of holding agricultural properties. According to Jerry West, small ranches had actually ceased to be profitable in the late 1940s. Ranching on properties under several thousand acres had become economically unviable by the mid 1960s, and most ranchers either had jobs in town or earned cash as artists, writers, or craftsmen. Access for livestock throughout the San Marcos District, however, became more wide open as fences were not maintained. For a while both cattle and horses could start at one end and gallop (or ramble) the full length of the district.

Property subdivision in the 1960s was relatively easy and fairly lively. Mrs. Helen Boyce recalls a fellow who owned a small holding (under 10 acres) near the Goodwin Ranch on the Galisteo Creek. He penciled four lines on a plat drawing, as a four way land split and submitted it to the county. It was quickly approved.

The first and most visible ranch breakup began in the late 1950's with the Calvin ranch. Frank Calvin sold off large and small chunks to whomever had an interest. According to Archie West, it was an orderly affair and covenants were placed on much of the divided property. Helen Boyce recalls a 600 acre portion to the west of the old fire station that was still up for sale in the late 1960s. Helen also recalls that Henry Trigg, who held so much of the property west of the Village of Cerrillos, told her that he would have gladly sold the Boyces as much land as they wanted for \$5.00 an acre.

The original families often carved out properties for sons and daughters and began thinking about how to adapt to a future without ranching. The Eaves Movie Ranch, for example, was built on ranch land in 1955. On May 3, 1945, Roy Glockhoff and two partners formed the Tri Cities Syndicate, which eventually owned over 500 acres around the Cash Entry mine, and mined for a few months.

In the 1960s a super salesman and mining promoter, Ken Meadows, approached Roy and his partners about using the Cash Entry mill site to store ore that he claimed contained platinum.

Platinum has always been the metal of choice for scams as it is so difficult to assay. Ken never told Roy where he got the ore, but Roy thinks it may have been in the Cerrillos Hills.

Many famous people invested thousands of dollars in Meadow's Platinum venture. The New Mexico senator, and former Secretary of Agriculture for President Franklin Delano Roosevelt, Clinton P. Anderson, reportedly invested \$50,000. The Bureau of Mines and other geologists said there was no platinum in the Cerrillos Hills, but the promotion continued.

Flying down from Denver one afternoon in the 1970s Ken Meadows told Roy Glockhoff that he was going to tell his wife that evening that he was leaving her for his mistress in Denver. Mrs. Meadows shot and killed Ken that night. Mrs. Meadows was not prosecuted and that was the end of Meadow's Cerrillos platinum scam. Jokingly, someone said telling your wife you were leaving her for your mistress when she had a gun was suicide not murder. After Meadows' death, the last mine in the "Silver Hills", an iffy situation in the best of times, was abandoned, and with it, the mining era came to a close. Paving the road made the drive into Santa Fe much easier, and properties adjoining the highway were soon carved out of the smaller ranches. Throughout the 1960s and early seventies, properties were split and re-split into smaller and smaller holdings. Today, however, many of these "smaller" holdings would be considered as small ranches in their own right, as many of the splits represented 40 to 100 or

more acre parcels. The current Bonanza Creek Road was built and the old Cerrillos high road was essentially abandoned.

## 1970-1980: Subdivision and the ranches transformed

By the Mid 1970s the isolated ranch house was mostly a thing of the past. While still very rural in nature, the San Marcos district had probably picked up another fifty or sixty families. Subdivision, in all of its guises, was rampant, although building was not. The giant Jarrett ranch was split in two after the death of Mr. Hughes, with Rancho Viejo Partnership purchasing the eastern half of the ranch. Both halves however, continued to be run as working cattle ranches.

The two West Ranches however, were split up, either piece meal and mostly titled to family (the Hal West ranch) or completely (the Gene West Ranch). The Gene West Ranch (the original Chaquaco sheep Ranch) was sold in 1969 to Select Western Land Company of Deming, New Mexico. Select Western eventually sold the original ranch house in 1973 to Ed and Melanie Ranney, along with 200 acres immediately surrounding the old homestead.

Between 1973 and 1976, Sections 31 and 25, the western end of the old Chaquaco Ranch, were offered for sale, without county approval. Originally, 40 acres parcels were sold, but many of these were subsequently further subdivided.

This ill-advised development scheme, devoid of planning, adequate roads, and in most cases utilities, dramatically changed the future for that area. What was to become the relatively dense development in the Silverado neighborhood redefined the northeastern portion of the district.

At the same time, the Ranneys, together with six other parties, formed the Chaquaco Land Association. In 1976 the association bought the approximately 1200 remaining acres of the eastern extent of the ranch. In what may have been the first environmentally sensitive development in the area, the members of the Chaquaco Land Association placed covenants on the land designed to maintain maximum open space in each of the individual holdings. The 1,400 acre "reserve" has not been significantly altered since 1976.

The Rancho Viejo Partnership began actively planning a long term development and partitioning of their approximately 15,000 acre ranch. Most of the holding continued as a 200 to 400 head cattle ranch leased to Mr. Henry McKinley. The partners concentrated their development efforts in the northern sections (outside the San Marcos District).

What was left of the Byrne/Taylor Ranch was sold to Marie Allen (now Harding) and John Allen in 1969. They created what is now known as the Synergia Ranch, a center for innovation and retreat. In its early days, the ranch hosted, among others, resident and guest

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artisans who were interested in producing “biotechnic” products, such as furniture, doors, ceramic goods, and textiles. Residents and guests performed at the Ranch’s “Theatre of all Possibilities”. It became a center of creative thinking and production in the 1970s. The Eaves Ranch, and parts of the Van Meter property, were subdivided into 10 to 40 acre parcels. Much of what was left of the Calvin and Trigg ranches were divided. Build-out on many of these lots, however, would wait for another ten to twenty years.

In terms of commercial services, the San Marcos Feed Store opened in 1983 as a feed store and horse sale barn. The Dillenschneider family built a commercial building on their NM 14 frontage as an antique and general store. Helen Boyce opened the Turquoise Trail Learning Center as a day care center in 1977 and the “Plants of the Southwest nursery business was started on the “Galisteo Road” by Gail Haggard and partners.

Most telephone service, if one could get it, was still party line. The high cost of electrical service to still remote acreage in the district, undoubtedly slowed development.

### 1980-1995: Gradual breakup of the large ranches and the evolution of the rural residential environment

The years 1979 to 1982 were a benchmark in the development of subdivisions in the San Marcos District, especially in the north. Santa Fe County had released its first county code based on water availability and many landowners feared the consequences of the limitations implied in the code. Properties that might otherwise have been left intact were instead divided into everything from 2.5 to 10 acre parcels to beat the legal challenge of the new residential density and lot split rules.

For example, seven parcels of five acres each were carved out of the Dillenscheider ranch and three of these were given to Dillenscheider children. The Witticker property was subdivided into parcels that mimicked the adjoining Rancho Alegre subdivision. Much of the property in the South Fork vicinity was subdivided.

The Ortiz gold mine to the south of the San Marcos District was brought on line and new electrical lines were extended down NM 14 to better serve the mine and the new residences along the route. In 1979 Bonanza Creek road was paved. The Lone Butte Store became a “wild west” saloon and the Turquoise Trail Fire Department opened its first NM 14 sub-station, near San Marcos Arroyo. The San Marcos Neighborhood Association was formed during this period.

Cattle ranching ceased south of Rancho Viejo/ Bonanza Creek ranches and north of the San Marcos Arroyo. The central part of the district

was transforming into a large rural residential community. By 1984, the new land use code had solidified and subdivision slowed. Property owners often received variances to the code in order to further subdivide their property. The use of a geo-hydrological study to justify smaller than prescribed lot sizes became a standard vehicle for developers and small property owners in the area. However, the more difficult to breach regulations did slow development, especially in the southern part of the district. The availability of water limited actual development in most of the district, and probably forestalled most major residential development schemes.

Houses were built on many lots divided years before, one house at a time. Construction activities increased exponentially as real estate values in the Santa Fe area skyrocketed in the 1990s. Larger ranchland holdings continued to hold on for another 10 to 20 years before finally crumbling into forty to 160 acre lots. The northern part of the district, which had been so heavily subdivided and occupied in the late sixties, became more densely settled through family lot splits and the availability of relatively cheap property.

County Road 44 was paved to Northfork around 1984. This paving project was in part a result of severe summer rains that made entry into the Silverado subdivision area almost impossible. The developer had subdivided a flood plain. Residents of the area were clearly at risk. The paving project spurred development

of previously subdivided properties along the Southfork, and by 1995 this area was built beyond the limits for its carrying capacity that the county code had established for water, and other services as well.

The Dillenschneider bar became a convenience store at Lone Butte, and the Turner house across the street became a restaurant. The feed store to the north became the San Marcos Feed store and Restaurant. NM 14 from Bonanza Creek Road to Santa Fe was widened and rebuilt as a road that could accommodate high speed traffic. That J.W. Eaves Ranch House was torn down and rebuilt close to the original site and enlarged to become the estate house of Mike Kammerer, the owner of Discovery Channel Networks. The mansion is located just south of the first bend on Bonanza Creek Road, when traveling from NM 14. The Synergia Ranch gradually evolved into a retreat, workshop, and conference center. Its focus continues to be on ecology and art.

The Turquoise Trail Elementary School was built on land donated by the Rancho Viejo Partnership, as was the new county fire station across from the feed store. A new movie set was established on the Bonanza Creek Ranch. By the end of this period, the population of the San Marcos District was approximately 2,100 people.

## 1995- 2005: Creation of the Cerrillos Park and

## Conservation at the Thornton Ranch

In 1981 the Albuquerque based Archaeological Conservancy acquired a third of the San Marcos Pueblo site for preservation and protection. In 1998 they acquired the remainder of the site. The 60 acre site is now closed to the public except for Conservancy sponsored tours. In 2000 Santa Fe County purchased 1,116 acres in the Cerrillos Hills as part of their Open Space and Trails initiative. The purchase was championed by the Cerrillos Hills Park Coalition, a grass roots group that was instrumental in the management and stewardship of the property. On May 24, 2003, the Cerrillos Hills Historic Park was officially opened to the public. The Park is included in the planning boundaries of the San Marcos District. It helps ensure an open space buffer to the southwest for the planning area. Preservation and protection of the Park and the lands immediately adjacent to it were of concern to members of the planning committee.

Another change that has impacted life in the district in recent years is the increasing number of (primarily western) movies that have been filmed in the area. The movie sets on the Bonanza Creek Ranch have provided the setting for increasing numbers of western films and television series in recent years.

In the Early twenty-first century, the Thornton

Ranch was placed on the market. Since 2003, Commonweal Conservancy, a nonprofit conservation-based community development organization, has been working with the Thornton family and West Wood Realty, Ltd, to create the 12,800 acre Galisteo Basin Preserve. The 21 square mile property is situated between the San Marcos district and Lamy, to the east.

Under Commonweal Conservancy's five-phase development plan, concentrated development will occur only in the northeastern corner of the property, west of US 285. The project design stipulates that the vast majority of the Galisteo Basin Preserve, approximately 12,000 acres, will be protected and restored as publicly accessible open space. More than 25 miles of public and private trails for hiking, biking, and equestrian use are planned for the Preserve. In sum, 93% of the land will be protected under conservation easements.

### ENDNOTES:

Two major prehistoric mines were Mina del Tiro, which was mined for galena (lead ore), and Mount Chalchihuitl, a large turquoise mine. In 1539, Spanish Fray Marcos de Niza made an expedition into New Mexico, and returned with legends of the riches of the Seven Cities of Cibola and Quivira. Following these myths, Francisco Vasquez de Coronado then entered into northern New Mexico in 1540, where he passed through the Galisteo Basin and may have observed San Marcos Pueblo (Milford, Homer; "Turquoise Mining History"; New Mexico Abandoned Mine Land Bureau Reports

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– 1995 and <http://newmexicohistory.org/people/cerrillos-new-mexico-and-mining-in-the-cerrillos-hills>).

The turquoise from the San Marcos area must have been traded since 1,000 C.E. and the extensive trading can be documented in the archaeological record of Santa Fe County. The turquoise has been found at Pindi Pueblo, Pueblo Arroyo Negro and Pueblo Quemado in Agua Fria Village, Arroyo Hondo ([http://www.santafenewmexican.com/news/local\\_news/arroyo-hondo-pueblo-unearthed/article\\_13d6af5d-0e4b-5238-97ea-4f5ebf65dc67.html](http://www.santafenewmexican.com/news/local_news/arroyo-hondo-pueblo-unearthed/article_13d6af5d-0e4b-5238-97ea-4f5ebf65dc67.html)), and across the other seven pueblos of the Galisteo Basin (Blanco, Shè, Colorado, Galisteo, Largo, San Cristobal, and San Larazo---all first named by Gaspar Castaño de Sosa).

Some of the solid gold idols of the Aztecs have turquoise eyes from Mount Chalchihuitl. So that El Camino Real de Adentro was actually a Native American trail of 1,600 miles originating in Tenochtitlan (present day Mexico City). Necklaces of small white shells originating from both the Gulf of Mexico and the California coast must have been the barter.

Some of the earlier expeditions were:

The expedition of Francisco Sánchez Chamuscado and Fray Agustín Rodríguez (1581) which passed by San Marcos on a brief visit to Pecos Pueblo (<http://newmexicohistory.org/places/cicuique-pecos-pueblo> and Hammond, George P. and Agapito Rey, ed. and

tr., “The Rediscovery of New Mexico, 1580-1594: The Explorations of Chamuscado, Espejo, Castaño de Sosa, Morlete, and Leyva de Bonilla and Humaña.” Albuquerque: The University of New Mexico Press, 1966.).

In November, 1582, an expedition led by Fray Bernardo Beltran and Antonio de Espejo returned to search for the priests who had stayed behind in a 1581 expedition. They soon learned that the priests had been killed, but, instead of returning with the news, they proceeded to spend several months exploring. Espejo’s report is credited with the first official use of the term “La Nueva Mejico” to describe the region we now call New Mexico. Espejo named the pueblo Santa Catalina and first refers to the Indians as Tano.

The attempt made to settle New Mexico in 1590-1591, led by Gaspar Castaño de Sosa, might have succeeded, but for one ruinous detail. The venture was illegal ( <http://newmexicohistory.org/people/gaspar-castano-de-sosa>). <http://newmexicohistory.org/people/early-spanish-explorers-of-the-southwest> <http://newmexicohistory.org/people/colonization-of-new-mexico-in-the-16th-century>

The Santa Fe River Canyon was deemed impassable by many Spanish explorers starting with Coronado. The evidence of a trail through the canyon could be obliterated by summer monsoon floods or blocked by debris; even today as reported by La Bajada Village residents

(2017 storm). The steep canyon walls were foreboding to anyone with wheeled vehicles. This route going up the Rio Galisteo and turning up the San Marcos stream to San Marcos Pueblo was a fairly easy trek. Flooding of the Galisteo kept it relatively clear of brush. At San Marcos Pueblo the early Spanish often went up a route that parallels NM 14 until one of the “draws” that cut across that route like present day Bonanza Creek. At which point, they would head west over to the La Cienega Valley and possibly the Rio Grande (Rio del Norte) to the capitol San Gabriel.

The Santo Domingo Pueblo (Keres) claims partial ancestry to the San Marcos Pueblo. James Frank Calvin of the Calvin Ranch (the headquarters at San Marcos Road East) allowed the Santo Domingo to hunt rabbits on his 10,000 acre ranch from 1925 until 1965.

General Don Diego De Vargas went up the Rio Galisteo, turned up the San Marcos stream and wheeled his cannon into position for a siege as he was upon the first “rebellious” pueblo on his “reconquest.” After a few minutes it was apparent that many of the roofs of the multi-storied structures had caved-in during the dozen years after the 1680 Pueblo Revolt. As they cautiously approached they realized the San Marcos had been completely abandoned for a considerable time.

San Marcos had been almost a turning point in the revolt itself when the priest at San Marcos questioned the elders as to why they sat around

in the morning and untied the knots on a rope. The docile elders stated that when the final knot was to be untied the warriors were to kill all the Spanish at their pueblo, disrupt the church and then march on Santa Fe. Father Tinoco now aware of the plot, set across the trail to the Galisteo Pueblo to warn his two peers at Galisteo and San Cristobal pueblos. As the three headed into Santa Fe they were overtaken by rebel leaders and killed before the scheduled uprising date of August 11th. <http://newmexicohistory.org/people/pueblo-revolt-of-1680> and <http://newmexicohistory.org/people/pueblo-runners-and-the-pueblo-revolt-1680>.

The elders of the Pueblos of San Marcos, San Cristobal, Pecos and La Cienega on August 9th send word to the Spanish Governor Otermín that they were sympathetic to the Spanish cause. San Marcos and La Cienega were entirely living on the outskirts of Santa Fe at this point (page 4 and 170, Andrew L. Knaut, *The Pueblo Revolt of 1680: Conquest and Resistance in Seventeenth-Century New Mexico*;1995 Oklahoma Press). There is mention of Tano Indians moving to the Santa Cruz Valley in 1692, that may have included San Marcoseños (El Palacio Magazine, October 1954, page 326, Erik K. Reed). <http://newmexicohistory.org/people/antonio-de-otermin> and <http://newmexicohistory.org/places/cicuique-pecos-pueblo>.

On August 23rd, the retreating Spanish took a respite at San Marcos Pueblo which was entirely abandoned (page 12, Andrew L. Knaut, *The*

*Pueblo Revolt of 1680: Conquest and Resistance in Seventeenth-Century New Mexico*;1995 Oklahoma Press).

As detailed in the story by Linda Tigges: “John Mocho: The Story of a Basque Rancher and the Mocho Ranch” <http://newmexicohistory.org/people/john-mocho-the-story-of-a-basque-rancher-and-the-mocho-ranch>.

James “Frank” Calvin was from the Texas Hill Country. Frank Calvin met Ruth Goodkind (1902-1957) at Bishop’s Lodge where he was a wrangler in the 20’s and he took her on trail rides. Ruth’s dad was a doctor who ran an underground hospital for Al Capone’s guys who got shot up. He made a fortune in cash but became a respected part of the Chicago social circles. The family objected to the sudden “engagement” and sent her abroad to Europe to study art and forget him. She came back the next summer and they got married (1925-26?). They had two children Jimmy Junior who became a veterinarian in Colorado Springs and “Janie” who married Manuel “Patricio” Sanchez, Jr., who also owned land along NM 14 with his dad from Albuquerque. Pat’s mom was the fabled Fiesta Queen Amalia Sena Sanchez. Jane and Pat had a boy and three girls. Jane was quite the historian and worked with Marc Simmons and Homer Milford of the State Mines Division. She donated the 900 acres for the Cerrillos Hills State Park and did some early historic documentation for the park staff. There is a Jane Calvin Sanchez Trail there.

Frank Calvin was not much of a businessman but always had a scheme to get rich. He wanted to make his own money since his father-in-law had given the new couple their inheritance to buy the ranch. Additionally, there was a \$10,000 a year annuity paid to Ruth, which in the middle of the Great Depression was a tidy sum.

His first venture was to breed stallions for the U.S. Army. He built two 80 foot long by 30 feet wide and 7 feet tall pens of concrete block. He bought a \$10,000 stallion to accomplish this, and it died two weeks later. Eventually, General Douglas MacArthur disbanded the U.S. Cavalry and had most of the horses destroyed after 1936. The Calvin Ranch then moved into cattle.

Just before the war, a \$10,000 roof repair was done and the ladders were all left against the house. That night a big party was held and the inebriated crowd climbed up the ladders and the roof repair was ruined by women dancing on the roof with their high heels. Tony Taylor of the Old Mexico Shop attended this party with his wife who was Lady Bird Johnson’s sister. Senator Lyndon Baines Johnson danced at a few parties here when not in Washington, D.C.

After the attack on Pearl Harbor, it was assumed California would fall to the Japanese sometime in 1942, so there was a big drive to build airports or landing strips across the Southwest by grants. Calvin accepted a grant and a skeleton of a glider exists on the ranch to this day. After the war ended, the landing strip was turned into an oval horse racing track and the

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wooden starting gate existed until homes were built on Hazous Road.

The Sanchez girls say that many of the “scientists” on the secret Manhattan Project would attend parties at the ranch and would sleep over since the drive up the hill was so treacherous. Ruth Calvin developed cancer in 1955 and the treatments kept the entire family away for the next two years. After Ruth died in 1957, Frank moved in with Jimmy in Colorado Springs and Jane was living with her husband Pat in Albuquerque. The ranch Headquarters continued to decline and was listed by the James Russell Agency for sale, when William and Jean Mee bought it in 1965 for \$30,000 (at this point it had been abandoned for 8 years). The stonewall laid in adobe around the property, was completely collapsed. The 5HP motor for the well was at Bill Van Meter’s house. Mr. Russell notified Gene West that the house badly needed a plaster job and the next day he was at the ranch.

The Ranch sits on the 1,895 San Marcos Pueblo Grant (San Marcos Land Grant private land claim #102 made by Gov. Vélez Cachupín to Antonio Urban Montañón in 1754 for 1,895 acres; confirmed by the U.S. Court of Private Land Claims for 1895.44 acres in 1892; patented 1896. The Pueblo having been discovered by Fray Agustin Rodriguez, et al., early Sept. 1581, in the Gaspar de Sosa expedition of 1580 and abandoned in 1680 during the Pueblo Uprising. The San Marcos Arroyo cuts through the middle of the ranch. The San Marcos Arroyo served as the Town of Cerrillos’ historic water supply by

a diversion dam built by the railroad and the present Mutual Domestic Water Association still uses the property for its new facilities. About three miles up the Arroyo to the east of Cerrillos sits the Pueblo and a stream existed here whose springs fed two 20’ x 100’ ponds built by the Civilian Conservation Corps in the 1930’s. Russian Olives were planted for erosion control also during this time. The ponds were sloping on either end going to a depth of 6-10 feet. Catfish were planted for mosquito control. The ponds dried up in the drought of 1998 to 2005.

In the years 1970-1973 the San Marcos Arroyo had springs near the Hazous Road crossing, by the Calvin’s San Marcos Ranch. The three wells (an eighty foot with a windmill went dry in 1950 during the drought). The 192 foot well on the hill with 100 feet of standing water pumped 55 gallons per minute with the old mine pump and could fill a 32 x 32 foot by 6 foot pool in 24 hours. Now the water is down to 152 feet and pumps dry within eight hours. It has to be rested for two hours before it recharges.

The 160-foot well at the defunct San Marcos Campgrounds had 90 feet of standing water and pumped 35 gallons per minute. It now only has 60 feet of standing water. All of these things happened after the wells went in at El Dorado.

Henry Trigg looked like an older Teddy Roosevelt. He had land holdings and ranches from Romeroville in San Miguel County to the Bell Ranch by Trementina, N.M. He had claims on land from the west side of NM 14 to Cerrillos, which included about half the townsite. In a quiet title lawsuit with the

Calvins he lost much of this land.

Tom Perkins lost his one-room homestead house to James “Frank” Calvin in a card game in 1923. The home at 111 San Marcos Road East was added onto by Calvin. During a survey it was found that that original homestead was completely off the Grant lands and Calvin purchased the 50 acres it was situated on to the east from the Patentee Dale B. Walker. Tom was a perpetual drunk and he came to Frank Calvin asking that he hire him as foreman since he knew the ranch so well; besides he said since he had lost the ranch and house to Calvin, he had nothing to show for himself. Calvin said okay but he wasn’t to drink on the property. Perkins and the other hands had trouble with a big bull they had brought in. The other hands went into town for a little party and left Perkins by himself. He was a little drunk and went to the corral to teach the bull a lesson with a rubber hose. Tom Perkins died in the corral of the San Marcos Ranch by a bull goring.

Hazel Ferrell Cash was married three times and outlived each of her wealthy husbands. Hazel Cash had a Ranch on County Road 55-A down by Cerrillos, N.M. and it was 20,000 or so acres; she allegedly won it in a poker game. When I knew her in the 1970’s she was in her 80’s and was a little old weather beaten lady that stood about 4’8” tall and told my mom, if she “had been four inches taller she would of conquered the world.” She ran the saloon at 121 Lincoln Avenue (1920-1945?) and Leroy Bryant who later worked at the Mountain Bell Telephone Company, and lived on NM 14 by

Arroyo de Coyote was her bouncer. He must have been 6'3".

She had a 1970's Ford four-by-four long-bed pick-up that was lifted up and had snow tires for extra traction. She would drive anywhere and even in running arroyos to look for her cows. Once a hippie was squatting on her land in a teepee and he had a couple of dogs that were bothering Hazel's calves. When she told him to get off the land, he said: "the land belongs to everyone." Her property was posted: "Trespassers will be shot and survivors prosecuted." She shot the hippie in the gut and killed all his dogs with a shotgun, then called the State Police to evict him. My mom was working at the hospital when the Hippie came in on a gurney saying "I can't believe a little old lady shot me." When it came to court, the judge threw out the case based on the posted signs and New Mexico law.

There is a claim that with State Land office land the ranch was 90 sections or 57,600 acres. Mrs. Jarrett said how they drove sheep throughout the area and bought most of the land for twenty-five cents an acre. The ranch was the movie set for "Empire" (1950's). Which was to be spun off as "The Big Valley" television series but the deal fell through. (Personal conversation of Tillie Jarrett with William H. Mee, 1970)

Future Canyon Road artist Hal West and his brother Eugene came out with their parents after the Dust Bowl in Oklahoma. They worked on ranches while keeping a few head and farming.

Gene would bale hay on the Gallinas Arroyo (there were times of excessive rainfall). They both went to work in the Madrid Coal Mines in 1942 for the war effort. The first day they went into the mine and saw the exiting work crew all covered with coal dust and coughing and they quit on the spot. They both went to work as guards at the Japanese Relocation Camp off of West Alameda by present day Casa Solana subdivision. Gene said it was his first cowboying job he had where he rood his horse on the outside of the fence. Hal made a number of sketches of the peaceful Japanese tending their gardens while he was up in the tower with a machine gun. These became the basis for his son Jerry's picture of the wartime camp that is housed at the Museum of New Mexico Permanent Exhibit. Gene and Hal always thought the government was wrong in detaining the people, but the job paid well.

Jack Schaefer (1907-1991), was an old newspaper man, and said that he named his ranch that way because the advance for the Turquoise Six Guns book paid off his mortgage. He was married to Louise Deans Schaefer: <https://www.nytimes.com/1991/01/27/obituaries/jack-schaefer-author-of-shane-and-other-westerns-dies-at-83.html>.

NM 14 was called the "Turquoise Trail" by Lt. Colonel (retired Air Force) Chuck "Chips" Woodruff in 1969 when he met with Governor David Cargo on an economic development initiative. He, Jack Schaefer, William H. Mee, Sr., Bill Van Meter, and Lt. Colonel (retired Air

Force) Phil Fitter started the Turquoise Trail Volunteer Fire Department in 1970 as Charter Members. The problem was that there was no provision in the N.M. State Fire Marshall's Office to allow for volunteer fire departments, which could be rated and lower the insurance ratings for homes. So William Mee who worked for the N.M. Legislative Council Service drafted the legislation that enabled volunteer fire departments in 1969.

The Turquoise Trail goes on NM 14 from Santa Fe down south to Interstate 40. The original idea of Woodruff was that it would be a business and arts district (an annual arts festival is in the fall). Music came into the picture with the above anecdotes and the radio stations out of Albuquerque holding a lot of concerts at Cedar Crest, NM like at the Firehouse Restaurant.

The Santa Fe Rodeo Queens of NM 14: Jane Calvin (Sanchez) was the Santa Fe Rodeo Queen of 1947 and her Princess was Adelina Ortiz (de Hill). Adelina (heir to both the town of Ortiz and the Bonanza Creek) became the Queen in 1948 and also a Fiesta Queen that year. Susie and Margaret West, Eugene and Genie West's daughters, were also rodeo queens in the early 1960's, Patricia Eaves was in 1969 and the Dillenscheider girls in the early 1970's.

Chuck Taylor was instrumental in getting Ken Newton to start the Santa Fe Downs Racetrack. A number of small ranchers on NM 14 had horses that raced at the track or future wantabes.

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Mr. Sweet hired Charlie Dominick of Cerrillos and his cousin's husband Antonio Montoya (1902-2000) to dynamite the tree stumps on his property in order to turn it into a farm. During this process many petrified logs turned up. In digging up petrified logs with a tractor his neighbor to the south Mr. Keith created Keith Lakes with seepage from the Rio Galisteo. He stocked the lakes with trout that he charged a \$1.00 plus 10 cents an inch over 8 inches. These are now the General Goodwin ponds.

The very first electric line extended on Highway 10 from the Miguel Lujan Tap Station on Baca Street was paid for by James "Frank" Calvin at a cost of \$15,000 in 1930 in the middle of the Great Depression. The lines replaced a Jacobs Wind Generator from Chicago that was atop a 65-foot tower that still stands today. Hippie engineers from Synergia on the Bonanza Creek Road removed the three bladed generator and installed it at the compound for its first electricity.

The portion of land east of NM 14 off of San Marcos Road East was divided into 10-15 acre tracts for "ranchettes." The portions along Camino de los Abuelos were divided into 80 and 100 acre tracts going for about \$500 an acre in the 1970's.

Henry Trigg told William H. Mee, Sr. that he would sell abandoned houses in Cerrillos for \$500.00 each (pre-1970).

Even the State Land Office started selling it's

grazing sections (640 acres) that neighboring ranches like the Calvins and Wests would lease. The Section by Hazous Road was brought by Richard Blotter† of Colony Materials and he installed the culverts across the San Marcos Arroyo and subdivided to 40 acre lots.

The "471" interchange was purchased from Japan by Mountain Bell and the installation was difficult because all the operating instructions were in Japanese. The Boyce's, Byron Brown, Shaeffer's, Bryant's, Fitter's, Blotters, Sidoli's, Mee's and everyone else were on a 32 cable party line where 8 houses would ring at a time (there was a long ring, two short rings, a long and two short rings and two long rings, etc., and the responding party would have to know and answer their signal).

Built by Vic Sidoli, maintenance supervisor of the College of Santa Fe in 1969.

The filmography is immense: Wild Hogs (2007), the Hughes Movie Set/Jarrot/Bonanza Creek Ranch (starting in 1950 with the movie Rangeland Empire and with the 1972 John Wayne movie The Cowboys) <http://www.bonanzacreekranch.com/filmography.html> Eaves Movie Ranch (the television series Empire and the movie Cheyenne Social Club (1969) Henry Fonda, Gunfighter with Kirk Douglas, Where Angels go Trouble Follows (1967). NM 14 and 41:

Easy Rider with Dennis Hopper and part-time Cerrillos Resident Peter Fonda David Bowie in "Man Who Fell to Earth", 1968 filmed partly in Madrid. And of course "Young Guns" was filmed in Cerrillos. The upcoming

movie "Paul" filmed a couple nights in Madrid's Mine Shaft Tavern last year (2010). As well as scenes of Toby Keith's "Beer For My Horses" in February of 2008.

A western town was built & used for filming Silverado (1984) in the pasture across from the State Pen on NM 14. It headlined Kevin Kline as Paden, Scott Glenn as Emmett, Kevin Costner as Jake and Danny Glover as Malachi 'Mal' Johnson.

Four of the Transformer movies have New Mexico scenes as well as in studio production as well as Eli.

# Appendix B: Santa Fe County Code of the West

Santa Fe County, New Mexico

"Code of the West"

OR

"How to Avoid Surprises and Be a Good Neighbor When You're Buying, Building, and Developing in Santa Fe County"

This "Code of the West" document was adopted by the Santa Fe County Board of Commissioners through Resolution 2010-233 to provide information on the unwritten code of conduct for living in "rural" parts of the County.

The "Code of the West" was first chronicled by the western novelist, Zane Grey. Men and women who settled the western frontier were bound by an unwritten code of conduct. In keeping with that spirit, we offer this information to help people who have chosen to build and/or live in the unincorporated areas of Santa Fe County.

## Welcome to Santa Fe County:

Life in the country is rich and rewarding, treasured by both Santa Fe County residents who have been here for generations, and those who have recently moved here. It's important that new property owners and homeowners know that life in "non-urban" parts of the County is different from life in town. The County government cannot provide the same level of service that city and town governments provide. The information included in this Santa Fe County version of "The Code of the West" is designed to help you make an educated and informed decision as you consider purchasing or developing land in the unincorporated areas of Santa Fe County.

## What kind of ACCESS is available outside of town?

The fact that you can drive to your property does not necessarily

guarantee that you, your guests or an emergency service vehicle (E.g., Sheriff Deputies, an ambulance, a fire truck) can get there easily, or during all seasons. Please consider:

- Arrival/Response times for emergency services cannot be guaranteed.
- There can be problems with the legal aspects of access, especially if you have access across someone else's property. Make sure you have legal easements if you need them (i.e. deeded, not just verbal). You may want to get legal advice if you have questions regarding your own access to a County road, State or Federal highway.
- Many areas within the County are within Native American Government Tribal Lands and the access to interior areas may be across Tribal Land. Access across Native American lands requires the consent of the Tribal Government, which may not be granted or withdrawn. Respect of the Native American traditions and deference to Pueblo sovereignty are northern New Mexico customs. You are encouraged to follow suit.
- Santa Fe County maintains hundreds of miles of roads, but many private properties are served by private roads, which are not County maintained. Some roads that have been used for many years by the public aren't maintained by the County; that means that the County will not plow snow, grade, or repair damage resulting from natural disasters. Make sure you know what kind of maintenance is available and who pays for it.
- Many large construction vehicles cannot navigate small, narrow and primitive roads. If you plan to build, check out construction access. Private driveways should be wide and sturdy enough to support either emergency or construction vehicles in all weather conditions.
- If your driveway or private road accesses a County road, you may need a Driveway Permit. Call the Santa Fe County Public Works Department to find out. If your access is directly onto a State or Federal Highway, you will need to check with the New Mexico Department of Transportation Office in Santa Fe about getting a Highway Access Permit.
- In some outlying areas, school bus transportation is not provided at all. Call the Administration Office of the School District in which

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your children will be attending school to find out the school bus boarding area closest to your property.

- In extreme weather, some roads may become impassable. You may need a four-wheel drive vehicle, snow tires and/or chains, and perhaps even another mode of transportation to travel during those circumstances.
- Gravel roads generate dust. If you mind that, you may not want to be in an area which is accessible only by gravel roads, and for which no paving is planned. If you have a question about whether roads are scheduled for improvement, check with the subdivision property owners' association, or with the Santa Fe County Public Works Department.
- Unpaved roads are not always smooth and are often slippery when they are wet. You may experience an increase in vehicle maintenance costs when you regularly travel on rural county/private roads.
- Newspaper, parcel and overnight package delivery, and US Mail delivery may not always be available to rural areas. Check with the agencies that provide these services before assuming you can get delivery.
- It may be more expensive and time consuming to build a rural residence due to delivery fees and the time required for inspectors to reach your site.

### How about sewer, water, electricity, telephone, cable tv and natural gas?

The utilities that you may be used to having when you live in a town or city may not be available in rural areas. Please think about these situations:

- The availability of telephone communication can be delayed, particularly in the more remote areas of the County. In some areas, the only telephone service available has been a party line. It may be difficult or impossible to obtain a separate line for FAX or computer modem uses, and in some areas, cellular telephones don't operate. Check with the local telephone service provider to find out what lines and services are available to you. Call your local phone company to see if 9-11 is available in your area. If not, the phone company will

provide you with a local emergency phone number.

- If central or regional sewage treatment is available to your property, find out who provides the service, and what the costs are to hook into it, and to maintain it.
- If central or regional wastewater treatment is not available, you will be using, or have to have installed, an individual sewage disposal system (ISDS). If there is an existing individual system, have the septic tank pumped and inspected by a reliable service, and call the New Mexico Environmental Department to get information about obtaining a permit or an inspection for an ISDS.
- If a central treated water supply is available to your property, find out who supplies it, what the costs are to hook into it, and the monthly cost of service.
- Be sure you know what water rights are available to your property: is there a well permit? If water is provided by a well or spring located off your property, do you have an easement allowing you to access and repair it? If you have deeded water rights (for agricultural or domestic use), listed as "acre feet" or certain "cubic second feet," find out what that really means to you. You may not be able to drill a well or have "real" access to a water supply without getting approval from the New Mexico Office of the State Engineer; you'll need to know what kind of time and expense that may entail. You may need to contact an attorney or an engineer as well as your Realtor to get this information. You may have a domestic well permit. This allows you to drill a well and use (up to a limit) water for domestic uses. It is NOT a water right.
- Not all wells are permitted to allow watering of landscaping or livestock. Before you move ahead with your development plans, make sure that you have obtained, or are protected in the event you cannot obtain, the appropriate permits from the New Mexico Office of the State Engineer.
- Have a well permit doesn't guarantee that there will be water where you first drill for it. Consider those potential drilling and installation costs in your development.
- You may or may not own the water that runs through your property in a stream or irrigation ditch. Unless you have acquired a permit to appropriate surface water, the water can't be legally taken out of the

stream or ditch. Check with your attorney/New Mexico Office of the State Engineer to make sure you have adequate, legal water rights with your property.

- The New Mexico Office of the State Engineer, NOT Santa Fe County, issues well permits. You can apply directly to the New Mexico Office of the State Engineer in Santa Fe, or by contacting a local well driller who can complete and submit the application for you.
- Electric and natural gas service may not be available in the more remote areas of Santa Fe County. Check with each of these service providers to make sure you have the services you want before you commit to a construction project.
- Some of your utility service lines may have to cross properties owned by other people in order for service to be extended to your property. Make sure the proper legal easements are in place to allow lines to be installed to your property.
- Electric power may not be available in single phase and three phase service configurations. If you have special power requirements, check with the service provider to ensure that those can be provided.
- The cost of electrical service usually includes both a fee to hook into the system (which may require extensive line installation if none exists), and a monthly charge for energy consumed. Check with the service provider about both costs in your area.
- Power outages can occur in outlying areas more often than in more developed areas. Not only can these disrupt your computer modem's internet connection, but you won't be able to get water from your well if your pump relies on electricity.
- Trash collection in rural areas is generally limited to two choices: a private pickup service, which charges a regular fee, or hauling your trash to the closest Santa Fe County Landfill or Transfer Station. If you have questions about Landfill and Transfer Station hours and fees, call the Santa Fe County Utilities Department.
- Utilities may have to cross Tribal Lands to reach your property. If so, authorization may have to be granted from the Tribal Government in order to make connections. The best practice is to contact both the Tribal Government and the Utility provider to find out what if any authorizations are needed. Proper knowledge of what authorizations are needed will prevent delay in acquiring needed utilities.

- Many rural areas of the County are not wired for cable TV.

### What can I do on my property?

Many issues can affect your property in addition to those concerning utilities and access. It's important to research them before purchasing land.

- Not all parcels are "legal." A parcel must have been created by County subdivision review and permit before January 1981, or have existed before then, in which case you need documents created prior to 1981 to prove this, or created by a Court action or by exemption by the Board of County Commissioners before a building permit can be issued. In some cases, parcels have been created by some other legal means allowed by New Mexico state law. If you have a parcel that is not in one of these categories, or if you don't know how to determine its status, check with the Santa Fe County Growth Management Department.
- Other property owners may have easements that require you to allow construction of roads, power lines, water lines, sewer lines and other utilities, as well as maintenance of irrigation ditches across your land. Such easements may restrict your own development and building options. Title abstract and title insurance companies, or an attorney, can help you track this information.
- Many property owners do not own the mineral rights under the surface of their land. It's important to know what minerals may be located under your land and who owns them. Check your deed, and if you don't understand it, you may want to contact your attorney or another professional to help you. If someone else owns the minerals under your land, you should become familiar with the specific laws that govern the rights of mineral owners to extract the minerals.
- You may be provided with a plat for your property by your Realtor, or other seller. You may wish to obtain the services of a licensed New Mexico surveyor to ensure the accuracy of your survey.
- Some properties in the northern part of the County are located on private claims adjudicated within Native American Pueblos. Pueblo jurisdictions may apply to these parcels and legal access may require

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the consent of the Tribal Government. It is wise to check with the relevant tribal government when seeking to purchase property in these areas to ensure uninterrupted access and good relations.

- Fences that separate properties may or may not be on legal boundary lines. A survey of the land is the only way to confirm the location of your property lines.
- Whether you want to construct a single family home, a guest house, to subdivide, or open a store, your plans may require a Land Use Permit and/or a Fire Permit, as well as a Driveway Access Permit, an individual Sewage Disposal System Permit, a Building Permit, a Sign Permit, or may be required to meet other requirements. Check with the Santa Fe County Land Use Department to find out what you need, and when you'll need it.
- Many subdivisions and planned developments have covenants and design guidelines that limit the use of the property. Find out if there are covenants (either ask your Realtor or check with Santa Fe County Land Use Department). Make sure that you can live with the rules of that subdivision.
- Homeowners and property owners associations often are responsible for the maintenance of roads, utilities, fire codes and other common elements in subdivisions. Santa Fe County does not enforce such private covenants. Check the subdivision's covenants to learn if an association has that responsibility; check with your Realtor (or some of your future neighbors) to learn if the association is functioning. A dysfunctional or non-existent association can cause problems for you, and even involve you in expensive litigation.
- Dues are almost always a requirement for those subdivisions that have a homeowners association. The by-laws of the association should outline how the organization operates and how dues are set, collected and spent.
- The property that's undeveloped today may not be forever. Check the recorded plat of your subdivision to see what uses are platted within it. In addition, check in the Santa Fe County Clerk's Office to determine if those uses may have been changed since the plat was recorded. You can also talk with the Santa Fe County Land Use Department about the process that properties currently undergo for land use change permits, and how you would be notified if changes

are proposed next to you.

- You are responsible for keeping your dog on your own property. New Mexico law allows the shooting of dogs when they have killed or injured livestock or wildlife. It is the right of any owner of livestock so killed or injured by the actions of a dog to kill the dog while it is upon property controlled by the owner of the livestock. Avoid the potential for tragedy and do the neighborly thing at the same time: Keep your best friend in his own yard.
- If you want to run a business out of your home you need to acquire a "Home Occupation Business License" from the Santa Fe County Land Use Department.

### Clerk's Office

- The Santa Fe County Clerk's Office maintains public records of all documents appropriately presented for recording in Santa Fe County. You can record documents during regular business hours, or submit a record for recording by mail. For further information, please visit the Clerk's webpage.
- In order to record a real estate document in the Santa Fe County Clerk's Office, the document must relate to property in Santa Fe County, have original signature(s) and must have the Notary's original signature(s). Certified copies are acceptable for recording.
- To record a Plat, the Clerk's Office requires that the original Mylar and two (2) legible black line copies be submitted. The Plat must have either County/City approval signatures from the County/City land use administrator and notarized or a Public Notice disclosure (notary not required). If the property is a condominium, there is no requirement for approvals, public notice or notarization.
- Recording fees are due at the time of recording and payment is accepted in either cash or check. For a complete list of our recording fees, please visit the Clerk's webpage.
- In addition, the Santa Fe County Clerk's Office will provide certified copies of recorded documents by means of mail/shipping if the request is submitted in writing with sufficient information on letter or legal-size paper, and a check or cashier's check with the correct fee for copies. For fee schedule and request forms, go online.

- Please note that the Santa Fe County Clerk's Office does not provide copies of recorded documents via email or fax and does not accept verbal verification of recorded documents over the telephone.

### Assessor's Office/Property Taxes

- As a property owner you are responsible to report your ownership of taxable property to the County Assessor (7-38-8 NMSA 1978). You cannot solely rely on your agent such as a title company to report your property to the County Assessor. Often times the address reported to us is not the true mailing address or is out of date. You are responsible for reporting that you did not receive a Notice of Value in April or May of each year or that you did not receive a tax bill during the month of November. Making sure you receive these two important documents assures you of your timely taxpayer remedies and you will avoid having to pay back taxes in bulk which will accrue penalties and interest. If you have a valuation question, please refer to the County Assessor's website.

### You can't mess with Mother Nature (and expect to get off easily)

Rural residents usually can expect to experience more challenges with "the elements" when they become unfriendly than residents who have access to municipal or district services.

- Trees are a wonderful environmental amenity, but can also endanger your home in a forest fire. The New Mexico State Forest Service offers a practical list of recommendations to help you protect your home from fires as well as protect the trees from igniting if your house catches on fire. If you start a forest fire, you could be found legally responsible for paying the cost of putting it out. Helping to prevent the catastrophe before it happens benefits you as well as your neighbors and the forest.
- Hazardous wild land areas require additional construction, access, vegetation management and other fire protection measures. Contact the Santa Fe County Fire Department.
- Steep slopes can slide in unusually wet weather. Large rocks can

also roll down steep slopes and present a great danger to people and property. Steep slopes also increase fire severity and behavior.

- Be cautious about placing any improvements on north-facing slopes. North facing slopes or canyons rarely see direct sunlight in the winter. Snow may accumulate there and not melt throughout the winter.
- Building designs which avoid "valleys" over outside entrances, and have roof slope direction which prevent "dumps" of snow and ice accumulations on sidewalks and garage entrances will help prevent dangerous conditions and headaches during winter.
- A property owner who builds his home in a ravine finds that the water that drained through the ravine now drains through his house. The topography of the land can tell you where the water will go when rain and spring runoff from snowmelt occur.

### Wildlife

Nature can provide you with some wonderful neighbors. However, some may be of concern to you and require extra care when you build and live in a rural or remote area.

- Some subdivisions prohibit the keeping of dogs, which may harass wildlife, or require that they be confined on the property. Some limit the number of cats you may keep, and require that they be confined, to prevent decimation of native bird populations.
- Coyotes, skunks, prairie dogs, bears, deer, raccoons, and mosquitoes (trust us) can be simply annoying, destructive or dangerous, and you need to know how to deal with them. Some developments require that "bear-proof" trash containers be used.
- Check with your Realtor, with your future neighbors, and read the covenants for the subdivision for specific information. Once again, Santa Fe County does NOT enforce neighborhood covenants.
- Threatened and endangered species of wildlife may be present in certain areas. Check with the New Mexico Department of Game and Fish office about concerns related to the area in which your property is located.
- Hunting has been part of a way of life in Santa Fe County for centuries. Neighbors may allow legal hunting activities on their

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property. Informing yourself of areas where such activities are allowed may be important to you; check with the New Mexico Department of Game and Fish.

- Harsh weather conditions can bring unexpected herds of elk, deer, antelope, and bear onto private lands. They may damage fences, pastures and other personal property. Checking with the New Mexico Department of Game and Fish about how to address these potential problems before they occur will help both you and the wildlife.

### Agriculture: Our Heritage and a Key to Our Future

- New Mexico has an “open range” law. This means that if you live near cattle, sheep or other livestock and do not want them on your property, it is your responsibility to keep them off through lawful means.
- Agriculture is an economic contributor to Santa Fe County. If you choose to live among and next to ranching/farming operations, you may be affected by them; you have the opportunity to help keep the ranching/farming operation viable by learning how you can be a good neighbor to this important part of our community.
- Ranchers/Farmers often work around the clock, especially during certain seasons, ie: hay harvesting time in middle to late summer. Occasionally, adjoining agricultural/ranching operations may disturb your otherwise quiet surroundings. Those times will pass.
- If you’re traveling on dirt and graveled roads adjacent to ranch/farm lands, drive slowly and with care: An excess of dust can affect both the health of the cattle and the quality of crops in the fields. Occasionally cattle may get out on the road; avoiding hitting an animal is healthy both for you and the animal.
- Residents occasionally burn their ditches to keep them clean of debris, weeds and other obstructions. This burning may bother you momentarily, but it is not a regular occurrence. Permits are required for this activity. Burning is not permitted during several months of the year due to the fire danger. Burning of trash and other materials are never permitted. Chemicals are one tool which may be used to control weeds and remove vegetation that impedes the flow of irrigation

ditches, and which may be harmful to livestock. Ranchers/Farmers, just as all others, must operate within the constraints of public health and safety laws, which affect the use of those chemicals.

- Livestock may cause odors and noise that are objectionable to some people. If you find them annoying, you may want to find a parcel in another area of the county.
- Livestock are occasionally moved on public roads. When you encounter a livestock drive, please pull over to the side of the road and allow the drive to pass. Or, if a rider directs you to move forward, do so slowly. The delay will cost you only a few minutes. Enjoy the scene; this is the “real west,” and is a critical part of your neighbors’ ability to make a living.

### ... and a Few Final Thoughts:

- Though Santa Fe County receives property taxes from its property owners, the amounts of taxes collected generally do not cover the costs of services provided to rural residents. In general, other revenue sources subsidize the lifestyles of those who live in the rural areas by making up the shortfall.
- Please take the time and effort to study the history of Santa Fe County. This will give you an understanding and appreciation for the pioneers who tamed this land and, in many cases, spent a hundred years and four generations of a family completing what might be called our first “land use change.” It is our hope that through this understanding, you will approach your construction and development in a thoughtful and sensitive manner, to protect our unique community, our natural resources, and our historic way of life.
- The information in this Santa Fe County version of “The Code of the West” is not exhaustive. There likely will be issues that occur to you, or that you encounter, that are not included here. If you have questions, please contact the Santa Fe County administrative offices and they will do their best to give you the information you need.

**History:** The City of Santa Fe is the second oldest United States city, and the oldest capital in the United States. It was inhabited by a small number of Spanish settlers from 1607 and was founded at the site of

previous Pueblo Indian settlements. The city was officially settled later in 1610, by a party led by Don Pedro de Peralta, Governor of New Mexico. It was evacuated in 1680 after a Pueblo Indian revolt, but was retaken in 1692. During the 18th century, it was the headquarters of a large Spanish colonial frontier province. Santa Fe was capital of the Mexican province of New Mexico after the Mexicans took control from the Spanish in 1821 and was later a trading post on the 19th century Santa Fe Trail. It was occupied by United States troops under General Stephen Watts Kearny in 1846 before being ceded to the United States in 1848. It became the territorial capital in 1851. It expanded with the coming of the railway to nearby Albuquerque in 1880 and became the state capital in 1912 on New Mexico's admission to the Union.

This "Code" is provided by the Board of County Commissioners of the County of Santa Fe, with the help of similar codes produced by other counties within rural parts of the country. We offer this information and these suggestions in the sincere hope that they will help you as you decide to build, develop and live in Santa Fe County.

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Please feel free to copy the Santa Fe County version of "Rural Living in Santa Fe County aka "The Code of the West," and distribute it.