

# Jemez Valley Area Plan



County Development Department  
Sandoval County  
August 2007



## ***Jemez Valley Area***

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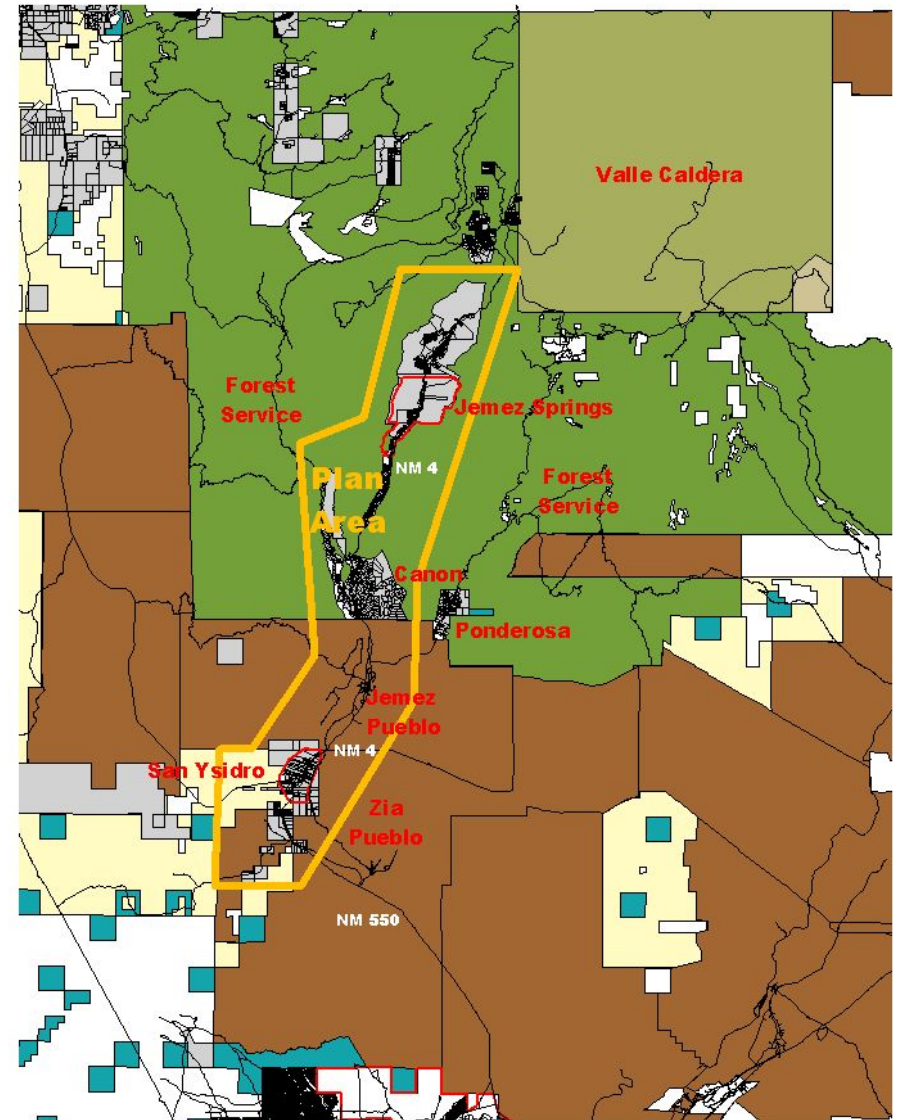
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## Introduction

### Plan Purpose:

The purpose of the Jemez Valley Area Plan is to develop a long range land use plan that reflects the unique characteristics, constraints, and growth pressures of the community. Based on the Sandoval County Comprehensive Plan, the County shall take into consideration the diverse and distinctive qualities of communities within the various regions in the County. Due to the unique scenic, cultural, landscape, and environmental characteristics of the Jemez Valley Region, the Board of County Commissioners has recommended the development of a community based plan. **The Jemez Valley Area Plan only provides policy recommendations to the non-federal and non-tribal lands in the Jemez Valley region.**



## **Planning Process**

The Jemez Valley Area Plan was developed as a community based plan in which goals, strategies, and criteria for future land use will be developed by community members. The Jemez Valley Area Plan will consist of three major sections

### Existing Conditions:

- Describes the current land use conditions and development issues.

### Goals and Recommendations:

- Describes the strategies for future in dealing with natural resources, cultural resources, transportation, infrastructure, and zoning.

### Plan Implementation:

- Establishes recommendations for zoning regulations, future infrastructure, road improvements, as well as community facilities. Amends existing land use regulations for the plan area.



**San Ysidro Catholic Church**

### **Public Process**

The Jemez Valley Area Planning Process began in January 2007 with a series of meetings held at the Cañon Community Center. In addition, a Community Design Workshop was held at the Valle Caldera Facilities in Jemez Springs on May 19<sup>th</sup>, 2007. During the planning process there were approximately 40 residents that participated in the plan process.

### **Plan Implementation**

Finally, the JVAP plan's objective is to develop land use regulations and zoning criteria for the Jemez Valley that specifically address the issues of preservation of the agricultural land and the acequias, commercial development along the Jemez Corridor, and the enhancement of the Jemez area as a scenic by-way.



**Community Meeting in Cañon**

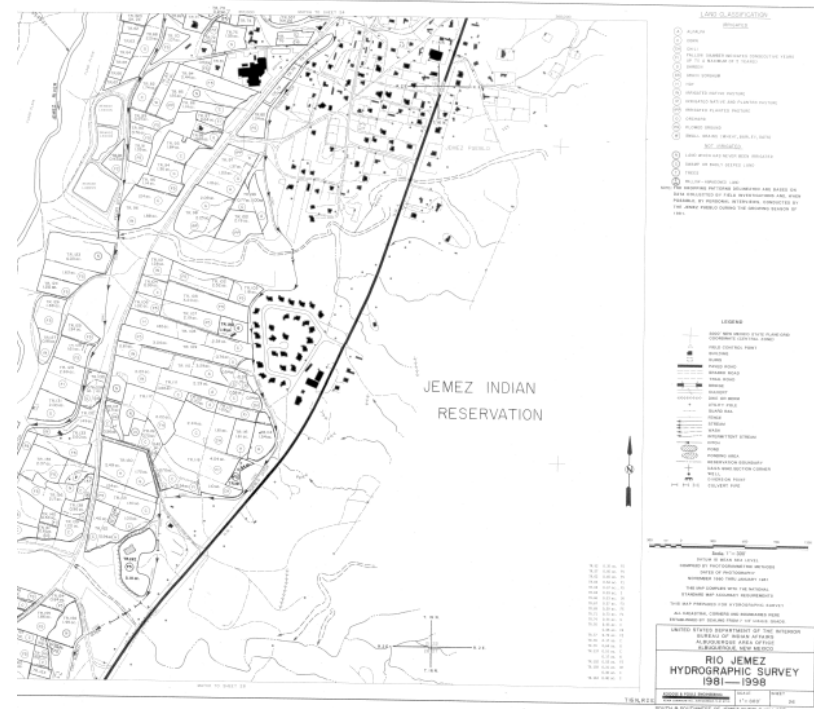
## **Section 1: Existing Conditions**

### **Community Background**

The Jemez Valley region within Sandoval County is home to a number of historic and scenic communities located at the base of the Jemez Mountain Range along the scenic highway corridor of New Mexico Highway 4. The communities of the Jemez Valley consist of the ancient Pueblo communities of Jemez and a portion of Zia Pueblo, as well as the traditional Hispanic Villages of San Ysidro, Cañon, and Jemez Springs.

### **Jemez Pueblo Profile**

Jemez Pueblo is oldest settlement in the planning area and encompasses approximately 89,000 acres of land which sustains the cultural practices of the Jemez pueblo people. Jemez Pueblo, is the largest community in the plan area with a population of approximately 2,000 people. The community of Jemez Pueblo sustains about 2,000 acres of irrigable agricultural land (Rio Puerco & Jemez Water Plan Sub regional Water Plan, 2004).



**Layout of Jemez Pueblo**

The Pueblo is uniquely and historically arranged in a typical pueblo land use arrangement with primarily higher density residential and ceremonial uses located inside the pueblo. The public and governmental uses such as the tribal administrative facilities and other tribal office are located along NM 4. The pueblo's primary commercial center is the gas



station/convenience store on NM 4 at the north end of the reservation. The land uses outside of the pueblo are vividly defined by the acequias and irrigated crops. And moving further out from the valley bottom is the open rangeland which is use for grazing purposes. And finally the pueblo has a significant amount of acreage in mix-conifer forest land at elevations above 7000 feet.

### **Zia Pueblo**

Although much of the Zia Pueblo Reservation is not located within the plan area, Zia Pueblo has a significant amount of reservation land to the east and south of the Town of San Ysidro. Most of the land adjacent to the town is primarily open space grazing land. However, the potential does exist for Zia Pueblo to explore expanding economic development opportunities along US highway 550 and utilize the informal developed junction at NM 4. In recent years Zia pueblo has purchased land in the San Ysidro area.

Although Zia Pueblo's population center is located further southeast of the Jemez Valley Area Plan, Zia Pueblo will play a major role in land use, transportation, and economic development because of the large land holdings they own in the plan area.



**Zia Pueblo Lands near San Ysidro**

## **San Ysidro**

The Town of San Ysidro is the most southern settlement in the Jemez Valley Area Plan located at the junction of NM 4 and US highway 550. The town is named after the saint, San Ysidro who is the patron saint of farmers. The Town of San Ysidro is a historic traditional farming village that was established as a land grant community in 1786 by Antonio Armenta and Salvador Sandoval (GAO Study, Community Land Grant Claims of New Mexico, 2004). Although the BLM manages much of what were the San Ysidro common lands, the community still has a strong acequia system. The majority of San Ysidro is incorporated as a municipality. Although, the Town of San Ysidro has jurisdiction over land use, Sandoval County does provide support to the town to review development and handle zoning. The population of San Ysidro is approximately 240 people and is comprised of approximately 100 housing units (Jemez Valley Corridor Assessment, 2006)

The Town of San Ysidro is primarily an agricultural community and has the second largest amount of irrigated acreage in the plan area. The town of San Ysidro contains approximately 485 acres of irrigated farm land which is the town's major landscape

feature. A small commercial corridor is located along US highway 550 and there is great potential to further develop this under utilized commercial corridor. Along NM 4 there are a small number of galleries and small commercial amenities, however residential development is the dominant land use type. San Ysidro has many historic structures such as the San Ysidro Catholic Church which is also expressive of primary architecture style of the community which is territorial vernacular.



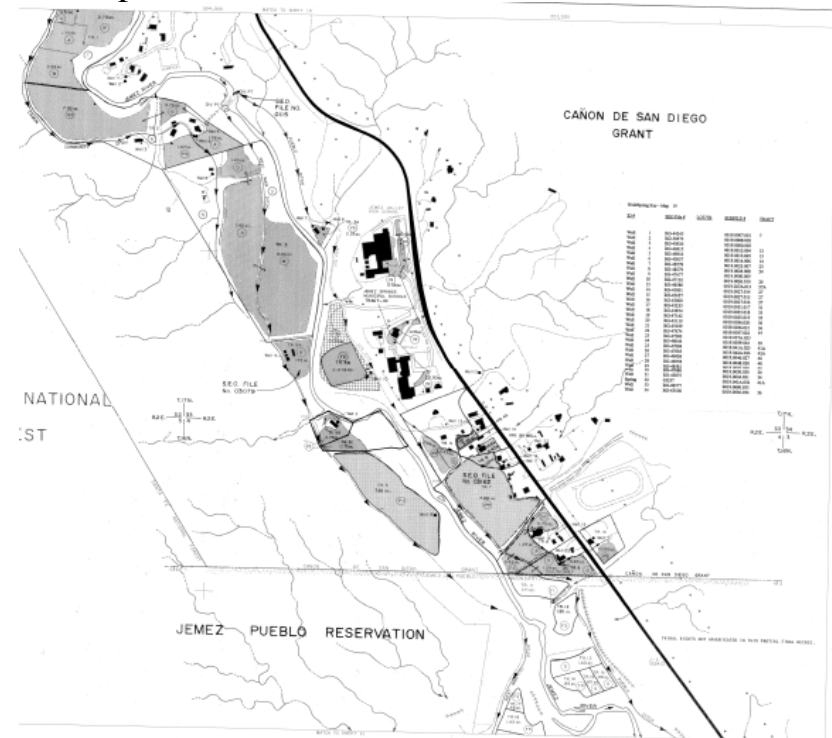
**Town Plan of San Ysidro**

## **Cañon**

The community of Cañon is also a historic traditional community within the planning area. The community of Cañon was settled in 1798 as part of the Cañon de San Diego Land Grant and petitioned by Jose Antonio Miguel Garcia with additional families (GAO Study, Land Grant Claims of New Mexico, 2004). The land grant was confirmed by Congress to include approximately 116,286 acres of land. However, just as many other land grant communities in Northern New Mexico lost community lands to the federal government, the San Diego Land Grant suffered the same fate. The overwhelming majority of Land Grant common lands are now part of the National Forest.

The community of Cañon, is similar to San Ysidro in that it still maintains a vibrant acequia system and small plot agriculture. In total there are approximately 200 acres of irrigated farmland in the community of Cañon. Most of the irrigated farm plots in the Cañon area average about (5) acres in size. The greenbelt along the Guadalupe River is a significant landscape feature in this community. The next major land use in the Cañon Community are residential uses which the town consist of just over 100 homes. The population of Cañon is about 210

people. Most of the residential uses are located along NM 4, and along Highway 485 in the Gilman Area/ Cañoncito area. The community supports a number of public uses such as the Jemez Valley Schools, a community Clinic, fire station, and the Cañon Community Center. The community however lacks commercial amenities and may consider further development of a commercial node in Cañon.



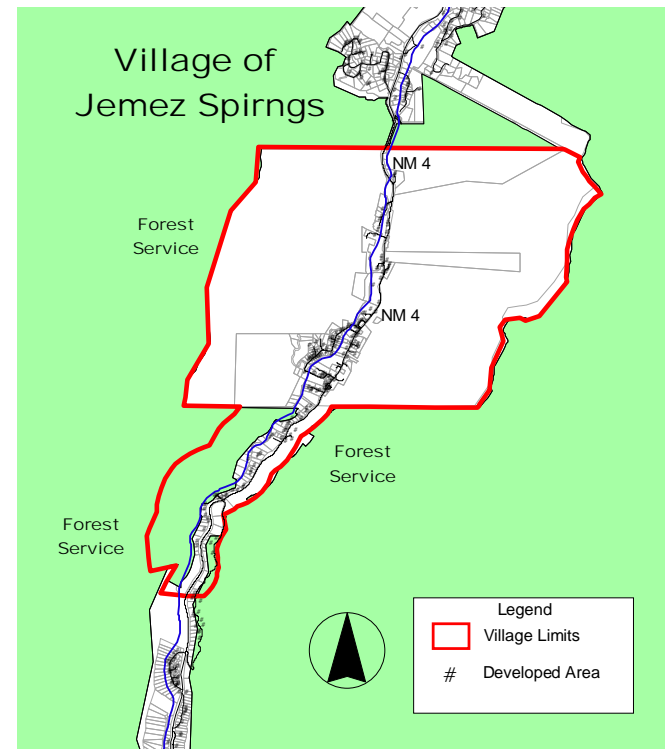
**Dark Shaded Area Showing Irrigated Farmland**

### **Village of Jemez Springs**

The Village of Jemez Springs, historically known as, “Ojo Caliente”, is the other small municipality in the plan area. The village of Jemez Springs was incorporated in 1955 and encompasses several square miles along the Highway. The village has a population of just under 400 people. Unlike the other communities, the Village of Jemez Springs has many small commercial businesses that serve the entire Jemez Valley region. Some of the businesses located in the village are several restaurants, a number of bed and breakfast facilities, a credit union, a number of galleries and craft shops. The Jemez state Monument and the administrative offices of the Valle Caldera Trust are also located in the Village of Jemez Springs.

The village is planned with residential and commercial development along the NM 4 Corridor. Most of the more rural residential housing settings are just outside of the town center. The village does have relatively less agricultural lands than other communities in the Jemez Valley Area Plan. The irrigated land accounts for about 44 acres. One area of concern by the village is a large tract of land owned by the Servants of the Paraclete which may be developed in the future. However, this land is located

in the Village limits and is outside of the land use jurisdiction of Sandoval County.



**Village of Jemez Springs City Limits**

### **Jemez Springs South**

The area of Jemez Spring South is an area which is directly south of the Village of Jemez Springs. This community in the JVAP contains primarily residential development directly south of village limits. The north end of this community area has about 25 existing homes, and nearly the entire southern portion of this community is undeveloped with lots platted along extremely steep slopes with no road access. Over  $\frac{3}{4}$  of the lots in this area are undeveloped and have very limited development potential due to terrain constraints. Many of the lots in Jemez Springs South were subdivided in the 1960's and 1970's when Sandoval County had no subdivision or zoning regulations.

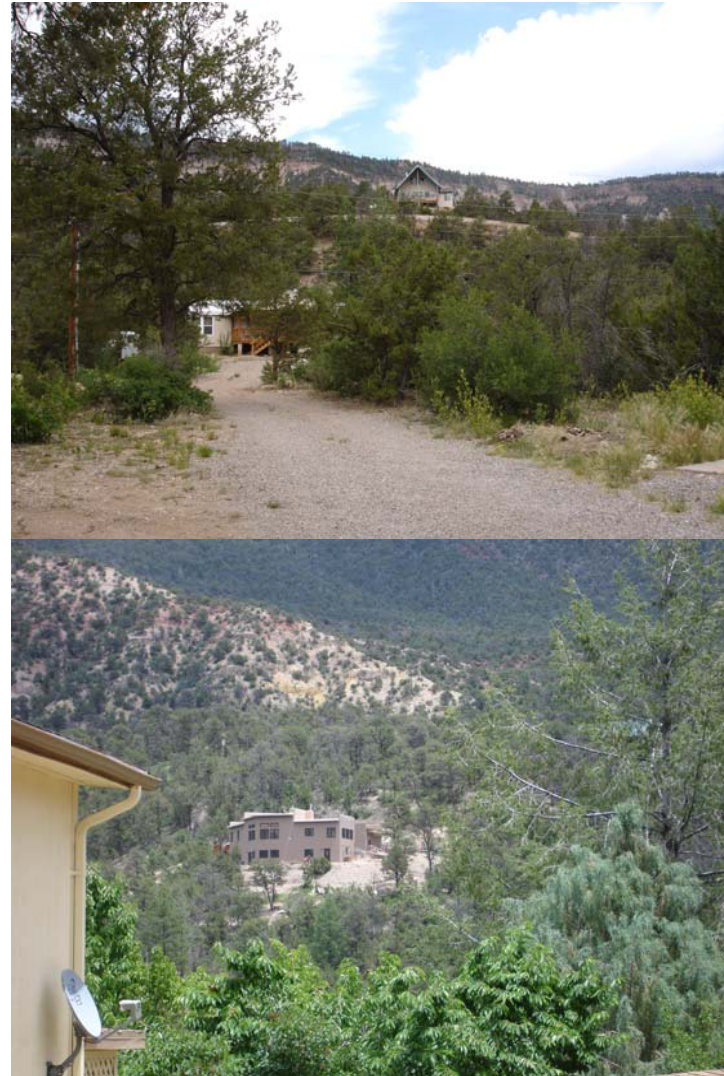
Overall, the Jemez Springs South region has approximately 200 vacant lots that are platted and provide a significant impact to the Guadalupe River/Jemez River if developed. Due to storm runoff of roadways and buildings, the JVAP should consider alternatives to development of undeveloped parcels on steep slopes and limited road access.



**Jemez Springs South**

### **Jemez Springs North**

The area defined as Jemez Spring North is located directly north of the Village of Jemez Springs. This community is primarily residential and located on very steep slopes. The lots in the Jemez Springs north are generally 1 acre or larger, and typically sited along sloped lots directly east and west of NM highway 4. According to the Sandoval County Rural Addressing Data Base, there are approximately 100 home sites located in this area, and is at about 50% built out. The area faces a number of development constraints associated with excessive slopes. Some of these challenges include drainage, adequate road access, and fire danger. Unlike the other communities in the JMAP region, Jemez Springs North is located within a ponderosa/mixed conifer forest zone which aggravates the risks of wild fire. Unlike most of the plan area which is located in the Piñon and Juniper woodland vegetation, the Jemez Springs North provides for increased wild fire concerns due to its location in the forest.



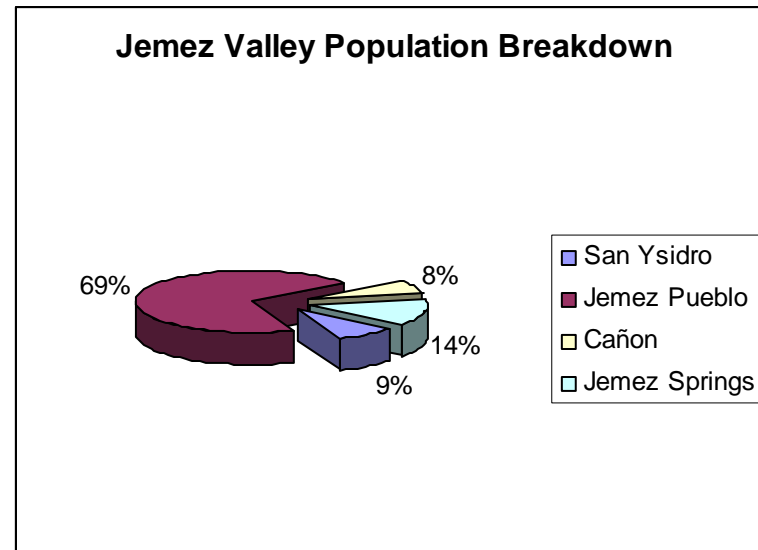
### **Population in the Jemez Valley**

The population in the Jemez Valley Area Plan is approximately 2,776 people. And the population of Jemez Pueblo makes up for close to 70% of the entire population in the study area. The population of Jemez Pueblo is slightly under 2000 people. The other JVAP communities combined make up for about 30% of the population. The community of San Ysidro's population is about 238 people. Cañon's population comprises about 210 people, and the village of Jemez Springs population is just under 400 people. Overall, the region is sparsely populated except for Jemez Pueblo (Census Bureau, 2000 Census, and Current Estimates from Jemez Valley Corridor Plan, 2006).

The overall population does not include the population of Zia Pueblo, since no tribal members reside on the land within the plan area. In addition, the population does not consider the population of Ponderosa.

### **Jemez Valley Area Plan Population**

<b><u>Community</u></b>	<b><u>Total Population</u></b>
<b>San Ysidro</b>	<b>238</b>
<b>Jemez Pueblo</b>	<b>1953</b>
<b>Cañon</b>	<b>210</b>
<b>Jemez Springs</b>	<b>375</b>
<b><u>Total Population</u></b>	<b><u>2776</u></b>



### **Existing Land Use Conditions**

The land uses in the Jemez Valley are typical of traditional rural communities in both Sandoval County as well as Northern New Mexico. The typical development pattern is formed by the river system. The major landscape features which have defined the historic and current land uses in the Jemez Valley area are the Canyon Walls, the Guadalupe and Jemez River systems, the acequias, and the highway corridor.

### **The Existing Land Uses in the Jemez Valley Area**

- **Small plot agricultural land**
- **Rural residential**
- **Small scale commercial**
- **Public facilities**
- **Recreation**



**Aerial Photo of Cañon Region**



### **Irrigated Agricultural Land**

The irrigated agricultural land in the Jemez Valley is one of the most important land use type in the plan area. Overall, there are about 1,200 acres of irrigated land in the plan area. The community of San Ysidro (outside of Jemez Pueblo) has the largest amount of irrigated farmland at about 500 acres. The community of Cañon accounts for just over 200 acres, and the village of Jemez Springs has less than 100 acres that are classified as irrigable farmland. The community of Ponderosa contains a significant amount of farmland and is estimated at just above 300 acres of land. The irrigated lands are such an important landscape feature because they define the greenbelt and provide and buffer to the riparian zone of the Jemez Valley.

A major cultural aspect of the farmland in this area is the traditional acequia system which is the historic irrigation channels that divert the water from the river into canals that are used to supply farmland with surface water to sustain crops. The acequias in the Jemez Valley date back to the 1700's in the communities of San Ysidro and Cañon and as far back to the 16<sup>th</sup> century in the Pueblo of Jemez. The communities of the Jemez Valley adamantly express their concerns in protecting the irrigated farmlands of

the Valley from the impacts of development. Associated with the protection of the acequia system is the protection of surface water rights associated with the land.



**U.S. 550 at San Ysidro**



**San Ysidro Farmland**

### **Rural Residential Uses**

Rural residential housing is the next major land use classification in the Jemez Valley region. Most of the residential development in the Jemez Valley plan area is located along the New Mexico 4 corridor.

Typical residential development in San Ysidro, Cañon and Gilman has occurred adjacent to NM Highway 4 where utility and electricity service have been accessible. The housing stock in these communities is a blend of older adobe housing and newer mobile

home / modular housing units. The housing pattern is generally clustered. The residential uses in Jemez Springs North and South tend to be new, site built, housing on excessive slopes and set back from highway access. A concern of residents is the development of new homes on ridge-tops that negatively impact the scenic views in the Jemez Valley Region.

All the residential structures are single family dwelling units. Some residential uses have developed into “Bed and Breakfast” operations which require approval by the Sandoval County Planning Commission. In addition, there are a number of small home based businesses that operate out of the primary residence; this is allowed under county regulation.

### **Small Scale Commercial Uses**

The plan area has some scattered location of small scale commercial uses located primarily in the Village of Jemez Springs on NM highway 4. In addition, there is some commercial development along U.S. 550 located within the Town of San Ysidro; these include some art galleries, small tourist shops, and small stores located on NM highway 4 from San Ysidro to Cañon. The Pueblo of Jemez also has a gas

station and convenience store located at the north end of the Pueblo. Although the JMAP region does have some small commercial development, there is general consensus among community members that participated in the planning process that there is a lack of commercial amenities for local residents.

According to 2004 average weekday traffic flow data, traffic flows along U.S. 550 south of San Ysidro account for about 7,500 trips per day on average. The daily traffic accounts from U.S. 550 to NM 4 is about 3,500 vehicles per day in the Jemez Valley (Mid-Region Counsel of Governments, 2005). Traffic on NM 4 is heavily impacted by recreational and tourist traffic to the recreational facilities in the Jemez National Forest and the Valle Caldera National Preserve. Monitoring of N.M. 4 on Memorial Day 2003 revealed a 163% increase in traffic above the average weekday (Jemez Valley Corridor Assessment, 2006). The Jemez Valley area has the potential to provide commercial amenities in the region for the local community and tourist visiting the valley for recreation. Commercial activity will assist in creating needed economic development in the region



**Commercial use on US 550 in San Ysidro**

The Village of Jemez Springs provides a majority of the commercial amenities in the region with a handful of restaurants, galleries, and tourist shops. Overall, the potential exists to further development of small scale businesses in the village and surrounding communities without negatively impacting the scenic and rural character of the Jemez Valley.



**Community Store, North of Cañon**

### **Public Facilities**

The region has a number of public / government facilities in the plan area. The facilities include fire stations, post offices, schools and offices. The following are existing public facilities:

#### **San Ysidro**

- Post Office
- Village Hall
- Fire Station
- Park/Ball Fields

#### **Cañon**

- Community/Senior Center
- Clinic
- Jemez Valley Schools/District
- Fire Station

#### **Jemez Pueblo**

- (A number of community facilities support the Pueblo Community)

#### **Village of Jemez Springs**

- Village Hall
- Library
- Post Office

- Fire Station
- Village Park
- Forest Service Ranger District Office
- Jemez National State Park
- Valle Caldera Preserve Administrative Offices

### **Recreational Land Uses**

Public land managed by the U.S. Forest Service accounts for a significant portion of the plan area. Although Sandoval County does not have planning jurisdiction over Federal Land, the uses of Federal lands impact adjacent communities. During community meetings, local residents expressed major concerns about recreational traffic. The concerns were related to parking and inadequate trash collection facilities for recreation users in the area. The primary concern of residents related to recreational public uses was illegal dumping and trash.



**Soda Dam**



**“Spanish Queens Camping Area”**



### Existing Typical Development

- **Agricultural Lots along Acequia/ River Corridor**
- **Established Communities and residential development along Highway 4 corridor**
- **Limited Small Scale Commercial located along NM 4**
- **New Housing Built on Steep Slopes**
- **Forest Service Recreational Facilities located along highway corridor.**
- **Open Space Lands Adjacent to Established communities**

### **Current Zoning in the Jemez Valley**

The Jemez Valley is primarily zoned RRA for communities under the regulatory jurisdiction of Sandoval County. The Pueblo of Jemez maintains complete regulatory authority as a sovereign tribe for land uses on the Pueblo. In addition, the Village of Jemez Springs and San Ysidro have the authority to establish zoning regulations and administer land use regulations within their municipal boundaries. The Village of Jemez Springs is currently developing a comprehensive plan and does administer its own zoning regulations. However, the town of San Ysidro does work with the County to administer zoning since the Town does not have a zoning ordinance or staff to administer development regulations. Therefore, the areas of Cañon, Gilman, Ponderosa, Jemez Springs South, and Jemez Springs North all fall within the RRA zoning designation.

The RRA zoning applies to the rural areas of Sandoval County. The RRA zoning defines standards for the Rural Residential / Agricultural characteristics. RRA sets a minimum standard for development in the rural communities. Basically, the RRA allows single family residential development on a minimum lot size of ¾ acre and supports agricultural uses. The RRA

district is intended to apply to rural areas until individual community plans could be developed in the County. Therefore, the JVAP will develop zoning regulations more specific to the needs of the Jemez Valley.

In summary, existing zoning in the Jemez Valley is RRA zoning. Some commercial uses exist in the plan area, however, many of these uses are “legal non-conforming”, meaning these uses are essentially grandfathered (prior to adoption of the Sandoval County’s more restrictive Comprehensive Zoning Ordinances).

RRA zoning classification in the Jemez Valley may require modification to meet current and future needs in the Valley. For example, due to lack of commercial amenities in the plan area, approval of small scale commercial uses will need to be considered to diversify land use and enhance economic development.

### **Land Use Issues**

In the Jemez Valley Area Plan process there were several community meetings where residents commented on issues facing the community. In this planning process Valley residents identified some of their land use concerns. The primary issues were protecting the rural character and natural beauty, protecting farmland and the acequias, improving economic development opportunities, and finally, ensuring that enforcement of existing and future regulations provides controlled development.

### **Land Use Issues Identified:**

- **Population Growth (Regional Growth)**
- **Existing Platted Subdivisions**
- **Water Issues/Water Rights**
- **Preservation of Existing Agriculture**
- **Economic Development**
- **Rural Character Could Be Threatened By Development**
- **Preserving the Scenic Beauty**

### **Natural Resource Conditions**

The Jemez Valley is rich in natural resources and scenic beauty. The wildlife and scenic values of the Jemez Valley are not only a vital resource to Sandoval County, but also to the state and nation as well. The resources include the rivers and streams, the forest lands, hiking trails, cultural resources, recreational facilities, and the views of the valley. This section of the JVAP will inventory and document the natural resources in the study area.

### **Scenic Values of the Jemez Valley**

In 1997 the Jemez Valley corridor received National Scenic Byway Status from the Federal Highway Administration in recognition of its unique scenic value. The Valley landscape was formed millions of years ago by a combination of volcanic activity, plate movement in the “The Rio Grande Rift”, and erosion of materials through the Jemez river from the Valle Caldera and proceeding to its confluence with the Rio Salado near San Ysidro.

The landscape is characterized by high mountain desert with bold canyon walls and defined riparian “bosques”.



The vegetation ranges from mixed conifer and ponderosa pine forest at elevations above 7,000 feet to piñon and juniper Woodlands below 7,000. The elevation begins at about 5,400 feet at San Ysidro and climbs to approximately 9,500 feet at Chicoma Peak near the Valle Caldera Preserve. The dramatic bold features of this region are what define the scenic value of the Jemez Valley.



### **Wildlife/ Habitat**

The wildlife located within the Jemez Valley is characteristic of mountainous regions in the Middle Rio Grande Bio Region (U.S. Forest Service, 1998). The Jemez is one of the richest locations for plant and biological diversity in New Mexico. Due to the number of first order streams (first order streams are headwaters of a water flow formation), the Jemez Mountains host significant wildlife communities. Wildlife in the study area includes bear, deer, and elk populations as well as numerous bird and fish species.

The Jemez Valley is a major destination for sportsmen in search of high quality trout fishing, mule deer and rocky mountain elk. The New Mexico game and fish ranks the Jemez Valley among the most significant fisheries; this place it with the Gila River and San Juan River.

The impact of urban runoff from roads and development, wildfire, and other human interventions can cause irreparable harm to this delicate ecosystem. In recent years there has been serious concern for the overall health of the watershed in the Jemez Valley. As an example, a recent study reveals the Jemez Mountain Salamander (*plethodon neomexicanus*) may

be placed on the endangered species list. The salamander's habitat is cool north facing slopes in the Jemez Mountains and it has become impacted by urban development and by reduced tree cover and foliage.



**Jemez Mountain Salamander (Photo: Courtesy of Audubon Society)**

### **Significant Cultural Sites and Features:**

- **Jemez Monument**
- **Giusewa Pueblo**
- **Historic Puebloan Archeological Sites**
- **Historic Churches and Cemeteries**
- **Historic Acequias**

### **Topography/ Vegetation/ Drainage**

The topography of the plan area is the dominant natural resource characteristic and provides for the view shed qualities of the Jemez Valley. However, the topography imposes significant considerations due to the impact of building on, or altering the natural terrain in areas with steep slopes. Only the Village of San Ysidro escapes without major issues of slope in regard to development. The Village is located on flat, primarily agricultural, land and at the lower end of the Jemez River Canyon. The next community with moderate slope concerns is Cañon. This community does have a flood plain with agricultural uses along the relatively flat areas adjacent to the River and aquias. Most older residential development in Cañon is on low to moderate slopes. Newer development in subdivisions located east of Cañon are situated on steep slopes causing concerns for runoff, adequacy of road accesses, and impacts on the views of the valley.

The communities of Gilman, Village of Jemez Springs as well as Jemez Springs North and South have significant topography and terrain considerations with severe terrain and slope limitations on development.

There are three significant terrain and vegetation types in the JVAP. The first type is the “riparian bosque zone” ; it is composed of willow and cottonwood vegetation located directly in the floodplain along the river. The second is the “Piñon and Juniper woodlands”; it is primarily adjacent to the riparian zone along the foot hills, mesas, and canyon walls. The third type is the “Mixed Conifer/ Ponderosa Forest” this begins just north of the Village of Jemez Springs where the elevations pass 7,000 feet. Jemez Springs North is the only community above 7,000 feet, and therefore, located within the “Mixed Conifer/Ponderosa Forest”. The communities located within the Mixed Conifer are at risk of wildfire and require specific regulations and rules to mitigate any wildfire / forest fire threats.

Residential development recently built on steep slopes, has caused storm water runoff to become a community issue. In many of the community meetings, residents identified drainage and flooding of county roads, private drives, and the state highways as items of concern. Much of this flooding results from inadequate or improper drainage management techniques. Also contributing is a lack of ponding

structures on residential lots to hold and delay storm water runoff from roofs, driveways, and patios. Runoff not only causes soil erosion problems but also impacts the quality of water in stream systems through the siltation of acequias and downstream agricultural fields.

**Surface Water Resources**

One of the most valued and passionately defended natural resources in the Jemez Valley are the surface waters of the acequia systems. Many participating in the planning process were concerned that continued development in downstream urban area would put further pressure on acequia water rights in the Jemez Valley. The community is adamant that if water rights were purchased and the transferred out of the Jemez Valley, the ability to sustain the tradition and the culture of the communities would be compromised.

The general consensus of community residents, and fully concurred in by the county staff, is that acequia water rights connected to the irrigated farmland are the critical resource sustaining the green belt along the Jemez River. In addition, the acequias have historically added to the scenic value to the Jemez

Valley corridor. Protection of surface waters and active resistance to transfers of water rights out of the Jemez Valley should be supported by Sandoval County as a matter of public policy.

Ditch	Irrigated Acres	Consumptive Use, Acre Feet
Ponderosa Community	319.1	638.2
San Ysidro	484.5	969
Canon Community	192.5	385
East Lateral	10.6	21.2
West Lateral	9.12	18.24
Jemez Springs	43.9	87.8
South Upper	15.6	31.2
West	9.8	19.6
Upper West	54.3	108.6
La Cueva	53.4	106.8
East and West Sandoval Ditch	30.5	61
Totals	1,223.32	2,446.64

Original Source: Shomaker Appendix 7, citing Saavedra, 1987

Used in this presentation, from Rio Jemez & Rio Puerco Subregional Water Plan

The total amount of non Pueblo water rights in the Jemez Valley is approximately 2,400 acre feet. However, the state engineer only allows the transfer of 1 acre foot of water for every 2 acre feet of water rights (Rio Jemez y Puerco Sub regional Water Plan, 2004). Under this scheme even if the entire amount of non-Pueblo water right were transferred to support urban growth, the entire transfer would not impact future urban demand. Therefore, water rights transfers from the Jemez Valley are of limited value to the gaining urban communities and pale in comparison to the positive ecological and critical cultural, impact on the Jemez Valley community.

### **Existing Economic Conditions**

In December of 2006, the Mid Region Council of Governments released an transportation assessment for the Jemez Valley Corridor. The purpose of the report was to develop road improvement alternatives for the NM highway 4 corridors (Mid Region Council of Governments, 2006). The report develops some socio-economic information in regard to commute times and employment characteristics of Jemez Valley residents. The report is valuable in describing the economic conditions of the Jemez Valley Corridor.

The study is helpful in that it clearly points two significant findings regarding socio-economic conditions in the Jemez Valley. The first finding is that the majority of the workforce in the Jemez Valley commutes outside of the Jemez Valley for employment. In fact, the study sites that community's such as San Ysidro have as high as 75% of the workforce traveling more than 30 minuets to get to work. The second major finding in the study is that many Jemez Valley residents also drive outside of the Jemez Valley for goods.

A major consideration in the Jemez Valley to improve economic conditions is to create jobs within the study area by developing community based business and providing the sale goods and service locally. In addition, as telecommunication infrastructure improves, JVAP residents may take advantage of developing more home based business. The Village of Jemez Springs has 24% of workforce employed from a home based business (Mid Region Counsel of Governments, 2006).

A major challenge to the sustainability of historic communities in the Jemez Valley is to create local based jobs in the community. By the year 2030 the

Jemez Valley population is expected to grow to a population of 6,400 (Mid Region Counsel of Governments, 2007). However, given current trends, the Jemez Valley will be made up of second/ vacation homes or retirees that have migrated to the area. Unless jobs are created in the community, young families will continue to migrate out of the community in search of jobs, and the ability of the region to sustain the Jemez Valley School District will be a major challenge.

The JVAP should consider strategies to take advantage of developing more local based businesses that provide goods and services to the local population, as well as to tourist's. In addition, the improvement of telecommunication infrastructure such as broadband into the community will allow more opportunity for the development of home based businesses.

### Social Economic Data

<b>Community</b>	<b>Median Household Income</b>	<b>Mean Commute Time</b>
	(in dollars)	(in minutes)
San Ysidro	30,521	66.6
Jemez Springs	36,818	34.9
Jemez Pueblo	28,889	32.7
<b>Sandoval County</b>	<b>46,485</b>	<b>28.1</b>

### Infrastructure Conditions

The residents of the Jemez Valley evaluated the condition of infrastructure in the Jemez Valley in order to develop recommendations for this plan to be consistent with strategies for land use regulations in the region. The following section describes issues facing the region related to roads, water and wastewater, as well as telecommunication infrastructure.

## **Road Conditions**

In the last year two major road studies were developed in the Jemez Valley area which was the Corridor Management Plan, and the Jemez Valley Corridor assessment. The two studies evaluated conditions and made recommendations related to the road infrastructure system. The JVAP participants were provided these studies and responded to issues discussed in these studies. Based on the review of the studies and comments from participants the major issues related to existing road conditions are: 1. needed improvements related to safety and road function to NM highway, and 2. the maintenance of county roads and the conditions of private roads. Many road improvements have already been identified and were included in the JVAP road recommendations.

## **NM Highway 4**

Due to the overall importance of the NM highway 4 corridor to the region, many of the issues impacting residents are needed improvements on the roadway resolving a variety of issues.

**The issues along NM 4 include:**

- **the realignment of the roadway through Jemez Pueblo and possibly San Ysidro**
- **Improve drainage conditions.**
- **Develop appropriate turning lanes for local traffic,**
- **Improve pedestrian uses along the corridor**
- **Improve parking facilities for recreational uses.**

The JVAP residents support the development of projects in all the communities in the plan area that address and resolve these issues.



**Unsafe Parking Conditions, Soda Dam**

### **County Roads/Private Roads**

The constant maintenance of private roads and county roads is due to the terrain, slope, and drainage. Many residents in public meetings stated concerns for the ability of the county to maintain roads in the plan area, but many of the roads mentioned were private roads not county roads. The private roads that are within subdivisions on private land are not allowed to be maintained by Sandoval County. Therefore, residents with access roads through private land will be required to work as a neighborhood to maintain private roadways.

Sandoval County can develop policy to improve conditions on private roads in the development review process. Currently, many of the problems surrounding private roads in the JVAP region are attributed to poor drainage design of roads and also the runoff from homes, roofs and driveways. Due to poor runoff mitigation of existing development, many private drives are severely damaged during severe rains. The erosion off private drives is so severe in areas such as Jemez Spring North, that NM highway 4 is negatively impacted from runoff onto the roadway by eroded soil. The County Development Department



will need to develop site ponding requirements for future development in the JVAP region to begin to mitigate runoff conditions. In addition, residents along private drives should consult with the natural resource conservation service and construct drainage structures to reduce runoff impacts.



**Road Runoff on Private Drive, Jemez Springs North**

### **Water/ Wastewater Infrastructure**

Currently Sandoval County is conducting a study in the Jemez Valley region that is evaluating the conditions of existing water infrastructure. The report will evaluate the water systems of San Ysidro, Cañon, Jemez Pueblo, Jemez Springs and Ponderosa. The report will then provide recommendations on how Sandoval County can work with the various communities to improve water infrastructure in the plan area.

In the future, Sandoval County should consider the development of a similar study that can evaluate the conditions of waste water systems. Currently, most of the plan area utilizes individual septic tanks for the treatment of waste water. A study should be developed that can study the impact of these systems and what alternatives may be available for improved waste water infrastructure.

### **Telecommunication Infrastructure**

The improvement of telecommunication infrastructure in the JVAP region is a priority established by residents whom participated in community meetings. Many community residents feel existing local phone and internet service is very poor. The ability for high speed internet capacity is virtually non-existent. In addition, there is also very little cell phone coverage in the entire valley. Many residents would like to improve telecommunication infrastructure by improving phone, cell phone, and high speed internet capacity. Many residents support and encourage the county in further developing the Sandoval Broadband project in the area as a way of resolving the lack of investment by private sector telecommunication developers.

Many residents feel that the lack of high speed internet and telecommunication infrastructure is a major challenge in sustaining small home based businesses. A major policy priority for improving infrastructure in the plan area is improved telecommunication infrastructure.



**Town of San Ysidro Municipal Complex**

## **Section 2**

### **Plan Goals and Recommendations**

#### **Transportation/ Road Improvements (Goals)**

- **NM 4 realignment through Jemez Pueblo**
- **Improve pedestrian facilities through NM 4**
- **Improve municipal lot for mix-use (Jemez Springs)**
- **Improve overall safety and drainage to NM 4 for local and visitor traffic.**
- **Better trail connectivity**
- **Develop a corridor study for connection from US. 550 to the Northwest Loop**

#### **Identified Projects/Transportation Implementation**

- **550 Pedestrian Bridge/ RV Parking Facility (San Ysidro)**
- **NM 4 realignment (Jemez Pueblo)**
- **Mixed use parking lot (Jemez Springs)**
- **Scenic by-way implementation (Sandoval County)**
- **Trail development**



**U.S. 550 in San Ysidro**

**Natural Resources Goals/Cultural Resources**

- **Protect acequias and agricultural land**
  - **Better protection for acequia water rights in the Jemez Valley Area.**
  - **Protect rural area (view-shed and night sky)**
  - **Prevent illegal dumping by recreation uses**
  - **Community in need of new cemeteries**
- 
- **Implementation Strategy**
  - **Support water banking of acequias**
  - **Only support water transfers in Jemez Valley**
  - **Discourage out of basin transfers**
  - **Preserve agricultural land**
  - **Develop partnerships with Forest Service**
  - **Jemez Pueblo is developing farmers market**



**San Antonio Creek, Valle Caldera**

**Economic Development Goals:**

- **Build on existing economic development initiatives**
- **Continue to support “Cottage Home Based Business”**
- **Support the development of local small scale businesses along NM 4.**
- **Further develop commercial district  
In the village of San Ysidro (U.S. Highway 550)**

**Implementation Strategy**

- **Provide for some community scale commercial off NM 4**
- **Develop zoning criteria that allows for small based businesses in the Jemez Valley Corridor**



**Gallery Located in San Ysidro, NM 4**



**U.S. 550 in San Ysidro**

**Water and Waste Water Goals:**

- **Improve the overall capacity of the local mutual domestic water associations to provide safe drinking water to Jemez Valley residents.**

**Implementation Strategy**

- **Jemez Valley Water Regionalization Study will provide strategies and recommendation for community water improvements in the Jemez Valley.**
- **Future study for waste water infrastructure**

**Telecommunication Infrastructure Goals:**

- **Broadband communication service to the entire Jemez Valley Area**
- **Improve medical and health care services/EMS communications**

**Implementation Strategy**

- **Implementation of Sandoval County broadband initiative.**
- **Develop regional approach to improve medical and healthcare services in the Jemez Area**

### **Section 3**

#### **Land Use Recommendations:**

##### **Goals:**

- **Preserve the rural quality**
- **Protect irrigated land and the acequia system**
- **Preserve the scenic values of N.M. highway 4**
- **Encourage economic development**
- **Enforce existing land use regulations**

##### **Recommendations:**

- **San Ysidro**
- **Cañon/Gilman**
- **Jemez Springs South**
- **Jemez Springs**
- **Jemez Springs North**

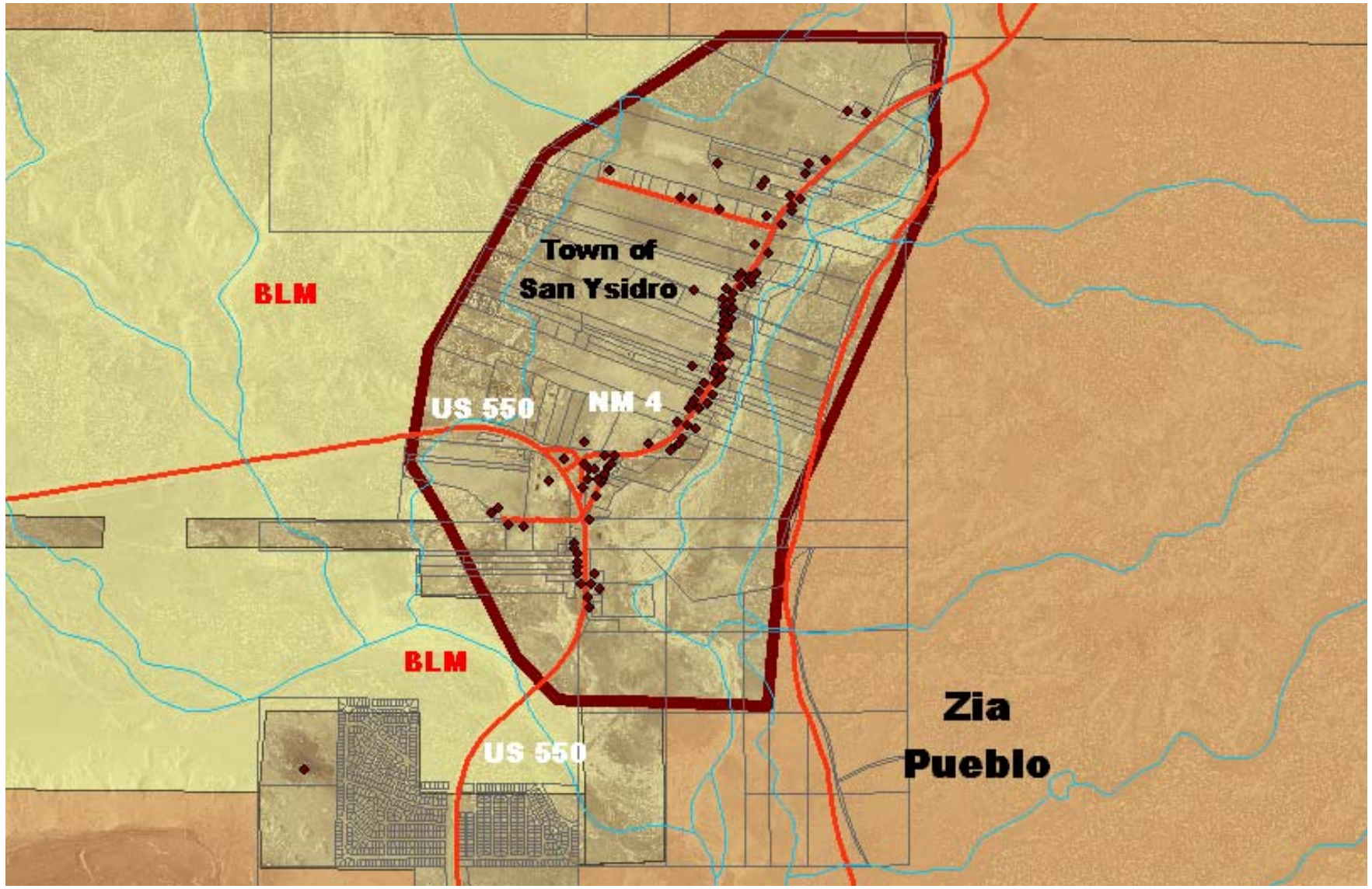


**NM Highway 4 View of Cañon**

## **Land Use Recommendations for the Town of San Ysidro:**

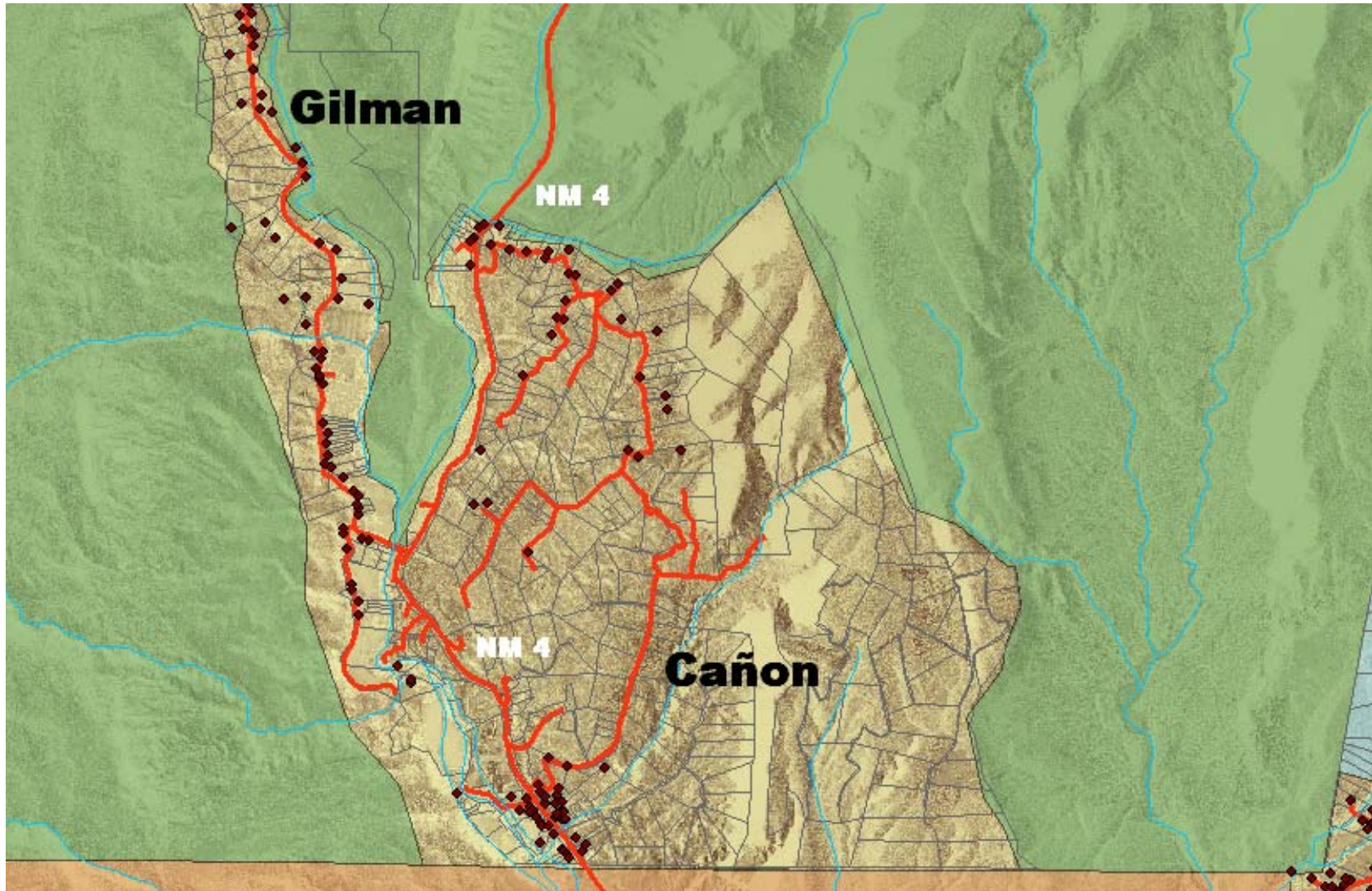
- **Protect irrigated lands**
- **Encourage new housing along NM 4**
- **Allow some mixed use on NM 4**
- **Develop 550 as the commercial node for local amenities**
- **Vacate subdivision on south side of town**
- **Work with Zia Pueblo on any plans for commercial development**





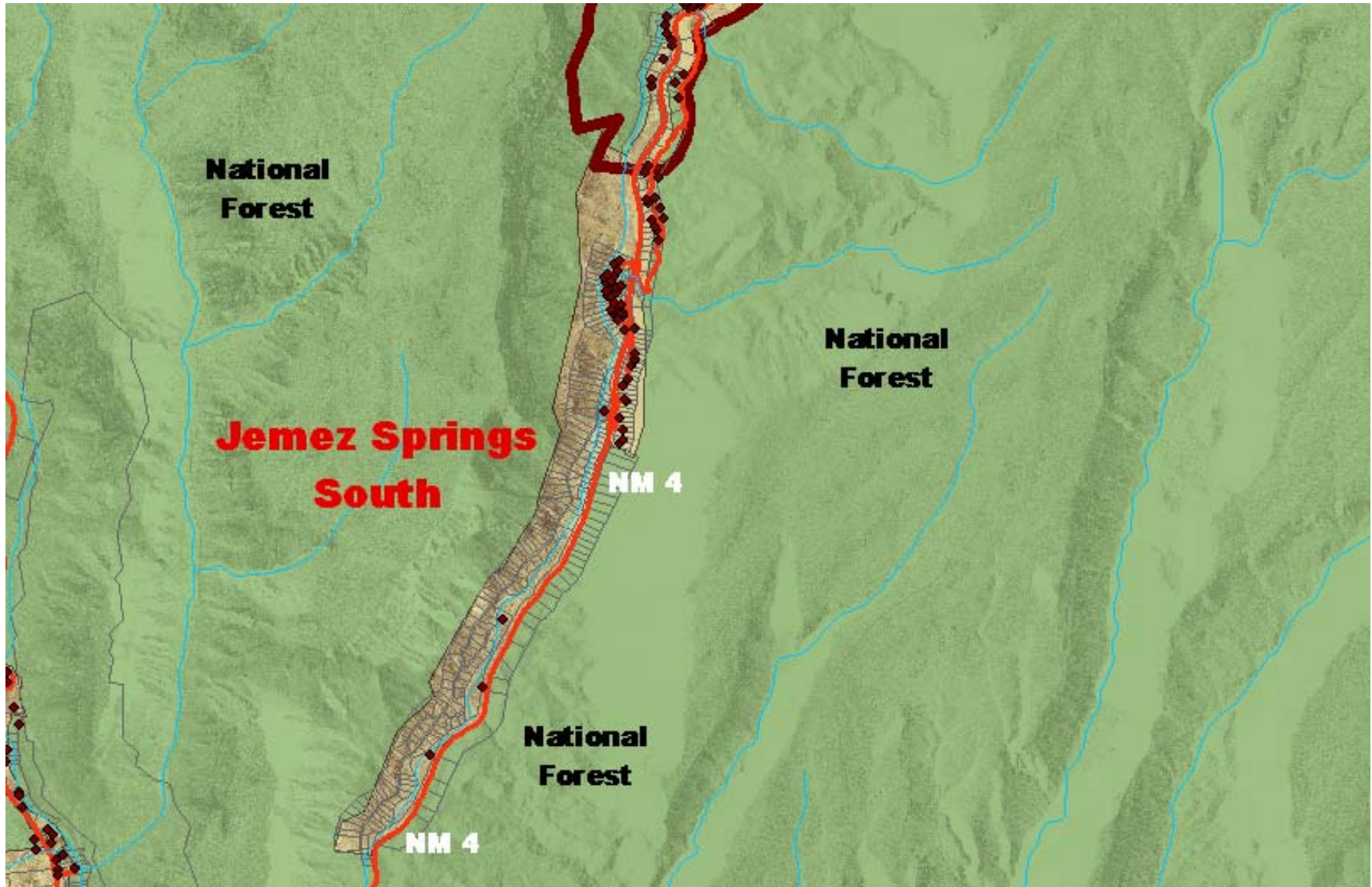
## **Land Use Recommendations for Canon and Gilman:**

- **Protect irrigated lands**
- **(Larger Minimum Lot Size)**
- **Create opportunity for small scale commercial**
- **Control ridge-top development to protect view-shed**
- **Do not allow full blown subdivisions**  
**(Only exempt summary subdivisions)**
- **Create criteria to preserve scenic beauty**



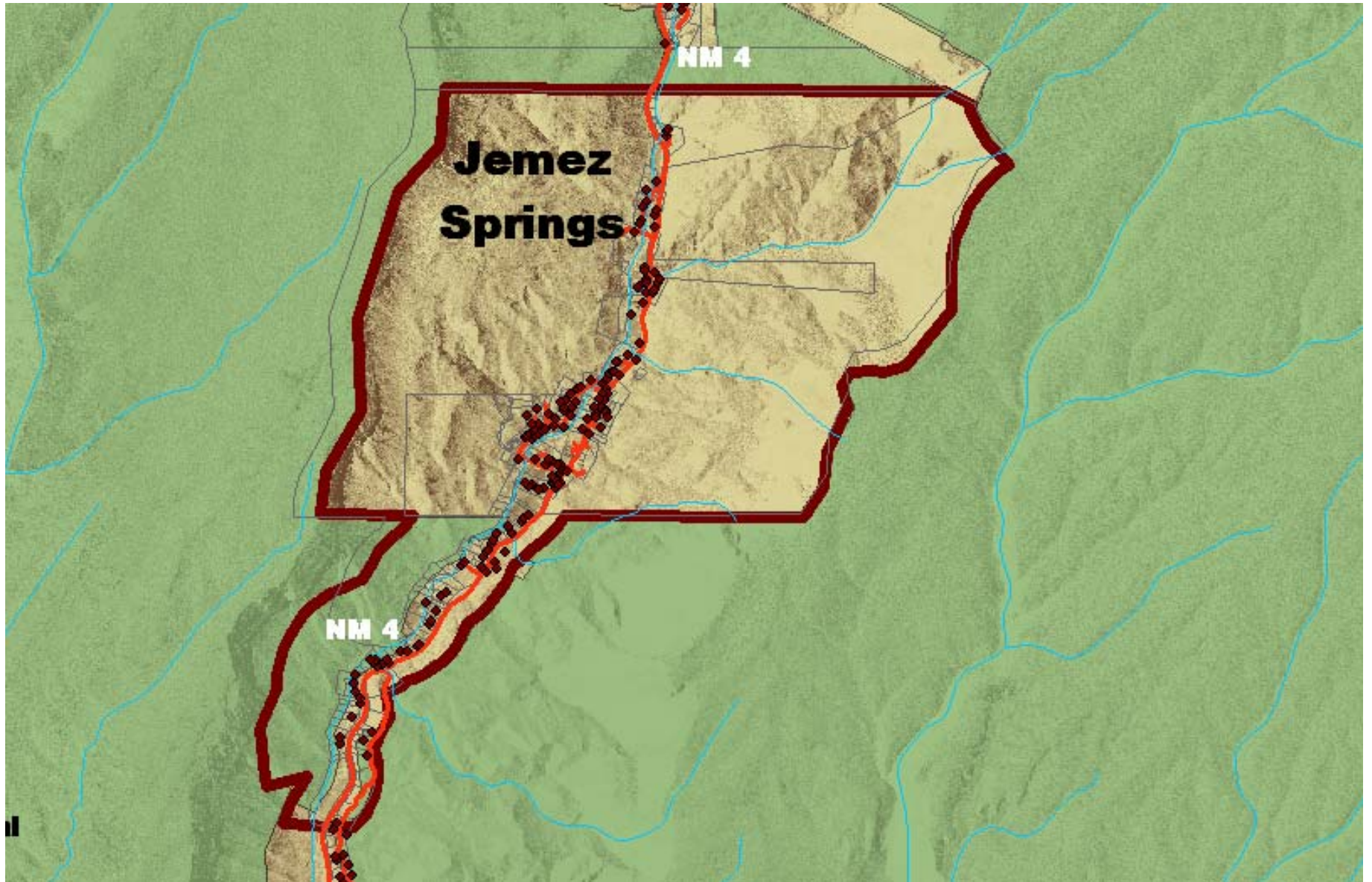
## **Land Use Recommendations For Jemez Springs South:**

- **Create criteria to preserve scenic beauty**
- **Create criteria for residential development on steep slopes and drainage**
- **Vacate platting on West of River**
- **Control ridge-top development to protect view-shed**
- **Require on-site ponding facilities to reduce runoff**



## **Land Use Recommendation for the Village of Jemez Springs:**

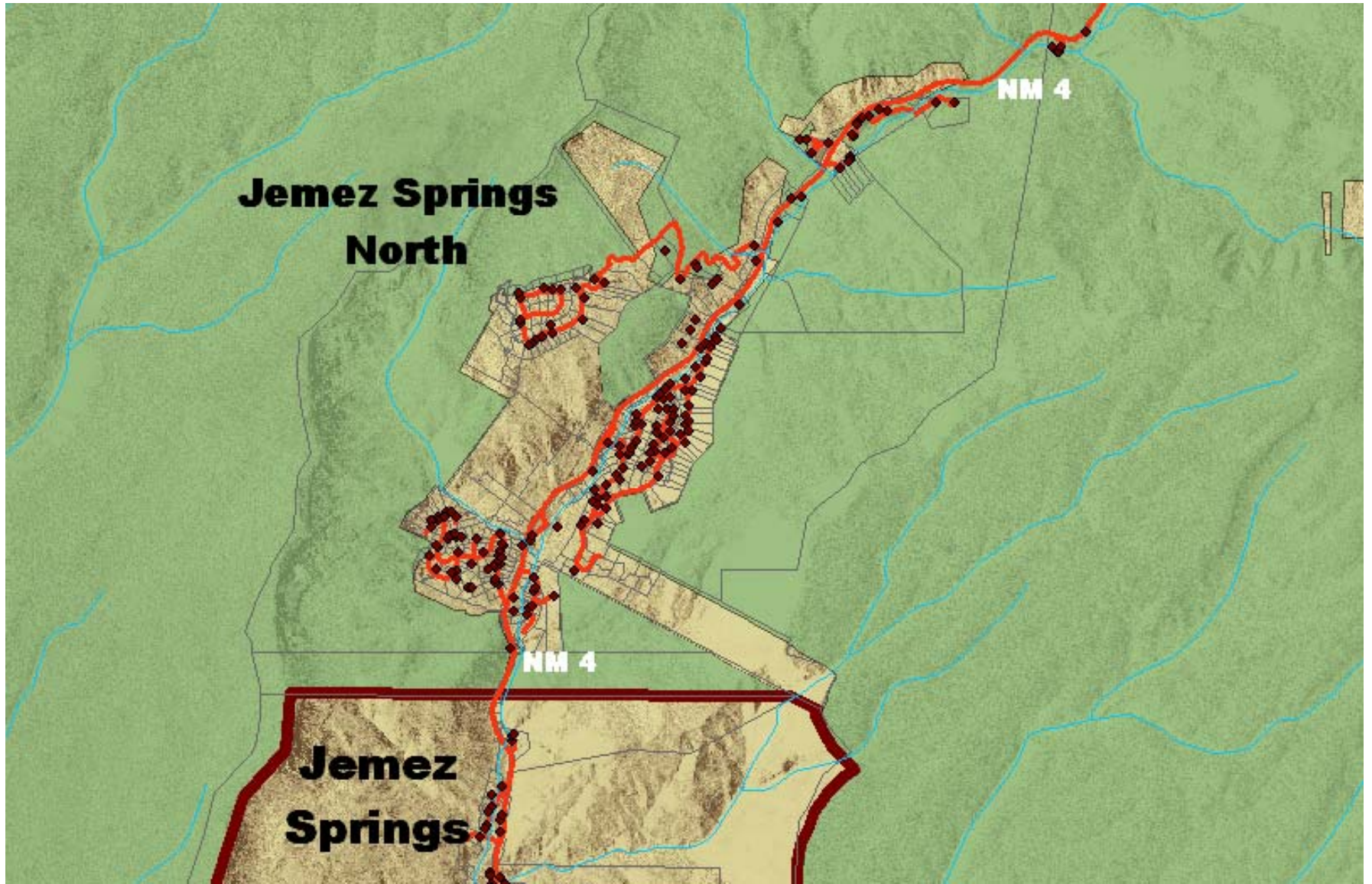
- **Support Village of Jemez Springs comprehensive plan**
- **Create criteria to preserve the scenic beauty**
- **Restrict future development on steep slopes**
- **Control ridge-top development to protect view-shed**
- **Village of Jemez Springs may develop and specifically identify long range annexation goals**



## **Land Use Recommendations for Jemez Springs North:**

- **Create criteria to preserve scenic beauty**
- **Create criteria for residential development on steep slopes and drainage**
- **Require metal roofs for fire protection**
- **Require on-site ponding facilities to reduce runoff**
- **Control ridge-top development to protect view-shed**





## **Land Use Implementation:**

- **Only allow Summary Subdivisions, and Family Transfers/Clusters; but do not allow full blown type I, II, and III subdivisions in order to restrict large development impacts in the plan area.**
- **Develop Overlay Zoning for Jemez Valley Area that protects agricultural tracts and allows for small scale commercial development.**
- **The Jemez Valley Zoning Overlay should be created to protect the rural scenic qualities of the Jemez Corridor.**

## **Plan Sources**

Jemez Valley Corridor Assessment, Mid-Region Council of Governments of New Mexico, December 14, 2006.

Village of Jemez Springs, Comprehensive Plan, Goals Statement, Mid-Region Council of Governments of New Mexico, March 2007.

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Rio Puerco & Rio Jemez Sub-regional Water Plan: 2000-2050, Middle Rio Grande Regional Water Plan, Volume II, Rio Puerco y Rio Jemez Steering Committees, August 2004.

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