



*San Miguel County, New Mexico*

# Pecos Subarea Plan

*Draft September 11, 2018*



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## **I. Introduction and Implementation Plan**

### **A. Purpose of the Plan**

The Pecos Subarea Plan is an area-specific plan and component of the San Miguel County Comprehensive Plan. The only other subarea plan in the county at this time is for El Valle, adopted in 2010. This 2018 Subarea Plan builds upon the initial efforts to develop the Pecos Valley Subarea Plan that the County began in 2013. The County also is in the process of updating its 2004 comprehensive plan and may prepare additional subarea plans in the future.

This subarea plan is closely aligned with the Village of Pecos Comprehensive Plan, adopted February 12, 2018. The village and subarea plans discuss the overall subarea environment, amenities, and economy. Both plans share content, but also have specifically distinct material. Each takes a different perspective in identifying particular issues and addressing actions of the Village or in the unincorporated subarea in the jurisdiction of San Miguel County.

Architectural Research Consultants, Incorporated (ARC) has served as the planning consultant for the Pecos Subarea Plan, San Miguel County Comprehensive Plan and Village of Pecos Comprehensive Plan. With direction from both San Miguel County and the Village of Pecos, ARC is coordinating the development of all three plans.

The Subarea Plan is a policy guide to making decisions about the physical development of the subarea in the ensuing 20 to 30 years. The plan sets policies that help guide addressing critical issues facing the subarea, achieving goals according to priority, and coordinating both public and private efforts.

*Exhibit I-1  
Elements of the  
Plan*



Organization of the Pecos Subarea Plan is by element to guide physical development in an internally consistent manner. The data, goals and policies of these elements should support each other.

### **Topics Addressed in the Subarea Plan**

The subarea plan encompasses: natural and cultural resources, land use, economic development, housing, transportation, capital facilities, and hazards mitigation.

In addition, the Implementation Plan, included below, shows all the recommended actions from all the elements. See Chapter II for community vision and values.

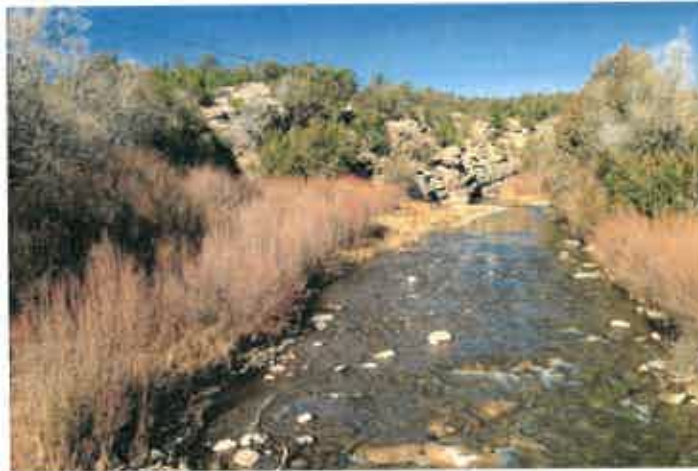
### **Community Involvement**

To assure that the plan would be properly considered and have broad support, the County sought public input during plan development, through the following:

- Pecos Subarea Community Conversation Meeting, August 29, 2017
- Public Meeting on Village of Pecos Comprehensive Plan and Pecos Subarea Plan, January 23, 2018
- Public Meeting (follow-up) to Review Draft Pecos Subarea Plan Implementation Plan on February 21, 2018

The San Miguel County Community Conversations Report (December 2017) documents all seven subarea meetings.

The County used the opportunity to coordinate its process for parallel planning projects for San Miguel County and the Village of Pecos by conducting several combined input meetings.



## **B. Coordinating Community or Subareawide Activities**

### **Organizing Activities**

The subarea possesses a complex set of limited or special-purpose governing structures and voluntary organizations. Typical of rural areas, it has no single system of governance.

Many residents and business owners in the subarea have explained that the economy, assets and amenities of the subarea are mutually dependent inside the village and outside within the subarea. And yet, the various communities in the subarea have typically operated quite independently from one another, due to geographic separation, distinct community histories and cultures, and a strong independent mindset of most residents.

The Village is the only local government within the subarea and its responsibilities are primarily to provide services inside its jurisdiction. Pecos Independent School

District is a governmental unit that approximates the subarea geography, while it is focused on delivering public education. Mutual domestic water systems have governing boards. The area has benefited from various volunteer associations that have organized to accomplish advancements for the community, such as the Pecos Business Association, Upper Pecos Watershed Association, Friends of the Pecos National Historical Park, and San Miguel Sheriff's Posse.

San Miguel County is the overarching local government in the area, and provides a multitude of services, including but not limited to: fire departments, police protection through the San Miguel County Sheriff's Department, road maintenance, rural addressing, planning and zoning, and support for economic development through Lodgers' Tax funding and other means. Due to financial limitations and the geographic size of San Miguel County, the County is very limited in its ability to deliver daily administrative services to this subarea.

The subarea plan identifies a number of mutual interests within the subarea that might be addressed through deliberate and more intensive coordination, such as:

- Consistent land use planning and land use regulations
  - Potential coordinated responses to large development proposals, such as support for Glorieta Camps or opposition to water transfers
- Subareawide outdoor recreation strategy
- Coordinated applications and lobbying for legislative appropriations
- Grant writing
- Forest fire hazard mitigation and emergency response
- Historic tours in the subarea focusing on assets with interpretative display boards, maps, guides, and books
- Coordination of fishing access with the National Park Service, U.S. Forest Service and private landowners
- Advocacy for improved broadband Internet connectivity
- Interconnected water pipes and connection to Village of Pecos wastewater treatment plant (in the Pecos area)
- Recycling and solid waste disposal
- Community center

The value of volunteer organizations in this subarea cannot be overstated. They undertake many worthwhile projects and provide needed support activities when governmental entities and other organizations lack funds or when no alternative means exist. Any subarea governance structure should encourage the individual initiative, energy and creativity of volunteers. On the other hand, periodic informal coordination with peers could supplement volunteer efforts to enable further achievements.

This plan recommends forming a Pecos Subarea Council to help guide efforts recommended in the subarea plan and to become a forum for other issues that

should be addressed. An organizing committee in the subarea should identify various groups that should convene for annual meetings, including but not limited to village, school district, and voluntary organizations, San Miguel County, National Park Service and U.S. Forest Service. At annual meetings, the council should identify activities by the topics addressed in the Pecos Subarea Plan, discuss the status of those efforts and organize for new actions. The council could assign county staff to assist with agenda and notification, and develop a report on the meeting outcome. The council could consider hiring an areawide coordinator / grant writer.

### **Communication In the Subarea**

Participants in the Pecos community conversation meeting and other meetings have stated that information about local events and public affairs that may be of interest to subarea residents is sometimes hard to find. Notifying the public of meetings and informing the public about community activities, issues and initiatives have sometimes been difficult. The subarea has no newspaper. Las Vegas and Santa Fe newspapers publish information about the subarea only sporadically. Radio stations are a source of information for many residents. The Village and the Pecos Area Business Association web sites provide good information about the area and events, but do not provide it regularly to local residents. An online newspaper could be a significant vehicle for local information, if anyone were interested in maintaining one. The Village should update its web site to enable two-way communication with residents regarding community affairs, Village and subarea activities and achievements. Local organizations should set up a social media presence such as those on Facebook to announce events, meetings and accomplishments.

### **Goals and Policies for Coordinating Subarea Activities**

#### **1. Form Pecos subarea council**

- a. Identify groups and invite them to participate, while also advertising and conducting meetings open to the general public
- b. Conduct annual meetings to track the implementation of the Pecos Subarea Plan and move actions forward
- c. Consider hiring an areawide coordinator / grant writer

### **C. Implementation Plan**

The implementation plan presents specific actions that the County and its partners should take to achieve its goals for the future. The actions are organized by subject. Each plan element identifies issues, goals and policies, and various activities. They present detailed information and a policy framework for actions in the implementation plan. Some actions achieve progress in more than one subject area.

***Zoning conformance to plan:*** The most specific statutory provision relating to counties is Section 3-21-5 NMSA 1978, entitled “Zoning Conformance to Comprehensive Plan.” Subsection (A) states: “The regulations and restrictions of the county or municipal zoning authority are to be in accordance with a comprehensive plan....”

***County planning commission formation:*** Section 4-57-2 NMSA 1978 enables the creation of county planning commissions and describes the power and duties of the commission. The statute does not specify what the recommendations must address; consequently, recommendations may address the subjects of a comprehensive plan. Subsection 4-57-2(B) allows that a county planning commission may:

- (1) make reports and recommendations for the planning and development of the county to any other individual, partnership, firm, public or private corporation, trust estate, political subdivision or agency of the state or any other legal entity of their legal representatives, agents or assigns;
- (2) recommend to the administrative and governing officials of the county, programs for public improvements and their financing.

***Approval of changes to public property and rights-of-way:*** Section 3-19-11 NMSA 1978 addresses the legal status of a municipality’s master plan, including:

- (A) After a master plan... has been approved and within the area of the master plan... the approval of the planning commission is necessary to construct, widen, narrow, remove, extend, relocate, vacate, abandon, acquire or change the use of any
  - (1) park, street or their public way, ground, place or space;
  - (2) public building or structure; or
  - (3) utility, whether publicly or privately owned.
- (B) The failure of the planning commission to act within sixty-five days after submission of a proposal to it constitutes approval of the proposal unless the proponent agrees to an extension of time. If the planning commission disapproves a proposal, it must state its reasons to the governing body. The governing body may overrule the planning commission and approve the proposal by a two-thirds vote of all its members.

***Subdivision regulations’ conformance with the plan:*** The New Mexico Subdivision Act, Section 47-6 NMSA, adopted in 1996, requires counties to regulate subdivisions according to requirements and procedures in the act. An amendment was approved in 2003 requiring counties with subdivision regulations that are stricter than the Act to have a comprehensive plan that supports the more stringent requirements. Section 47-6.9 (C) states:

Nothing in the New Mexico Subdivision Act shall be construed to limit the authority of counties to adopt subdivision regulations with requirements that are more stringent than the requirements set forth in the New Mexico Subdivision Act, provided that:

- (1) the county has adopted a comprehensive plan in accordance with Section 3-21-5 NMSA 1978;
- (2) the comprehensive plan contains goals, objectives and policies that identify and explain the need for requirements that are more stringent; and
- (3) the more stringent regulations are specifically identified in the comprehensive plan.

***Extraterritorial zoning, planning and subdivision regulations:*** The statutes allow for a one-mile extraterritorial area for zoning and a three-mile extraterritorial area for planning and platting (subdivision). Section 3-21-2(B)(NMSA 1978 states:

A municipal zoning authority may adopt a zoning ordinance applicable to the territory within the municipal boundaries and, if not within a class A county with a population of more than three hundred thousand persons according to the last federal decennial census, shall have concurrent authority with the county to zone all or any portion of the territory within its extraterritorial zoning jurisdiction that is within...

- (2) one mile of the boundary of any municipality having a population of one thousand five hundred or more but less than twenty thousand persons, provided such territory is not within the boundaries of another municipality...

Section 3-19-5(A) states:

Each municipality shall have planning and platting jurisdiction within its municipal boundary. Except as provided in Subsection B of this section, the planning and platting jurisdiction of a municipality...

- (2) having a population of less than twenty-five thousand persons includes all territory within three miles of its boundary and not within the boundary of another municipality.



## II. Community Vision and Values

*This section presents information about the demographics, natural conditions and historic context in the Pecos area.*

This section presents background information about the Pecos area, including an analysis of demographic trends, population projections, description of natural conditions, and discussion of the historic context and resources of the area.

### A. Community Vision

The vision statement is based on input from the Pecos Area Subarea Community Conversation meeting held in the Pecos Village Hall on August 29, 2017, as well as from small group meetings and interviews with residents and business people in the area. In addition, the vision is closely coordinated with the Village of Pecos' vision, goals and policies that the Village is developing simultaneously with its comprehensive plan. The area vision statement shares much in common with the Village's vision statement, with emphasis on areawide amenities, opportunities, and coordination with village, county, state, federal and other agencies involved in the area.

Rowe and High  
Country North of  
Pecos from Glorieta  
(Rowe) Mesa (right)



Lower Colonias  
(below)



## Pecos Area Vision Statement

### *Our unique environment, history, and culture:*

The Pecos subarea is a thriving area in the grand southernmost Rockies. The village of Pecos, East and West Pecos, and communities up the canyon, along the I-25 corridor, and in the Cow Creek drainage are each unique in beautiful natural surroundings. The Pecos subarea possesses a cherished rural landscape of forest, meadows, the river and mountains. Communities in the subarea along the Pecos River and Cow Creek have a rich heritage of agriculture. The Pecos area has long been an attractive destination, starting with the days of railroad tourism through the Route 66 era, mining and dude ranches, and now increasingly with outdoor recreational tourism. The village of Pecos is the principal community in the area and hosts institutions serving the entire subarea, including the Pecos Valley Medical Center, Pecos Independent Schools, and Senior Citizen Center.

### *Our vision for the future is:*

- Tourism
  - Tourism is a growing component of the local economy, with more visitors to Santa Fe National Forest and Pecos National Historical Park, lodging, stores and restaurants in both the village and the unincorporated portions of the area.
  - The Pecos area develops innovative adventure offerings, such as various tours for hikers, mountain bikers and ATV riders, a renowned fishing derby, and festival events. Business, community and government leaders continually explore additional options for outdoor recreation, including activities such as hunting, bird-watching and historic tourism.
  - Fishing on the Pecos River is one of the many enjoyable activities, including access at several locations in and around the village.
  - Tourists and adventurers from or staying in nearby Santa Fe and beyond love to come to the Pecos area.
- Community Services
  - Residents of the area support a community center in the village that hosts events and works to add recreational facilities such as a swimming pool and track, parks, and trails. Transit service to Santa Fe and Las Vegas affords locals more opportunities for jobs, services and education.
  - A communitywide effort results in a healthy community, especially for our youth.
- Economy
  - The Pecos Area Business Association actively works with the State and U.S. Forest Service to maintain and improve its campgrounds in the canyon and forest.
  - The Pecos area supports developing additional trails and outdoor recreational venues near and in the National Historic Park and the National Forest.
  - Private RV parks and campgrounds offer additional accommodations for



- visitors to the area.
- The area supports improving high-speed Internet service
- The area supports agriculture and the acequia associations to promote value-added agriculture.
- The area supports attracting and sustaining a local store for the village that carries fresh produce and meats, as well as an assortment of dry goods such as clothing and tools.
- **Political Representation and Cooperation**
  - The area has an increasing presence in San Miguel County and throughout New Mexico through effective leadership, political representation and cooperative relationships with federal, state and county agencies that manage assets in the subarea.
  - As well as working together within the subarea, there is also coordination with Santa Fe County.

## **B. Pecos Area Community Conversation Meeting Results**

### **Themes from the September 7, 2017 Meeting**

1. Love of the beauty and tranquility of the community
2. Strong communities
3. Need for economic development, including tourism, employment in the region, principally in Santa Fe and Las Vegas, forest products and forest health, local stores, and agriculture
4. Improvements in County communication, cooperation and representation
5. Improvements to community networking through web site, newspaper and other means
6. Support for fire departments
7. Support for health care
8. Need for a community center to serve area residents
9. Improvements to roads and drainage
10. Wildfire hazard mitigation
11. Water availability, rights, drought concerns and agriculture



### **Detailed September 7, 2017 Meeting Results**

***What do you see as the major strengths and assets of the county, and specifically your subarea?***

- Forests, mountains, rivers, and streams
- Camping, fishing, and hunting
- Greenery
- Pecos National Historical Park, including Pecos Pueblo and Glorieta Pass Battlefield
- Conveniently close to Santa Fe and Las Vegas
- Community is loving, friendly and has great camaraderie
  - Vibrant younger generation that wants more activities and opportunity
  - Culture of ranching, fishing, mining
  - Musicians and artists
- “Pecos is not Santa Fe” ... the community is attractive and proud of its own identity
  - Rural charm with great views and scenery
- Pecos Health Clinic / Community Health Center offering quality medical care
  - Expanding its facility and services
  - Has organized a youth suicide task force to address the problem of recent youth suicides
- Pecos Schools
  - The local schools are improving with better facilities and better teachers
  - Sports teams
  - The Pecos Independent School District has a five-year Facilities Master Plan (see the plan for school and youth needs)
- Tourism economy, largely based on visitation to National Forest
  - The upcoming fishing derby (held on September 23) has attracted much

- collaboration and support
- Campgrounds
  - Jack's Creek is the premiere campground in Pecos Valley, with equestrian facilities, campground and trailhead
- Village government services
  - The new Senior Citizens Center (built 2010) is an excellent facility. The community also has a Meals on Wheels program.
  - Village government has leveraged about \$15 million in federal and state capital outlay, grants and loans for community projects
- Village retail stores include a Dollar General Store, a Family General Store and bank, but unfortunately, not a grocery store. The village also has churches.
  - Local stores such as the businesses in Pecos and the Tererro General Store
- Improved county web site
- The Pecos Business Association web site provides more information about Santa Fe than the rest of San Miguel County; a stronger representation is desired for the Pecos subarea that reflects tourists and tourism activities outside of Santa Fe
- American Legion
- Acequias and farming in Pecos Subarea, while more in El Valle
- Opportunity for wood thinning, and firewood gathering and sales
  - No commercial logging in subarea now
  - Study by Highlands University found that the area needs approximately 19 years of thinning, but the county lacks sawmills and transporting wood is difficult
  - Opportunity to partner with PNM in biofuel electric generation
  - \$20 to 30 million potential sawmill project by Johnson Timber, but funds are not available
- Approximately 600 units of seasonal housing are located mostly up the canyon
- History
- In a string of dude ranches where visitors stayed for a week or longer, a few remain in business; most are closed now

***What are your hopes and dreams for your subarea? For the county?***

- My dream is that Pecos becomes a more prosperous community, remains clean and quiet, that people invest more and parents are nice to their kids
- Stronger, growing tourism economy
  - Campgrounds catering to RV camping
  - Extended stay tourism, hotel
  - Roads improved for RVs and bigger rigs to enable traveling the Canyon
  - More high quality camping
  - More mountain biking
  - Winter sports, including sledding, snowmobiling and cross-country skiing

**Stewart Lake in  
Pecos Wilderness  
Area**



- Wayfinding
- Enhanced gross receipts tax revenues
- Focus on resources: forest thinning and logging
- Open communications among the parties
  - Collaboration with the County and nearby municipalities
    - » Includes a unified vision and priority projects
- Community communications through web sites, a newspaper or other means
- Grocery store with fresh food for locals and visitors
- Village of Pecos increases its advocacy to the County for more funding and services from the county
  - This meeting is a good start
  - Enhanced village grant-writing capacity
  - Expanded water and sewer services
- Walking trail to school
- Community center(s) that offer healthy activities for youth; Pecos Senior Center might be able to serve both young and elderly populations
  - Dance hall
  - Funds from federal agencies and Area Agency on Aging (AAA) carry restrictions, but County funds for building an extra room that has access could accommodate all ages
  - Historic East Pecos school facility could be renovated and used as a community center
  - American Legion is building a community center in Pecos
- Farmer's market / food trucks
- Sustained and expanded community events and festivals; events should be scheduled during every month
- Satellite university

- Upgraded Internet would improve educational opportunities
  - Wireless may be most feasible
  - CenturyLink is extending fiber optic to the medical center
- More affordable housing; it is hard to find a good place to live!
- Food and security issues
  - The medical center supports a food bank that serves 80 families
- The community needs treatment available for diabetes, hypertension and obesity

***What are the County's challenges in moving forward during the next 10 years? What would you like to see change?***

- If we do not develop retail and services, we will become a bedroom community where virtually no one buys anything
- No way to find out what's going on
- Tourists drive through the Village of Pecos to go up the Canyon and hardly notice the community or anything to stop for
  - Most tourists bring everything they need, although they might stop for cigarettes or a candy bar
- The Tererro General Store has limited sales to justify keep certain goods in stock; it doesn't sell beer, which might be popular
- Losing culture of ranching, fishing, mining
- Limited campgrounds
- Limited wayfinding
  - Unclear whether travelers in big RVs heading up the Pecos Canyon know where they're going and road conditions, or whether they find a place to stay and whether it's a good experience
- Limited places for ATVs, which are entirely restricted from the Wilderness area, comprising most of the country around Pecos River and NM 63; there are more opportunities in Cow Creek drainage on Forest Service roads
- Local opposition to recreational tourism
- Off-road vehicles should have the right to use paved roads legally in the village and county; recent ordinances passed
- 100-day season limits investments in vacation housing
- Work with Forest Service on closed roads for snowmobiling; address concerns about disturbing wildlife
- Trails such as the Glorieta Battlefield Trail near Pigeon's Ranch are free and unknown to tourists and locals
- RVs and campers do not have a place in the area to dispose of black water
- Roads: B-62 is in bad condition in East Pecos
- Pecos' proximity to Santa Fe has perhaps resulted in its being ignored or underserved by San Miguel County
- Funding extremely limited

- Pecos has had to “fight” for its share of San Miguel County Lodgers Tax funds
- San Miguel County has not provided any funding for Pecos community health care services, while Santa Fe County has provided the clinic with \$50,000
- Pecos needs to coordinate land use planning and infrastructure development with San Miguel County
- The County needs to enforce regulations regarding “problem” businesses that dump toxic materials and pollute natural resources near Pecos
- San Miguel County should embrace Industry; renewable energy seems to be a good option
- Lack of opportunities for youth: jobs, education; problems including crime and drug use, youth suicide
- Lack of private property limits development opportunities



### III. Demographic Trends and Projections

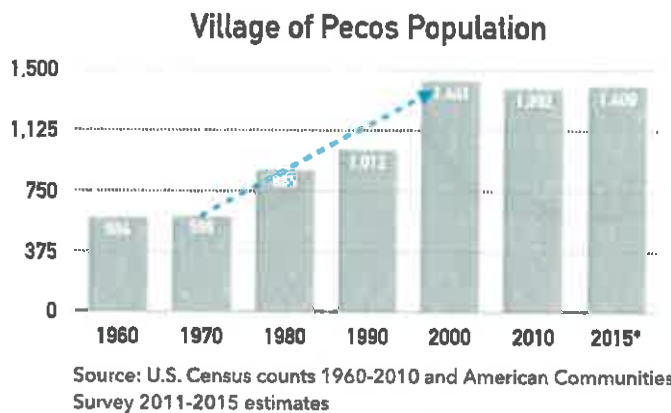
Long-term economic and demographic trends tend to shape the future of communities. While the past does not dictate the future, the dynamics of the community indicated by long-range trends tend to continue with some momentum into the future, unless unforeseen conditions intervene.

#### Area Population

The Pecos Subarea has approximately 4,400 residents, including the village of Pecos with 1,400 persons. Another 1,670 residents live in the area of Glorieta, on both sides of the county line.

The population in the village of Pecos grew significantly between 1970 and 2000, and has been stable since then at approximately 1,400 residents.

*Exhibit III-1  
Pecos Historic  
Population, 1960-  
2015*



*Exhibit III-2  
Population and  
Housing by  
Subareas of the  
County*

The following table provides 2010 population and housing characteristics for unincorporated Census Designated Places (CDPs) and the village of Pecos. The Rowe CDP had the lowest median age (39.5 years), while the North San Ysidro CDP had the highest (47.8 years). Rowe CDP also had the lowest housing vacancy rate and highest household size, while North San Ysidro CDP had the highest housing vacancy rate and the lowest household size.

**Selected Demographic Characteristics of Communities in Pecos Subarea**

Communities*	Population	Median Age	Housing Units	Households	Vacant Housing Units	Vacancy Rate	Household Size
Village of Pecos	1,392	41.3	719	587	132	18.4%	2.4
East Pecos CDP	757	40.7	391	315	76	19.4%	2.4
North San Ysidro CDP	159	47.8	112	75	37	33.0%	2.1
Rowe CDP	415	39.5	179	152	27	15.1%	2.7

Source: 2010 Census

\*Community census data are available for each unincorporated Census Designated Place (CDP) and municipality

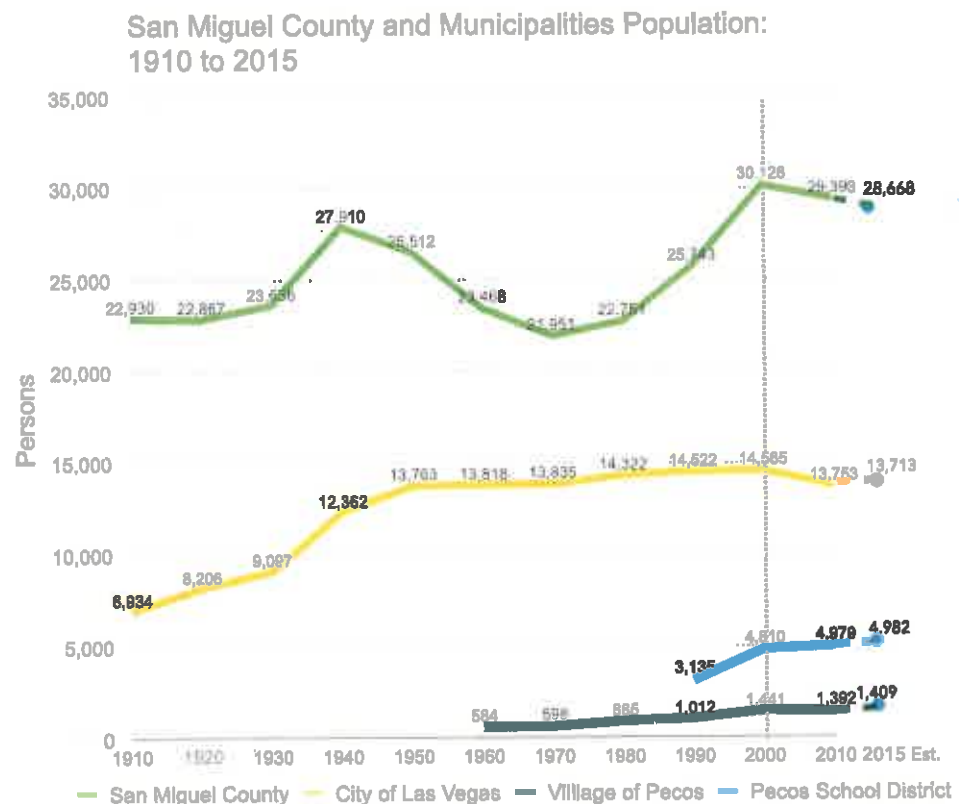


*In 2010, the Pecos Subarea had 4,400 residents. Within the subarea, the Village of Pecos had 1,382 residents and East Pecos CDP had 757 residents..*

The Census Bureau estimates for CDPs in the subarea for 2016 were much lower than the 2010 counts. For example, the Bureau estimated East Pecos' population at 390 persons in 2016, however, the resultant decline in population is not realistic. (Source: 2012-2016 American Community Survey 5-Year Estimates)

San Miguel County and the city of Las Vegas have both lost population since 2000, while the village of Pecos and the Pecos Independent School District population have remained steady since 2000, as shown in the chart below. The County had grown consistently each decade since 1970 until a downturn began in 2000. Las Vegas' population dipped below 14,000 residents in 2010 after sustaining over 14,000 persons during each decade from 1970 to 2000.

**Exhibit III-3**  
**Population of**  
**the County and**  
**Municipalities,**  
**1910-2015**



Source: US Census 1910 to 2010 and ACS 2011-2015 Estimates

*East Pecos had 391 housing units and 315 households in 2010.*

The Pecos subarea's household size of 2.59 persons was larger than San Miguel County's as a whole, at 2.34 persons. It was the third highest of the nine areas of the county in the table below.



### Exhibit III-4 General Demographics of Communities in the Subarea

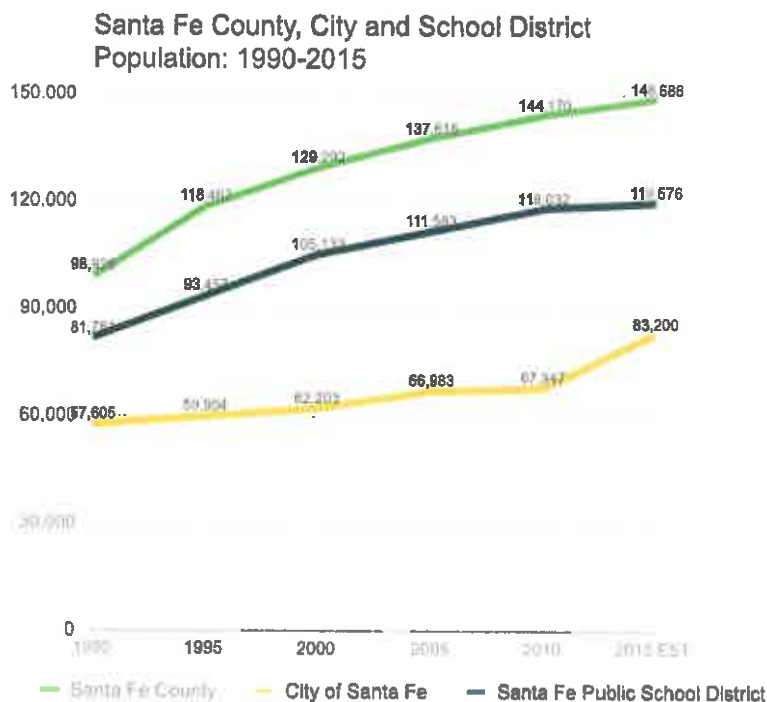
Population and Housing Characteristics by Subarea

Subarea	Population	Housing Units	Households (estimate)	Total (estimate)	Vacancy Rates		Household Size
					Seasonal Portion of Vacant	Non-Seasonal Portion of Vacant	
Pecos	4,409	2,622	1,702	35.1%	69.1%	30.9%	2.59
Eastern County	714	1,055	357	66.2%	82.5%	17.5%	2.00
Gallinas	1,189	550	420	23.6%	57.2%	42.8%	2.83
El Valle	2,738	1,501	1,159	22.8%	35.6%	64.4%	2.36
San Geronimo/Mineral Hill	716	506	412	18.6%	45.0%	55.0%	1.74
Rociada	1,239	826	530	35.8%	73.0%	27.0%	2.34
Tecolote	1,499	692	560	19.1%	40.4%	59.6%	2.68
City of Las Vegas	14,360	6,740	5,751	13.0%	1.1%	98.9%	2.26
Las Vegas Area Outside City	2,529	1,103	1,088	1.4%			2.32
<b>Total</b>	<b>29,393</b>	<b>15,595</b>	<b>11,978</b>	<b>3,617</b>	<b>0.5%</b>	<b>99.5%</b>	<b>2.34</b>

Source: U.S. Census 2010

Santa Fe County, the city of Santa Fe and the Santa Fe Public School District have all grown since 1990, while the rate of growth has slowed considerably since 2010, reflecting the lackluster economy due to the 2008 recession. Similarly, population growth in the state of New Mexico has slowed since 2010, and even experienced a few years of estimated population loss.

Exhibit III-5  
Population of Santa Fe County and Municipalities, 1990-2015



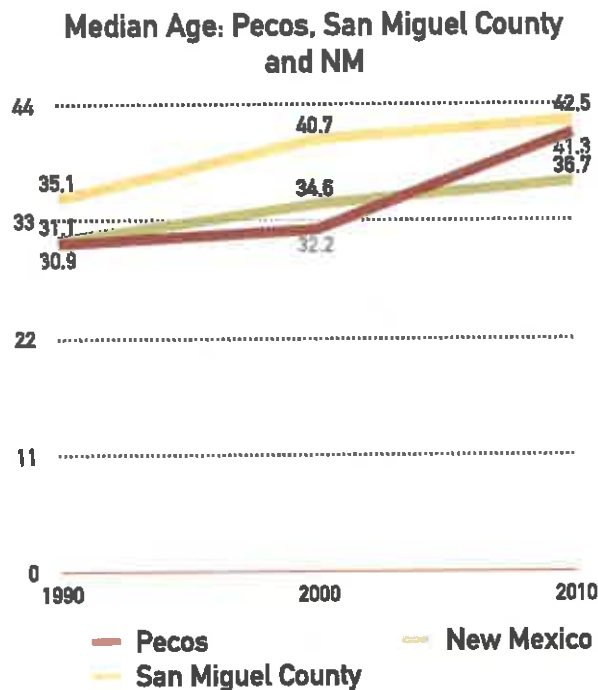
Note: Santa Fe gained approximately 13,800 residents through annexations between 2010 and 2015.

Source: U.S. Census 1990, 2000 and 2010, intercensal estimates, and Population Bureau for Santa Fe County in 2015, City of Santa Fe 2015 estimate in "Santa Fe Trends," and American Communities Survey for SFPS 2009-2014.

## Age

The age of San Miguel County's residents increased more than did the age of the state population. While age data for the Pecos area is not readily available, the median age for the village of Pecos increased by over three years between 1990 and 2000. In 2010, the village's median age surpassed that of the state of New Mexico, although it was still lower than for San Miguel County. The median age in Pecos Independent School District was estimated at 42.1 years in 2015. (Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates)

*Exhibit III-6  
Median Age in  
Pecos, San Miguel  
County and New  
Mexico*



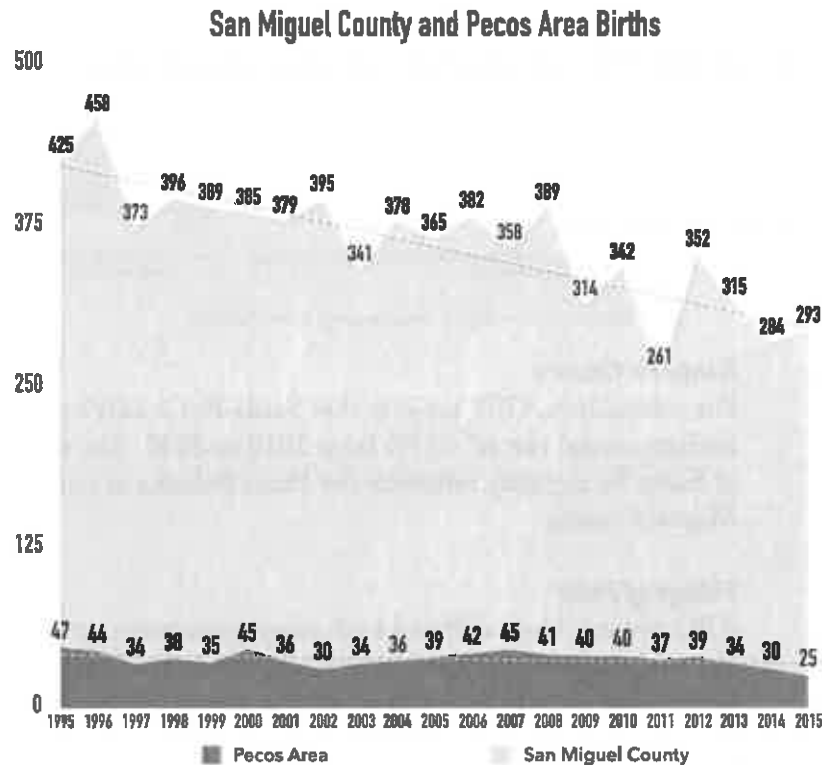
Source: U.S. Census 1990-2010

The East Pecos CDP had a median age of 40.7 years in 2010, older than the median for the village. (Source: U.S. Census 2010)

**Exhibit III-7**  
**County and Pecos**  
**Area Births**

**Births**

Births in the Pecos area have fluctuated, while generally declining after 1995. Between 1995 and 2015, births in San Miguel County declined more steeply as a whole (-38%) than in the Pecos area (-36%).



Source: New Mexico Department of Health

Source: Santa Fe  
National Forest Plan  
Final Assessment  
Report, Volume  
II, Socioeconomic  
Resources (June, 2016),  
p. 169

**Ethnicity**

The majority of residents of the village (80% in both 2000 and 2010) describe themselves as Hispanic, according to the respective censuses. In the subarea, 63% of householders identified themselves as Hispanic in 2010.

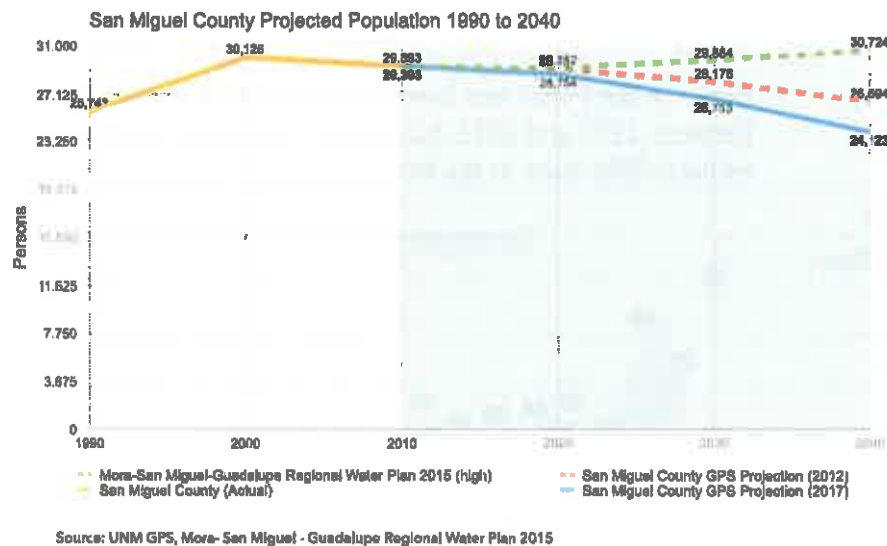
Visitors to the Santa Fe National Forest are predominantly non-Hispanic white. In a monitoring survey conducted in 2009, 94% of visitors self-reported to be non-Hispanic white, and 10.8% reported themselves as Hispanic.

**Population Projections**

**San Miguel County**

The University of New Mexico's Geospatial and Population Studies (GPS) projected in 2017 that San Miguel County will decline slowly from 29,393 in 2010 to 24,123 persons by 2040. This decline represents an average annual change of -0.7% during the 30-year period. GPS projected a slower decline in its 2012 series, while the 2015 Mora-San Miguel-Guadalupe Regional Water Plan projected a high series with a gain in county population of 1,400 residents during that period.

**Exhibit III-8**  
**San Miguel**  
**County Population**  
**Projections**



***Santa Fe County***

For comparison, GPS projects that Santa Fe County's population will grow at an average annual rate of +0.7% from 2010 to 2040. The economy and demographics of Santa Fe arguably influence the Pecos Subarea as much as do those for San Miguel County.

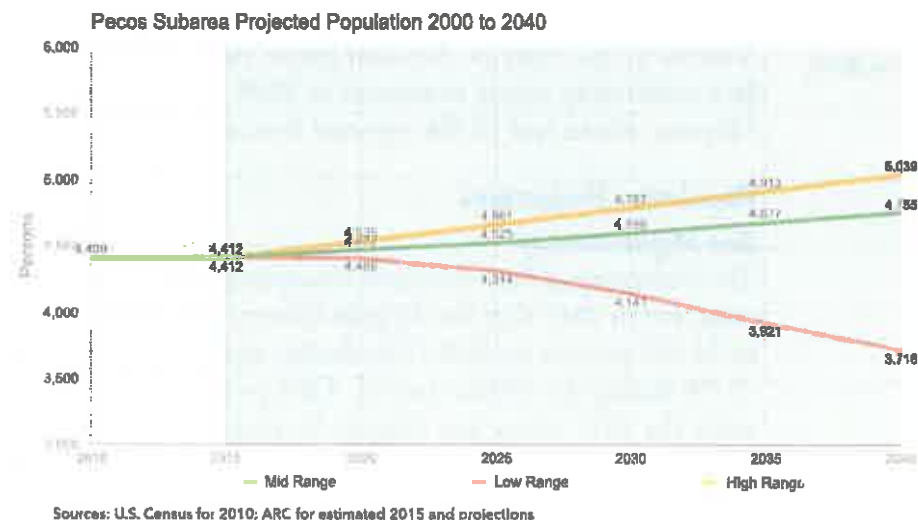
***Village of Pecos***

ARC prepared low, mid and high range population projection series for the Village. The mid-range, considered most likely, shows growth in the village at a slow rate from 1,409 in 2015 to 1,420 in 2020, 1,460 in 2030 and 1,515 in 2040.

***Pecos Subarea Population***

ARC expects that similar to the village of Pecos, the Pecos Subarea should grow at a slow rate. The drivers for growth in the village and the subarea are similar, with opportunities for additional housing and economic development, but also with declining births, out-migration of residents, and continued dependence on employment and education outside the area.

**Exhibit III-9**  
**Pecos Subarea**  
**Population**  
**Projections**



## IV. Natural and Cultural Resources Element

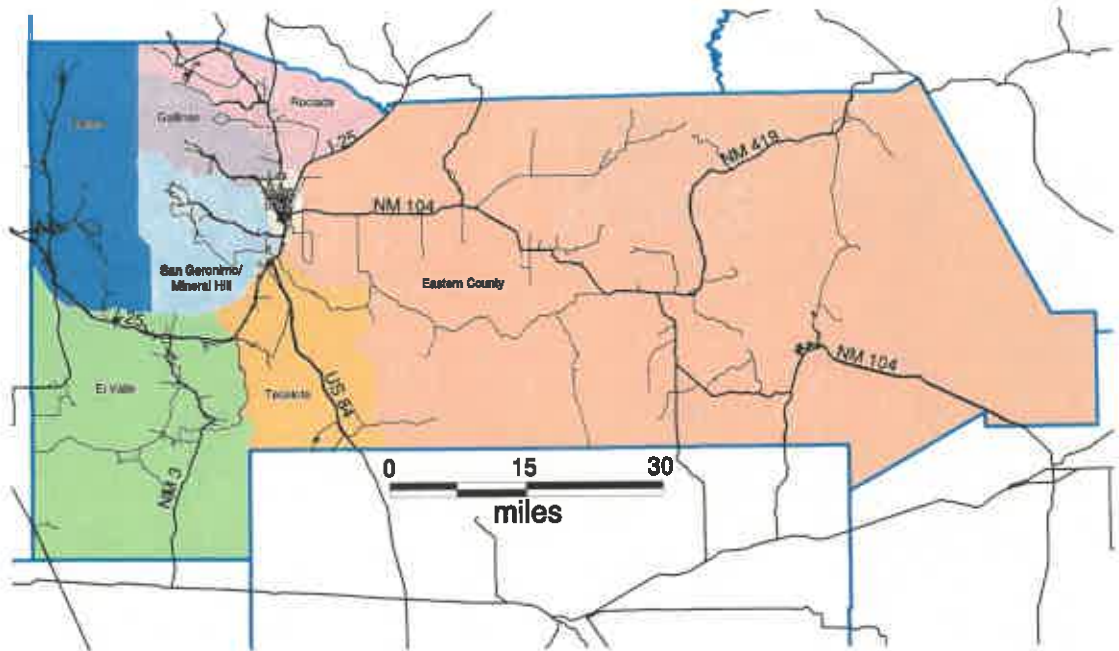
*This section presents information about the demographics, natural conditions and historic context in the Pecos area.*

This element presents information on the Pecos area, including demographic trends analysis, population projections, a description of natural conditions, and discussion of the historic context and resources of the area. General information is background. Goals and policies are included at the end of this element.

### A. Natural Conditions

The map below shows the Pecos Subarea in the northwest corner of San Miguel County.

**Exhibit IV-1**  
**San Miguel**  
**County**  
**Subareas**



The Pecos area includes mountainous terrain in the upper valley of the Rio Pecos and the Cow Creek drainage. It is a gateway to the Pecos Wilderness area and the Pecos National Historical Park. The village of Pecos is the largest community and the only incorporated community in the area.

The village of Pecos sits within a mixed juniper-piñon-pine forest at 6,920 feet elevation along the Pecos River at the southern base of the Sangre de Cristo Mountains. Pecos Canyon extends north from the village approximately 17 miles, characterized by the river, forests and mountain ridges. NM 63 provides access to the Santa Fe National Forest and specifically the 350-square-mile Pecos Wilderness area, with multiple campgrounds, trailheads and trails.

The Pecos River flows south past the village and meanders through tight bends cutting through Gusano Mesa, while west of the river are relatively flat grasslands featuring the ruins of Pecos Pueblo within the Pecos National Historical Park. NM 223 accesses the Cow Creek drainage, communities of Lower Colonias, Upper Colonias, ranchland and National Forest lands. The southern portion of the subarea

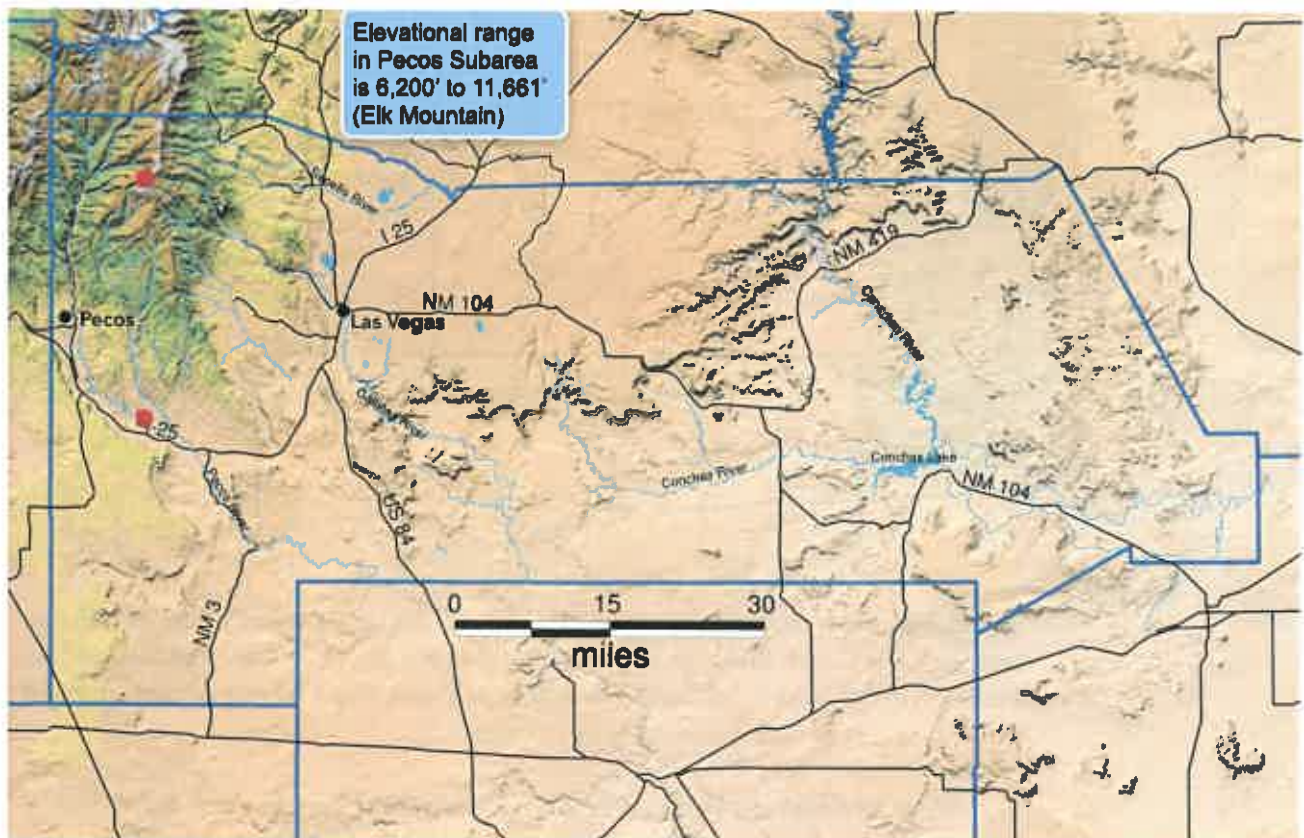


includes the subdivided area south of Glorieta and communities of Rowe, Pajarita, Gise and South San Ysidro, near I-25 and the Pecos River, and North San Ysidro, along Cow Creek.

The village of Pecos is 25 miles from Santa Fe, accessed by NM 50 to the west through forested hills above Glorieta Creek, then on I-25 over Glorieta Pass. Las Vegas is 45 miles to the east of Pecos, accessed by following NM 63 south, then east and north on I-25.

***Exhibit IV-2  
San Miguel County  
Physiography***

The following map shows San Miguel County's physiography. Elevations in the mountainous Pecos subarea vary by approximately 5,400 feet with a high of over 11,600 feet and a low of 6,200 feet, demarcated on the map by red dots.



Pecos receives an average of 16.2" in total precipitation and 27.2" of snow per year. For comparison, Cowles, up the canyon from Pecos, receives average annual snowfall of 79.2", and total annual precipitation of 23.3". Glorieta, just west of the countyline in Santa Fe County, has annual snowfall of 31.1" and an average annual precipitation of 15.8".

*Exhibit IV-3*  
*Village of Pecos*  
*Climate Summary*

Village of Pecos Monthly Climate Summary

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temperature (F)	47.1	49.9	55.4	63.9	73.4	83.1	85.3	82.5	77.2	67.4	55.3	48.6	65.8
Average Min. Temperature (F)	15.1	19.2	23.5	30	38.2	47	52.9	51.6	44.2	33.7	23.1	16.5	32.9
Average Total Precipitation (in.)	0.7	0.68	0.91	0.84	1.17	1.21	2.91	3.21	1.88	1.22	0.69	0.73	16.15
Average Total SnowFall (In.)	5.6	5	5.5	1.8	0.3	0.1	0	0	0	0.5	2.5	5.8	27.2
Average Snow Depth (In.)	1	0	0	0	0	0	0	0	0	0	0	1	0

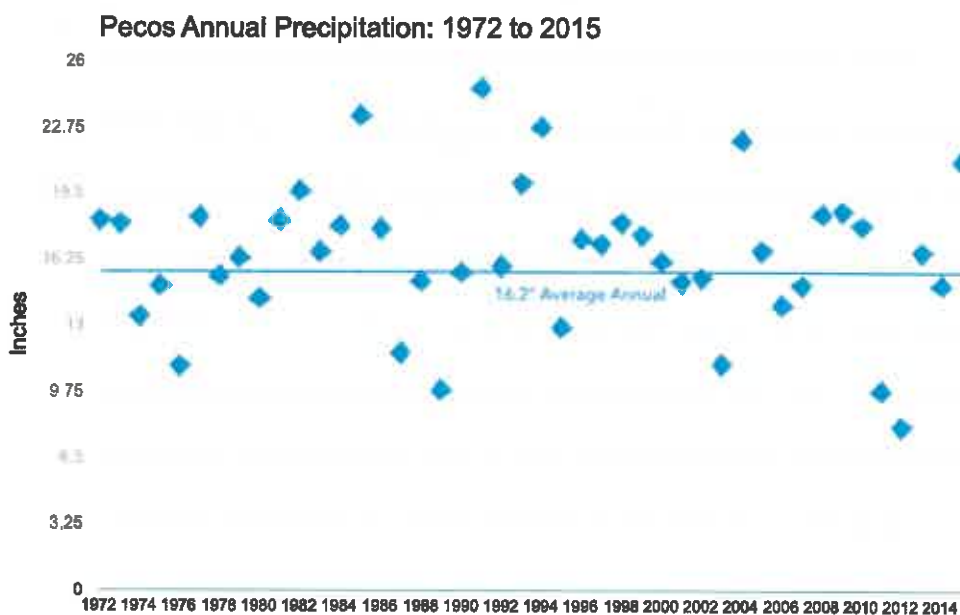
Period of Record: 01/01/1916 to 01/31/2016

Source: Western Regional Climate Center, wrcc@dri.edu

The Pecos area has a temperate climate, although the climate is colder up the valley and in the mountains. During the summer months of June, July and August, the village of Pecos enjoys average highs from low to mid-80°F and average lows of around 50°F. Winters are also moderate, with temperature averages ranging from 15°F to 49°F in December and January. The growing season (above freezing) is generally from May to September, while only July and August have no recorded days below freezing.

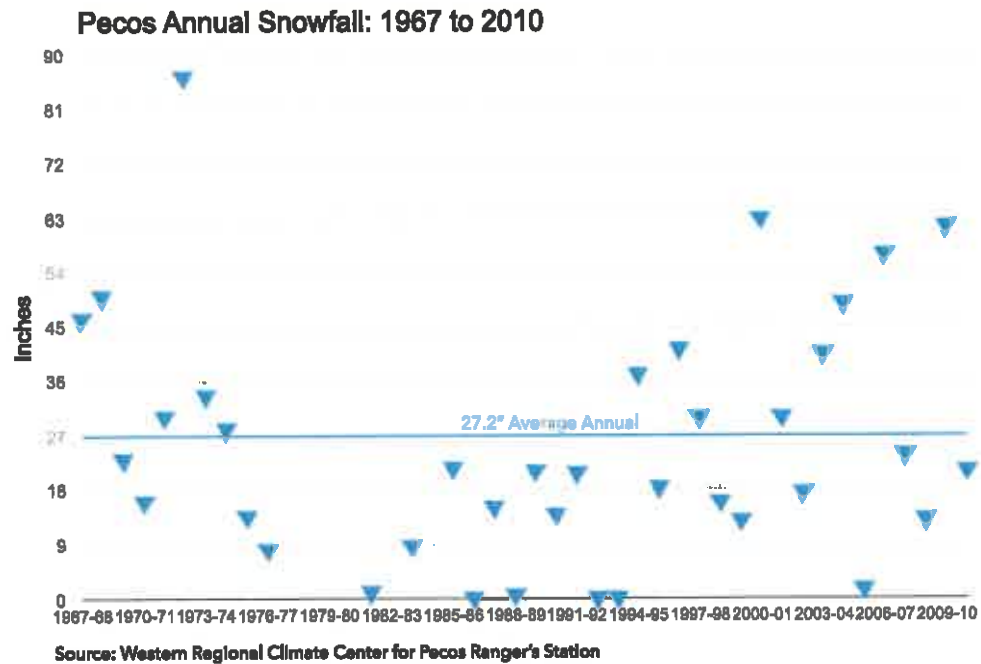
The charts below show annual precipitation and snowfall in Pecos in recent years. The annual averages vary considerably by year.

*Exhibit IV-4*  
*Annual*  
*Precipitation 1972-*  
*2015*



Source: Western Regional Climate Center for Pecos Ranger's Station

**Exhibit IV-5**  
**Annual Snowfall,**  
**1967-2010**



## Water Resources

### *Surface Water and Ground Water Resources*

The subarea is located in the Pecos River surface watershed and in the Upper Pecos declared groundwater basin.

### *Upper Pecos Groundwater Basin*

The aquifer in the Pecos area is recharged locally by the Rio Pecos and more generally through rainfall and mountain front recharge. (Source: Region 8 Mora-San Miguel-Guadalupe Regional Water Plan, 2016)

The following map shows the Upper Pecos Basin in the counties of San Miguel, Guadalupe and a small portion of Mora.



*Exhibit IV-6*  
*Upper Pecos Basin*



Source: Region 8 Mora-San Miguel-Guadalupe Regional Water Plan, 2016

*Pecos Water System Withdrawal*

The village water supply consists of wells varying from 250' to 750' deep into the aquifer. The village water supply volume is reliable for purposes of village.

According to the New Mexico Office of the State Engineer, the village of Pecos withdraws approximately 240 acre-feet (or 78,204,240 gallons) of water per year and has an average per capita use of 134 gallons per day. (Source: Region 8 Mora-San Miguel-Guadalupe Regional Water Plan, 2016)

*Surface Water Basin*

The subarea is located in the Pecos River Basin. The map below shows the extent of the Pecos Basin in New Mexico and Texas.

***Exhibit IV-7  
Pecos River Basin***

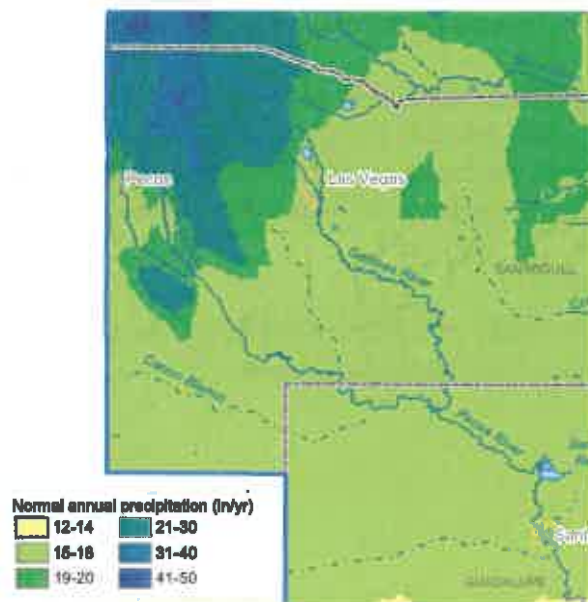


Source: Wikimedia

The village of Pecos is the closest major community to the Rio Pecos headwaters, and the Rio Pecos flows continuously through the community. Glorieta Creek is a tributary to the south and Alamosos Creek is a smaller drainage across the northern portion of the village. Cow Creek is a major drainage flowing into the Rio Pecos near Ilfeld.

While Pecos' average annual precipitation is 16", the basin up from it receives more. The top of the basin receives precipitation in excess of 41" per year.

***Exhibit IV-8  
Average Annual  
Precipitation,  
1980-2010 in Pecos  
Basin***

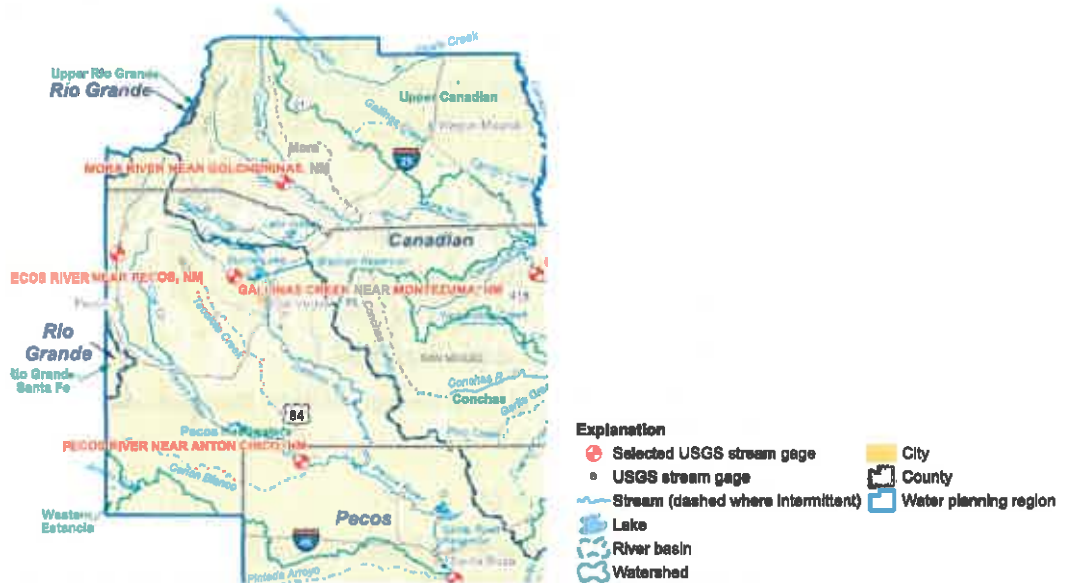


Source: Region 8 Mora-San Miguel-Guadalupe Regional Water Plan, 2016

The “Pecos River near Pecos” gage is north of El Macho at an elevation of 7,503 feet. The annual yields measured at this gage varied from 18,027 to 208,937 acre-feet of water during a period of 85 years. The median average is 70,732 acre-feet. For comparison, the Canadian River near Sanchez has a median average of 80,071 acre-feet, the highest in the county. (Source: Regional Water Plan) Downstream from Pecos, the gage near Anton Chico has a median average of 77,320 acre-feet.

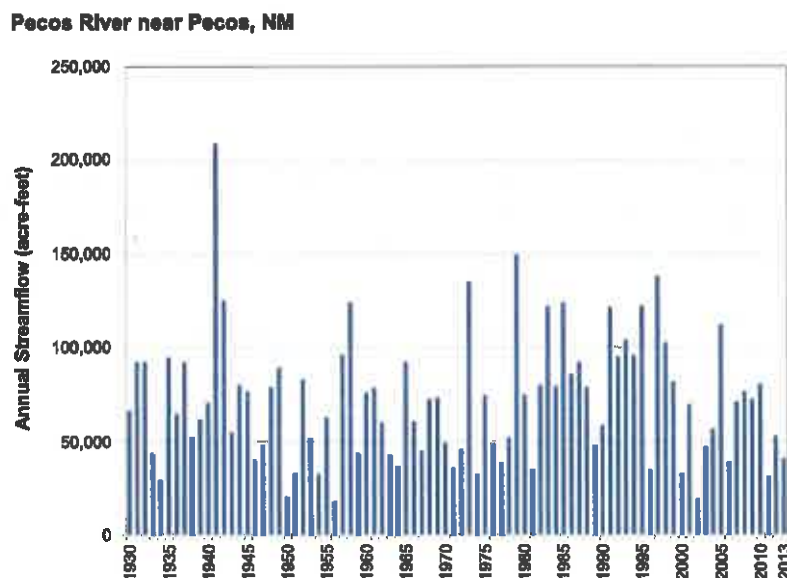
The highest month for stream flow is typically May, averaging 21,780 acre-feet in that month alone.

**Exhibit IV-9**  
**USGS Stream**  
**Gages**



Source: Region 8 Mora-San Miguel-Guadalupe Regional Water Plan, 2016

**Exhibit IV-10**  
**Pecos River Stream**  
**Flow**



Source: Region 8 Mora-San Miguel-Guadalupe Regional Water Plan, 2016

### *Wild and Scenic River*

In 1990, 20.5 miles of the Pecos River — from its headwaters to the townsite of Tererro — received National Wild and Scenic River designation. It includes 13.5 miles designated "wild" and 7 miles designated "recreational." The entire stretch is inside the Pecos Wilderness.

### *Water Quality*

#### *Potential Leaking in Underground Storage Tanks*

The Regional Water Plan identifies leaking underground storage tank sites as potential sources of contamination of groundwater, including water supply wells. According to the Region 8 Water Plan, sites identified in the database are not necessarily leaking and are not necessarily known to have affected the groundwater quality, but should be monitored for potential impacts on water resources.

The following sites in the village are listed in the State's Environment Department database for leaking underground storage tanks:

- Its Gas and Food, 50 Main Street
- Ortiz Gulf, 86 Cowles Highway
- Pecos 66, State Road 63 and 50

Source: Mora-San Miguel-Guadalupe Regional Water Plan, 2016, citing New Mexico Environment Department

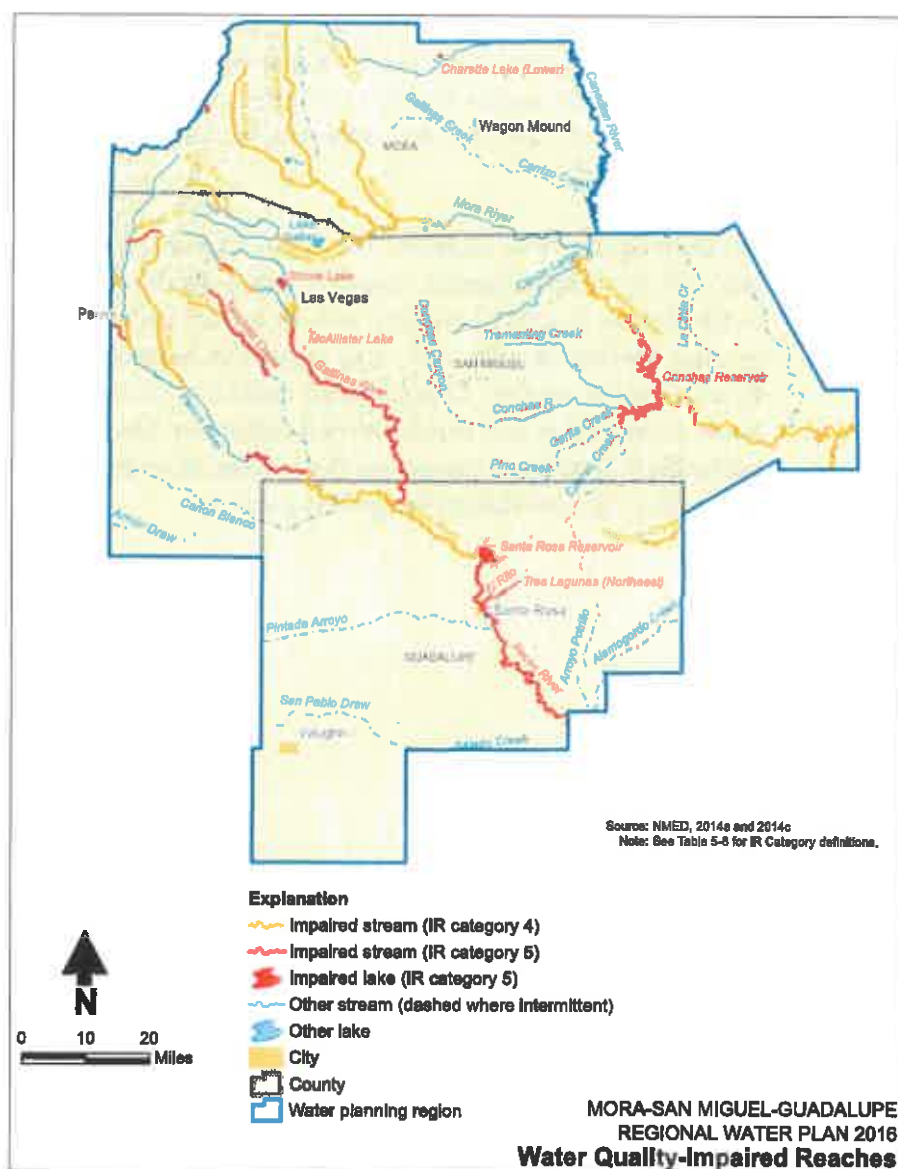
### *Mill and Tailings Ponds*

The El Molino Mill site on Alamos Creek upstream from the village was the site of the mill and tailings ponds serving the Tererro Mine in the 1920s and 1930s. The site is under the management of the New Mexico Department of Game and Fish. The State has remediated the site. It is reportedly stable and not contaminating the Rio Pecos.

### *Impaired Streams*

The Pecos River and Alamos Creek are reaches of rivers within the Upper Canadian and Upper Pecos watersheds, listed on the 2014-2016 State of New Mexico CWA §303(d)/§305(b) Integrated List & Report with impaired water quality. The Pecos River reach between Cañon de Manzanita to Alamos Canyon is listed due to loss of riparian habitat, rangeland grazing and flow alterations from water diversions that affect the water temperature.

**Exhibit IV-11**  
**Water-Quality-**  
**Impaired Reaches**



Source: Region 8 Mora-San Miguel-Guadalupe Regional Water Plan, 2016

The Upper Pecos Watershed Protection and Restoration Plan, June 2012, recommends various measures to repair disturbed riverbanks and make other improvements that would help lower the water temperatures in the river.

### **Climate Change**

In the western United States, scientists project that the 21st century will experience continued warming and increased precipitation. Temperature is expected to increase from 3 to 4 degrees Fahrenheit by the 2030s and from 8 to 11 degrees Fahrenheit by the 2090s. Precipitation is expected to decrease (see Hazards Mitigation Element for additional information).

An increase in the volatility of weather extremes and general warming patterns can impact forest health. Current tree type mix may change over time. Bark beetle damage may increase. Riparian areas may be affected, and wildlife and aquatic life may be stressed.

Wildfire hazards may increase. The availability of water in watersheds may diminish for environmental, irrigation and potable purposes. Droughts can lead to the decline in cattle herd size and /or greater impacts on vegetation through grazing. Decline in grass and other vegetative coverage can affect erosion, stream flow and water quality. Droughts can lead to restricting forest access, thus reducing outdoor recreation and wood-for-fuel collection. Decline in snowpack can have a particularly significant impact on the volume of water in rivers and availability of water for irrigation during the growing season.



## **B. Pecos Area's Historic Context and Resources**

The following discussion identifies themes in the history of the settlement of the village of Pecos, including historic events that occurred prior to the founding of the village. It is not a full history of the community. To our knowledge, no one has written a detailed account of the rich and fascinating history of the settlement and growth of the community. Such a history would help members of the community as well as visitors better appreciate the community and its area.

### *Pecos Pueblo - 800 to 1838*

The Pecos River and beautiful valley, forests, and mountains of the area attracted Native Americans, who settled the area for centuries before the village was founded. Pecos Pueblo, down river from the village and next to Glorieta Creek (the pueblo's source of water), was the largest and richest of the pueblos in New Mexico. The pueblo, also called Cicuique, was the most eastern of the Pueblos and spanned slightly more than five centuries, from 1300s to the early 1800s. The Towa-speaking people of Cicuique were known to have traded with the Comanches and Kiowas of the Eastern Plains. The pueblo's population peaked at an estimated 2,000 residents, but began to decline in the 1700s due to incessant warfare with Plains tribes, Navajos and Apaches. It was abandoned gradually and then entirely by 1838, when the last remaining residents moved to Jemez Pueblo, also Towa speaking.

#### *Exhibit IV-12 Aerial View of Pecos Pueblo*

Source: National Park Service, Pecos National Historic Park

*Franciscan missionary Fray Andrés Juárez went to Pecos Pueblo in 1621. Under his direction the Pecos built an adobe church south of the pueblo. The church was the most imposing of New Mexico's mission churches—with towers, buttresses, and great pine-log beams hauled from nearby mountains.*

*Source: National Park Service, Pecos National Historic Park*

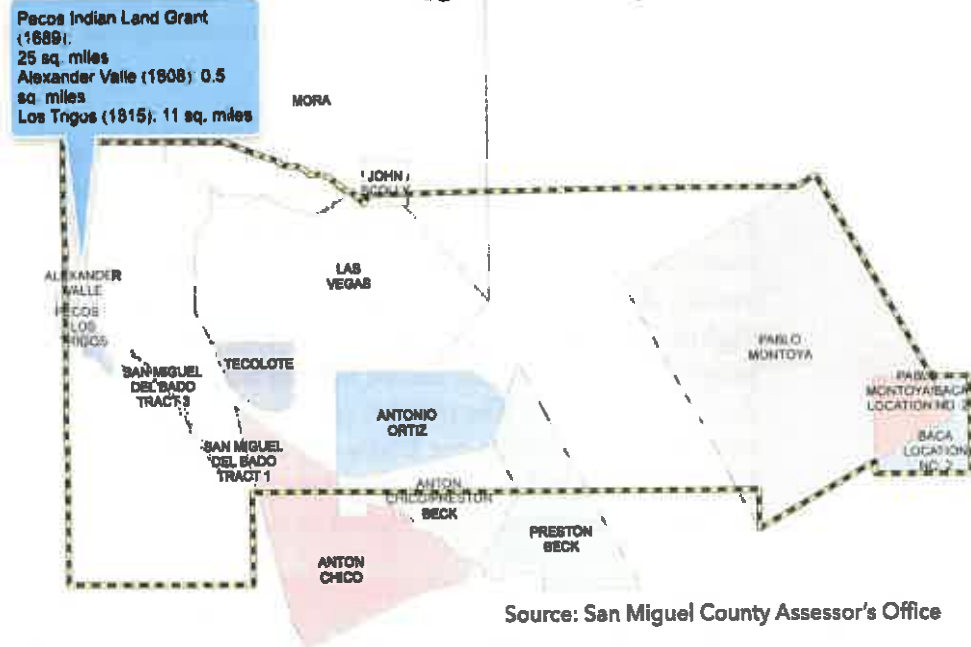


### *Land Grants*

The map below shows land grants in San Miguel County. Los Trigos Land Grant, south of Pecos Pueblo, was established in 1815.

**Exhibit IV-13**  
**Land Grants in the**  
**County**

## Land Grants in San Miguel County

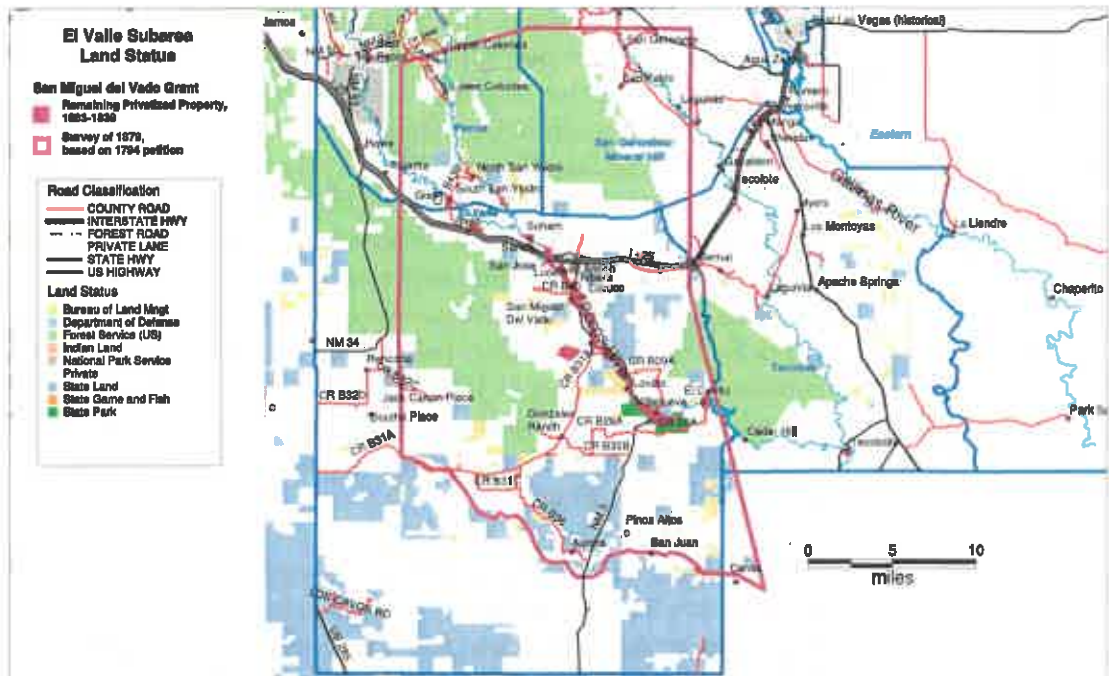


*While the village of Pecos was not itself a Spanish Land Grant, the community was an extension of Spanish and Mexican settlement led by the nearby land grants, in particular San Miguel del Vado, the first in San Miguel County, down river from Pecos.*

Santa Fe Alcalde Antonio Jose Ortiz awarded the San Miguel del Vado Land Grant as a Spanish land grant in 1794, with approximately 315,000 acres. The map that follows approximates the survey conducted by the U.S. government in 1879. The land grant, with its commons area, extends north into the Pecos Subarea, including communities of Upper Colonias and Lower Colonias, North San Ysidro and South San Ysidro. Only a 5,000 acres area in privatized tracts along the Pecos River in El Valle were confirmed by the U.S. Court of Private Land Claims in 1894 as constituting the land grant. (Source: Richard L. Nostrand, *El Cerrito, New Mexico: Eight Generations in a Spanish Village*, University of Oklahoma Press, 2003, page 5)



**Exhibit IV-14**  
**San Miguel**  
**del Vado**  
**Land Grant**  
**as Originally**  
**Approved and**  
**as Confirmed**



According to the National Park Service, “The name Pecos first appears in Spanish records in the late 1500s. The name derives from the Keresan word *pe’kush* and may mean ‘place where there is water.’ To the Spanish, the word sounded like ‘Pecos,’ and that became the name that was used to refer to the area.” (Source: <https://www.nps.gov/peco>)

***Spanish Explorers, Early Spanish Settlers and Pecos Pueblo– 1540 to 1814***

The Pecos River was a very important route for Spanish as well as for later American settlement in southeast New Mexico. The Coronado expedition in 1540 and the Pueblo people had used the “Old Pecos Route” along the Pecos River for trade with other Native American groups that lived further south. The Spanish began its colonization of New Mexico with the expedition led by Juan de Oñate in 1589. Oñate did not advance further east than Pecos Pueblo. During the Pueblo Revolt of 1680, Pecos Pueblo participated in hostilities, including killing the priest and destroying the church. Twelve years later, Diego de Vargas led the Spaniards back to their lost province. The pueblo was reportedly cooperative and mostly tolerant of Spanish settlement in the area. (Source: <https://www.nps.gov/peco/learn/historyculture/spanish-encounters.htm>)

The Pecos Land Grant was established for the benefit of Pecos Pueblo in 1689. The boundaries were based on the “pueblo league,” measured 5,000 varas (1 vara is 33-1/3 inches or 2.78 feet) in each of the cardinal directions from the cross in the mission cemetery, roughly 27 square miles, or 17,350 acres. Since Pecos Pueblo had no neighbors at that time, the grant was not actually measured until 1814. A few years later it was contested, as more settlers were interested in moving into the area, considering lands to be “surplus” to the needs of the Pueblo, whose population had dwindled. (Source: *Kiva, Cross and Crown*, John L. Kessell, Western National Parks Association, 1995).

In 1794, Lorenzo Marquez and 51 others petitioned and Governor Don Fernandes Chacon approved the San Miguel del Vado Land Grant. This land grant was the first for Spanish settlers in the county and the origin of the community of San Miguel, 33 miles south of the village on the Pecos River. (Source: <http://www.theroute-66.com>) San Miguel del Vado played a key role as outpost communities to the east that buffered Santa Fe and Hispanic communities in the Rio Grande from the Comanches and other Plains Indians from attacking those settlements. Future land grants in the area were established in relation to the San Miguel del Vado Land Grant. San Miguel was later the Rio Pecos river crossing on the Santa Fe Trail where travelers paid a custom to enter New Mexico. About a dozen families left San Miguel in 1834-35 and founded Las Vegas. In 1894, the U.S. federal government stripped approximately 310,000 acres of communal lands of the San Miguel del Vado Land Grant from the approved patent of its boundaries, leaving it with 5,024 acres.

With the quelling of Comanche raids through treaty with Mexico, Pecos Pueblo's function as a trade center faded. Spanish colonists, now protected, established new towns to the east, such as Las Vegas, when the Santa Fe Trail became active. Passing Pecos Pueblo in 1821, travelers on the Santa Fe Trail noted that it was almost empty at that time. (Source: <https://www.nps.gov/>)

#### *Founding and Early Days of the Village of Pecos- 1815 to 1860*

*Pecos was settled in approximately 1825.*

Pecos became settled in approximately 1825. The village is located in the northern portion of the Pecos Land Grant. Within 15 years, it was a thriving community centered around haciendas. An 1860 federal census reported four gristmills, implying that the valley had many farmers. The community economy was based on cattle and sheep raising, and field crops. The original church in the village of Pecos, Nuestra Señora de los Angeles y San Antonio, was constructed in 1834. (Source: *Images of America: Pecos*, by Paul R. Secord, 2014)

King of Spain Ferdinand VII granted to Juan de Dios Peña the "Cañón de Pecos," also known as the Alexander (or Alejandro) Valle Grant, directly north of the village, on March 28, 1815.

Following the end of the Mexican War of Independence in 1821, the area became independent of Spain and part of Mexico.

#### *Claim of U.S. Territory, Treaty of Guadalupe Hidalgo and Civil War in West - 1846 to 1862*

The United States declared war on Mexico in 1846. On August 19, 1846, General Stephen Watts Kearney claimed New Mexico as United States territory. The Treaty of Peace, Friendship, Limits, and Settlement of 1848, generally known as the Treaty of Guadalupe Hidalgo, formally ended the Mexican-American War, and the U.S. assumed control over vast new territories, including much of what is now the state of New Mexico. Under the treaty, the United States agreed to recognize ownership of all types of property in the ceded areas, including land grants.

According to the U.S. General Accounting Office:

Over the next half century, the United States developed procedures to validate land grants in the territory of New Mexico in order to implement the treaty provisions. Whether the United States carried out the provisions of the treaty, especially with regard to community land grants, has been a controversial issue for generations.

(Source: "Treaty of Guadalupe Hidalgo: Definition and List of Community Land Grants in New Mexico," U.S. General Accounting Office, 2001)

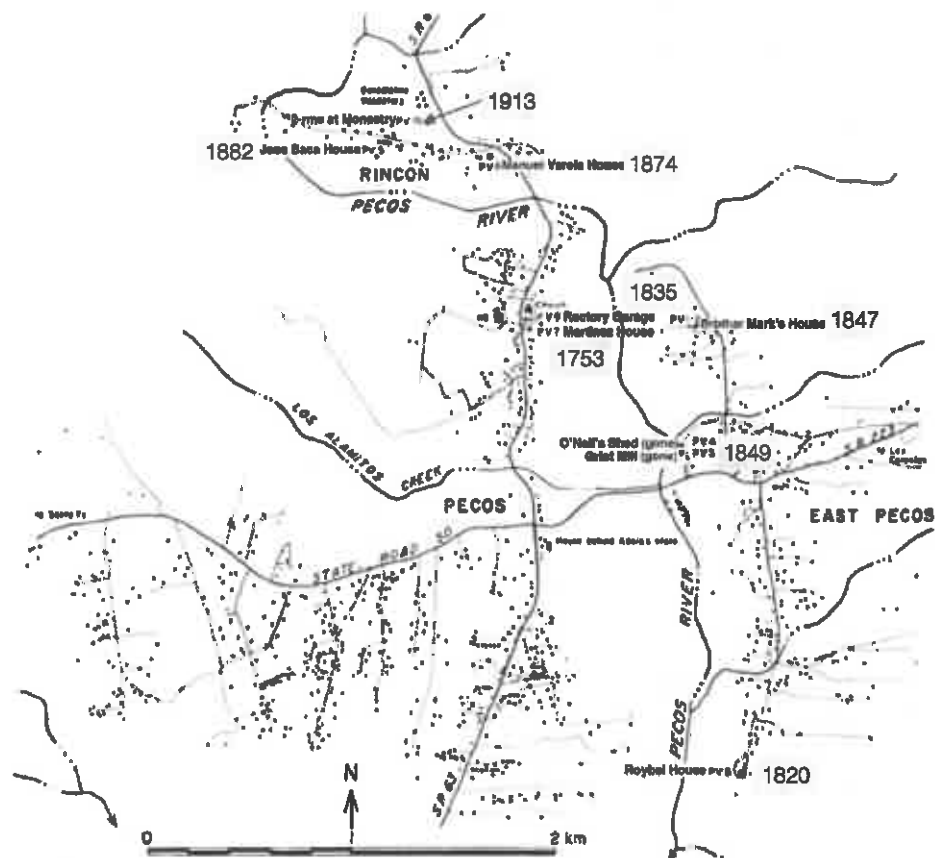
**Exhibit IV-15**  
**Map of Village**  
**Vicinity Showing**  
**Historic Structures**

Sources: Thomas C. Windes (1,100 Years of Construction Wood Use in the Upper Pecos) and further map analysis by Paul Secord

*Based on dendro-chronological sampling (tree-ring dating) of wood used in various structures, buildings in the village uses wood dating back to 1753. The Martinez House south of the Catholic church has the oldest wood.*

**Village of Pecos - Historic Structures**

Sources: From Folsom to Fogelson, *Intermountain Cultural Resources Management Professional Paper No. 86*; Appendix 6: 1,100 Years of Construction Wood Use in the Upper Pecos Valley; Thomas C. Windes.



**Wood Dates, buildings identified on map**

PV1&2 Brother Mark's House: 1847, 1916.

PV3 Grist Mill: 1849, 1881.

PV4 O'Neil's Shed: 1885, 1877.

PV5 Baca House: 1882.

PV6 Varela House: 1874, 1875.

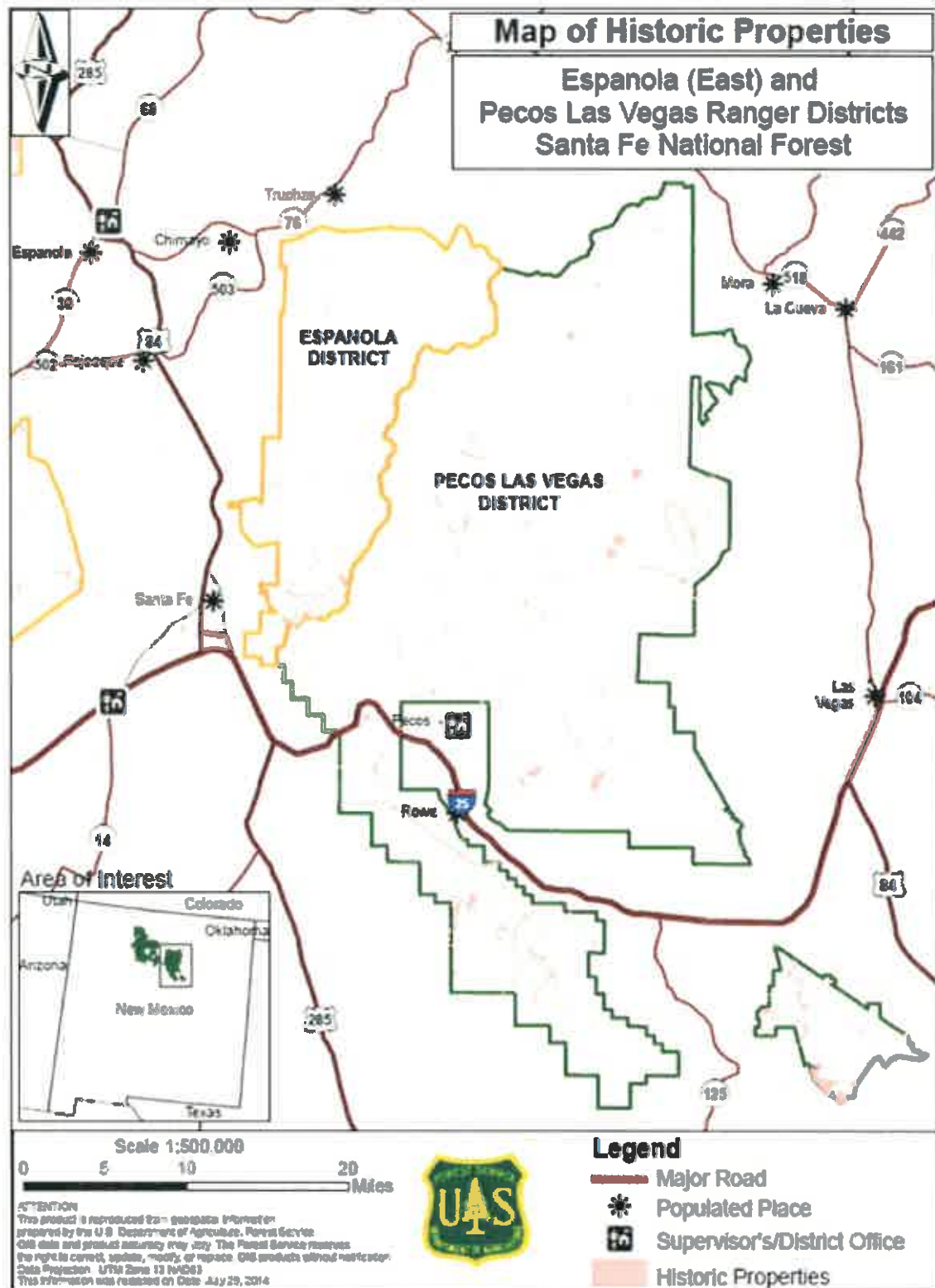
PV7 Pablo Martinez House: 1753, 1811, 1830, 1833, 1837, 1838, 1839, 1840, 1841, 1848, 1850, 1851, 1865, 1868, 1921, 1933.

PV8 Roybal House: 1820

PV9 Rectory Garage: 1835, 1837.

PV10 2rms at Monastery (Post Office for Valley Ranch, later Monastery Gift Shop): 1913.

*Exhibit IV-16 Historic Properties in Santa Fe National Forests*



During the Battle of Glorieta Pass, the Union headquarters, encampment and hospital were located at Martin Kozlowski's Stage Stop and Tavern (located in what became the Forked Lightning Ranch and is now the National Historic Park) in 1862.

*Important Buildings and Businesses in the Community 1880s to 1920s*

- The Pecos post office was established in 1883.
- Retail in 1910 included a saloon (Yellowstone Saloon) and various other businesses.
- By the 1920s, businesses included the N. Candelaria Cash Store, a saloon, a pool hall and other commercial establishments.
- The Casanova Club, now Frankies at the Casanova restaurant, was built around 1910.
- San Antonio de Padua Church was constructed in 1904-1906 on same site as the old Nuestra Señora de los Ángeles y San Antonio church, following a fire that destroyed the original church in 1900.
- Lisboa Springs Fish Hatchery was established in 1921.

(Source: *Pecos [Images of America Series]*, by Paul R. Secord, 2014)

*Battle of Glorieta Pass - 1862*

Between March 26 and 28, 1862 the Civil War Battle of Glorieta Pass took place in the vicinity of Glorieta and Pecos. This decisive battle thwarted Confederate efforts to break the Union hold west of the Rocky Mountains.

*Tererro Mine and Mill - 1927 to 1939*

Mineral deposits were discovered in 1882 (lead, zinc and copper). The American Metal Company (AMCO) operated the Tererro Mine from 1927 to 1939 and established the town of Tererro.

### ***Tererro Mine***

Source: Paul R. Secord,  
*Pecos (Images of America  
Series)*, 2014



The Tererro Townsite was the principal community in the Pecos Mining District up the Pecos River Canyon. It was a company town adjacent to the Tererro Mine to provide a place for miners and their families to live. It had a post office, markets, hospital, school, restaurant, barbershop and even a golf course. The town existed from 1927 to 1939, when the ore reserves played out. (Source: Paul R. Secord, *Pecos (Images of America Series)*, 2014)



### Tererro Townsite Around 1930

Source: Paul R. Secord,  
*Pecos (Images of America  
Series)*, 2014. Courtesy of  
Leon McDuff.



Miners transported ore to a mill by a 12-mile-long aerial tramway, the longest in North America. The mill was located at Alamitos, just northeast of the village. The mine employed 600 people during much of the Great Depression. The mine also produced gold and silver.

### Remains of Tererro Mill (or El Molino) On Los Alamitos Creek



The mill was built in 1926. The mill had water tanks on the hillside to provide water and fire protection. Water came through a 7,000' long, 8" diameter pipeline from the Pecos River near Valley Ranch. It processed up to 600 tons of ore per day, creating lead and zinc concentrates. A coal-fired power plant located southeast of the mill powered the mill operations. Ore from the mill was transported on a 6-mile rail spur to Glorieta. (Source: *Pecos [Images of America Series]*, by Paul R. Secord, 2014)

### *Fred Harvey's Indian Detour - 1920s and 1930s*

Fred Harvey operated the "Indian Detour" in the 1920s and 1930s. The Pecos area was the focus of one day on the initial (1925) three-day route, a trip under the auspices of the AT&SF Railway. Lunch was served at the Valley Ranch Apache Inn. The Glorieta train station was the jumping off point for tourists, a loading site for cattle, wool, lumber and ore, and offloading for retail supplies from merchants in Las Vegas.

### *Route 66 Era - 1926 to 1937*

Pecos was on the pre-1937 route. Route 66 brought tourists to the Pecos Pueblo and the Pecos Canyon during the era. From 1926 to 1937, Route 66 followed the

*Historic transportation routes important to the development of Pecos include:*

- *Old Pecos Route along Pecos River*
- *Santa Fe Trail*
- *AT&SF rail*
- *Route 66*
- *U.S. 85*
- *I-25*
- *NM 63*

Old Pecos Trail from Santa Rosa through Pecos to Santa Fe. In 1937, Governor of New Mexico Arthur T. Hannett of Gallup lost his reelection. Blaming politicians in Santa Fe, in a last act of defiance, he rerouted Highway 66 to Albuquerque and Gallup, bypassing Santa Fe (and Pecos) altogether. (Source: <https://www.nps.gov/peco/faqs.htm>)

Significant to the village's economic development, Interstate 25 is routed close to, but bypasses, the village. Interstate 25 through New Mexico replaced or directly overlaid all of U.S. 85 from Las Cruces north to the Colorado state line. Upgrades of U.S. 85 to interstate standards were completed through the state in 1980. (Source: <https://www.interstate-guide.com/i-025.html>)

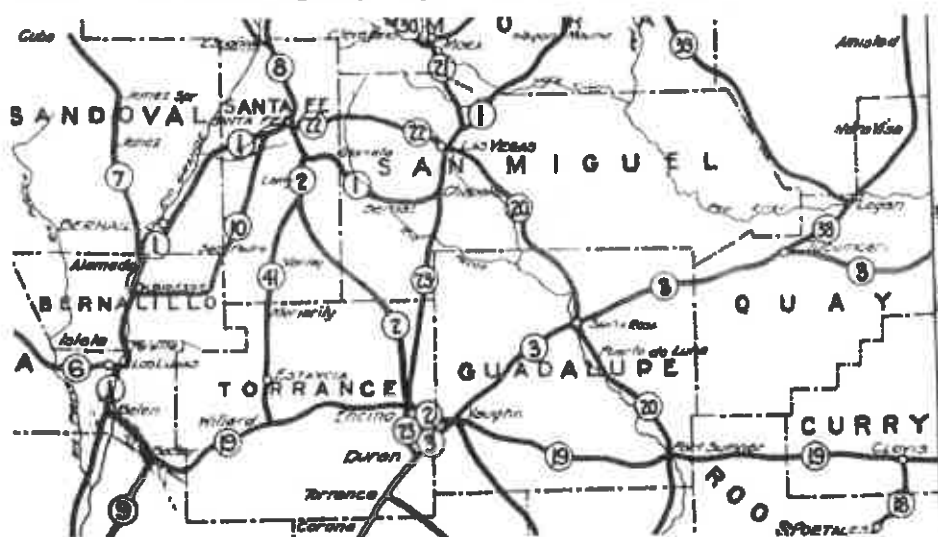
### Herrera Store

Source: Paul R. Secord, *Pecos (Images of America Series)*, 2014, from the collection of Joanna and Tito Herrera



*This road was never built. The road builders (prisoners) accomplished getting roads up to the Santa Fe Ski Basin as well as to El Porvenir. With designation of the Pecos Wilderness area in 1980, well past the efforts in the early 1900s to develop the scenic highway, the roadless provisions permanently squelched the route.*

*Exhibit IV-17 Scenic Highway Proposed Between Las Vegas and Santa Fe*



*Dude Ranches and Tourist Cabins in Pecos Valley, 1900s to Present*

Following is a list of some of the ranches in the area catering to tourists. Most of the ranches ceased operating or became significantly less active by the 1950s.

- Valley Ranch: 1908-1950
- Irvin Ranch, 19 miles north of village, 1908-1935
- Mountain View Ranch near Cowles, 1915-1945 – began as cabins and expanded over time
- Los Pinos Guest Ranch near Cowles, early 1920s to present
- Winsor's Cabins near Cowles
- Forked Lightning Ranch, south of the village. Tex Austin purchased the ranch and hired John Gaw Meem to design a ranch house in 1925. Mr. Austin married Greer Garson in 1949. They ran cattle and hosted many visitors from Hollywood.

(Source: *Pecos [Images of America Series]*, by Paul R. Secord, 2014)

Kelly Gross  
Company

Source: Paul R. Secord,  
*Pecos (Images of America  
Series)*, 2014

Additional tourist properties include:

- Tres Lagunas Ranch
- Arrowhead Lodge
- La Paz Lodge

(Source: conversation with Arthur R. Varela, 2017)



## **Pecos Motor Company**

Source: Paul R. Secord,  
*Pecos (Images of America Series)*, 2014



### ***Pecos National Historical Park - 1935 to Present***

First a state monument in 1935, Pecos National Monument was established in 1965. With the acquisition of the Forked Lighting Ranch and Glorieta Battlefield units, Pecos National Monument became Pecos National Historical Park in 1990. (Source: <https://www.nps.gov/peco/faqs.htm>)

### ***Santa Fe National Forest, Pecos Wilderness and Pecos District Ranger Station - 1915 to Present***

*The Village of Pecos was incorporated in 1953. (Source: NM Municipal League)*

The U.S. Forest Service established the Santa Fe National Forest in 1915, and the Pecos Wilderness area was designated in 1980. (Source: <https://www.fs.usda.gov/detail/santafe/about-forest>)

The Pecos District Ranger Station opened to the public on Pecos' Main Street in August 1984.

### ***Our Lady of Guadalupe Abbey (formerly Valley Ranch) - 1852 to Present***

Alejandro Valle purchased the property on which the Abbey now stands on May 31, 1852. The Valley Ranching Company bought the property at auction after the Civil War on April 10, 1886. The Valley Ranch operated the Valley Ranch Apache Inn, a tourist destination. In 1947, Trappist monks from Our Lady of the Valley Abbey in Rhode Island bought the Valley Ranch and formally established the first monastery in 1948. The Benedictine monks bought the monastery in 1955 and the Olivetan Congregation now operates it. (Source: [http://pecosmonastery.org/About\\_Us/History/index.html](http://pecosmonastery.org/About_Us/History/index.html))

## Valley Ranch Apache Inn

Source: Pecos  
Benedictine Monastery,  
[http://pecosmonastery.org/About\\_Us/History/](http://pecosmonastery.org/About_Us/History/)



### *Post-World War II Commercial Development*

Pecos is the gateway community to Pecos Canyon and the Pecos Wilderness Area and the largest community in the area. Known businesses since 1945 include:

1. Harrisons Hardware Store
2. Bustamante Store & Gas Station
3. Adelo's Store
4. Johnny's Gulf Station (Canyon Station now closed)
5. Town & Country Store
6. Casanova Store and Bar (now Frankies Restaurant)
7. Pecos Lodge Café (now Wolf's Den)
8. La Paz Cabins
9. Pancho's Shell Station
10. Lone Star Bar
11. Rainbow Club Bar and Dance Hall
12. Perea's General Store (Tacho's)
13. Casa de Herrera's Restaurant
14. Casa de Herrera Lounge
15. Mayela's Restaurant
16. Benson's Electric & Telephone Co.
17. Tony's Cabinets (now D & T's Cabinets)
18. Duran Sand & Gravel
19. Eloy Gonzales Excavating
20. E & J Storage Rental Units
21. Pecos Medical Center
22. Rainbow Mobile Home Park
23. Herrera's Mobile Home Park
24. Sam Whittington' Mobile Home Park
25. Andy Ortiz' Mobile Home Park
26. Pecos RV Campground
27. Pecos Bed & Breakfast
28. S.R. Varela's Firewood Yard (now closed)
29. Pecos Drive In
30. Juan Ortiz Store & Package Liquor
31. Alamo's Barber Shop
32. Souper's Mechanic Shop (now Sam's Auto)
33. Del Norte Credit Union (now ATM machine only)
34. Canela's Restaurant (now closed)
35. Dollar General Store
36. Family Dollar Store
37. Eloy Quintana's Shoe Repair & Barbers Shop (now closed)
38. Encinias Sand & Gravel
39. Bob Roybal's Fly Fishing Tying
40. Brother Maur's Print Shop (now closed)
41. Pecos Trail Contractors
42. Southwest Capital Bank
43. Eclipse Electric LLC
44. Pecos Waste Management
45. Pinon Trailer Park
46. Marcy's Electric
47. Pecos River Vacation Rental
48. Claim MD

- |   |   |
|---|---|
| 49. Pecos Veterinary Hospital                 | 64. Lorenzo Quintana Plumbing & Backhoe Service |
| 50. Z Gallery at Hubbard Hill LLC             | 65. Varela Enterprises                          |
| 51. T & R School of Driving                   | 66. Sentiva Networks, Inc.                      |
| 52. Pecos People for Animal Welfare           | 67. Stenography Services                        |
| 53. Pecos Motor Co. (now closed)              | 68. High Sierra Cleaning                        |
| 54. Sofia's Kitchen                           | 69. Acupuncture Healing Alternatives            |
| 55. Pecos Valley Quality Welding              | 70. R & R Trucking                              |
| 56. Melvin Varela Construction                | 71. Kenny's Welding                             |
| 57. J & I Mobile Home Park                    | 72. Dirt B Gonzo                                |
| 58. Pecos Pablo Wrecker Service               | 73. Ponderosa Park                              |
| 59. Sunny's Styles                            | 74. La Rosa Wellness Center                     |
| 60. American Legion Ortiz y Gallegos Post #70 | 75. Done Right Construction LLC                 |
| 61. Pecos Windshield Repair                   | 76. Cow Creek Ranch                             |
| 62. Pecos Canyon Storage                      | 77. Pecos Bar X Bar Ranch                       |
| 63. FG LLC                                    | Source: Arthur R. Varela                        |

### **Historic Register Properties**

The following properties in the area are listed on the State Register of Cultural Properties and National Register of Historic Places. Five of the properties are in the unincorporated area of the community, while two are inside the Village, , San Antonio de Padua Church and the Manuel and Eloisa Roybal House.

- Pecos National Historical Park (state and national)
- Valencia Ranch, NM 63, Pecos (state and national)
- Pecos River Bridge at Tererro (state and national)
- Los Pinos Ranch, Cowles (state)
- Rowe Pueblo (state and national)
- San Antonio de Padua Church and collections, NM 63, Pecos (state and national)
- Manuel and Eloisa Roybal House, 12 E. Rincon Road, Pecos (state)

Additional properties in and near the village are likely eligible for state and national register listing. While the community has predictably lost most of its earliest buildings, those that have survived serve as a bridge from past eras to the present that could become a significant way to appreciate and explain the past and its influences on the present.

In conclusion, the Pecos area has had a very eventful and colorful history for a small community. While the focus of this section is the history of community settlement, the stories of individuals and families associated with the various historic periods should also be told.



### **Cultural Landscapes**

Hispanic communities have used the land over a long time. Out of this historic experience comes a typology of the landscape that remains relevant today, including:

- Rivers, sources of water, with riparian areas
- Fields irrigated via acequias
- Cienegas and grasslands for grazing
- Altos, locations above irrigable lands where houses are built
- Floresta, dryland farming (limited in this area)
- Forests, grass in summer for grazing, collection of wild herbs, and hunting

Complete traditional landscapes are still in the subarea, while some more recent developments have created pockets of different land-use patterns. For example, historic mining and present day sand and gravel operations, seasonal and recreational homes, and rural and quasi-rural subdivisions are distinct from the traditional landscape. It should be noted that these newer uses are allowed by zoning and contribute positively to the current economy and culture of the community.

Pecos should minimize disturbances of intact cultural landscapes, particularly in highly visible locations, through locating new development in small clusters and with low architectural profiles at the edges and off exposed hillsides where feasible.

### **Culturally Sensitive Areas**

Culturally sensitive areas within the Pecos Subarea include:

- Historic structures such as historic adobe houses, and churches in Lower Colonias, Macho, North San Ysidro, South San Ysidro, and Rowe
- Moradas
- Acequias and historically irrigated valley floor areas
- Historic bridges

### **Scenic Corridors**

Roads in the subarea designated as part of the Santa Fe Trail National Scenic Byways (described in the Transportation Element of this plan) are NM 63 from Rowe to Pecos and NM 50 west from Pecos to Glorieta.

Additional roads that are truly scenic include NM 63 up Pecos Canyon and NM 223 from Pecos to Cow Creek drainage, and County Road B43B to South San Ysidro and North San Ysidro. These roads offer locals and visitors overlooks, travel through cultural landscapes and heritage recreation, and access to outdoor recreation. Other county roads in the subarea access some very scenic country, however, they typically have limited connectivity for visitors.

## **C. Goals and Policies**

### **1. Protect the long-range reliability of the water supply**

- a. Monitor producing public water supply wells to ensure that they continue to produce at their historic rates
- b. Encourage public water supply providers to establish a protocol for starting development of new wells at a reasonable cost if established well levels recede
- c. Develop and implement wellhead protection provisions to ensure that the location of underground tanks and other potential land uses are far enough away from public water supply wells to prevent contamination of the water supply

### **2. Develop water conservation measures to further decrease water users' demands in the future**

- a. Develop waterwise landscaping guidelines
  - i. Encourage local residents and businesses to employ xeric landscaping to minimize water use
- b. Develop a drought management plan

### **3. Participate in water quality protection programs**

- a. Participate in multi-agency regional Rio Pecos Watershed restoration projects in the subarea

### **4. Promote historic preservation**

- a. Inventory historic assets, document their conditions, and take steps to stabilize and preserve them
- b. Work with the State Historic Preservation Officer (SHPO) to protect the traditional land use settlement patterns (such as the layout of each individual community) and historic structures
- c. The County shall develop historic preservation guidelines for any new subdivisions to encourage new development that provides landscaped or transitional uses that are appropriate when located next to historic moradas, shrines and churches
- d. List additional historic structures on the National Register of Historic Places or New Mexico Register of Cultural Properties
- e. Develop historic interpretative signage and maps that guide visitors through several historic themes, including Pecos Pueblo and other Indian settlements and trails, Santa Fe Trail, Spanish and Mexican land grants, and Route 66, mining
- f. Record local residents' stories about history and their culture; encourage writing about local history

### **5. Protect cherished environmental characteristics**

- a. The County should develop and adopt a "night sky" ordinance to limit light pollution and protect its ecological tourism potential and the quality of life for local residents
- b. Identify intact cultural landscapes and develop regulations and guidelines

to minimize disturbance, particularly in highly visible locations, through locating new development in small clusters and with low architectural profiles at the edges of those landscapes where feasible

- c. Minimize development on exposed hillsides, where feasible

**6. Promote agriculture**

- a. Restrict development on irrigable land on valley floors
- b. Identified scenic or cultural landscapes that should remain permanent open space
- c. The County should support and cooperate with nonprofits in the acquisition of conservation easements of irrigable agricultural land or identified scenic or cultural landscapes that should remain permanent open space
- d. The County should assist acequia districts in seeking state funding assistance for the maintenance of the acequia system
- e. Acequia districts, along with partners such as the County, shall facilitate community education efforts which bring together technical experts in water rights and water technologies in order to ensure that residents are aware of state laws regarding the forfeiture of water rights, water banking, right of first refusal, and other applicable laws and options
- f. The County, when possible, shall support agriculturally based economic development activities to ensure that water rights are not forfeited due to a lack of use.

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## V. Land Use

### A. Introduction

*This section presents a broad vision of current and future land use in and around Pecos. It provides guidance on land use regulations. It also generally integrates all the elements of the plan.*

The purpose of the land use element is to guide the future pattern of land use in the Pecos area over the next 20 years. It presents a broad vision of the current and future distribution of land use. This element provides general guidance for future studies and developing a unified development code for the Village.

### B. Existing Conditions

#### Land Area

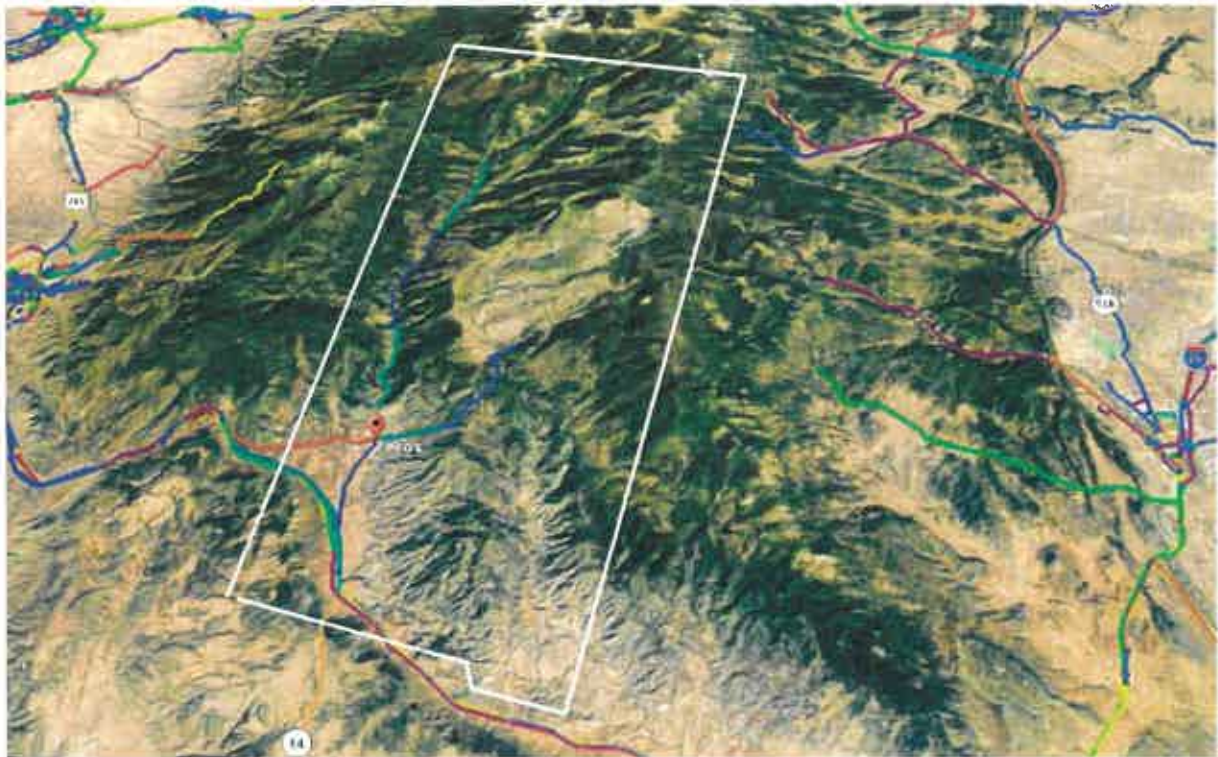
The Pecos Subarea consists of approximately 226,494 acres or 354 square miles of land area. (Source: ARC, 2017)

#### Land Status

Over three quarters (77%) of the Pecos Subarea is public land, led by U.S. Forest Service land with over 258 square miles. The Pecos National Historic Park managed by the National Park Service contains 8.9 square miles, including a portion of the Forked Lightning Ranch south of the village of Pecos, acquired by the National Park Service in 1990. New Mexico Game and Fish owns the Lisboa Springs Fish Hatchery and property in Los Alamos Canyon where the former Tererro Mine mill and tailings ponds are located.

#### *Exhibit V-1 Approximate Subarea Boundary*

Source: Google  
Earth Aerial  
Imagery



Private lands encompass 81 square miles of the Subarea. The village of Pecos, East Pecos, West Pecos and Pecos Benedictine Monastery constitute a contiguous area of private land north of the National Historic Park. Most of the property near the Pecos River south of the National Historic Park is private. Large private land holdings are located in the Pecos Canyon near El Macho and in the Cowles area, as well as in the Cow Creek drainage. The I-25 corridor through the Subarea includes the communities of Rowe, Pajarita and Gise. Some private homes are built adjacent to the Santa Fe National Forest portion of Glorieta Mesa (also known as Rowe Mesa). In addition, private property owners have several “islands” of inholdings in the National Forest up the Pecos Canyon, such as Winsor Creek Summer Home area and Grass Mountain Summer Home area.

***Exhibit V-2  
Land Status in  
Pecos and 1-Mile  
Radius***

**Pecos Subarea Land Status**

	Land Area (Square Miles)
Private	80.8
State of New Mexico	2.1
New Mexico State Game and Fish	1.5
U.S. Forest Service	258.4
U.S. Bureau of Land Management	2.2
National Park Service	8.9
<b>Total</b>	<b>353.9</b>
<b>Portion of Private Land</b>	<b>23%</b>

Sources: Bureau of Land Management Land Ownership and National Park Service for Pecos National Historic Park, analyzed by ARC, Inc.

Exhibit V-3 maps the land status in the subarea.

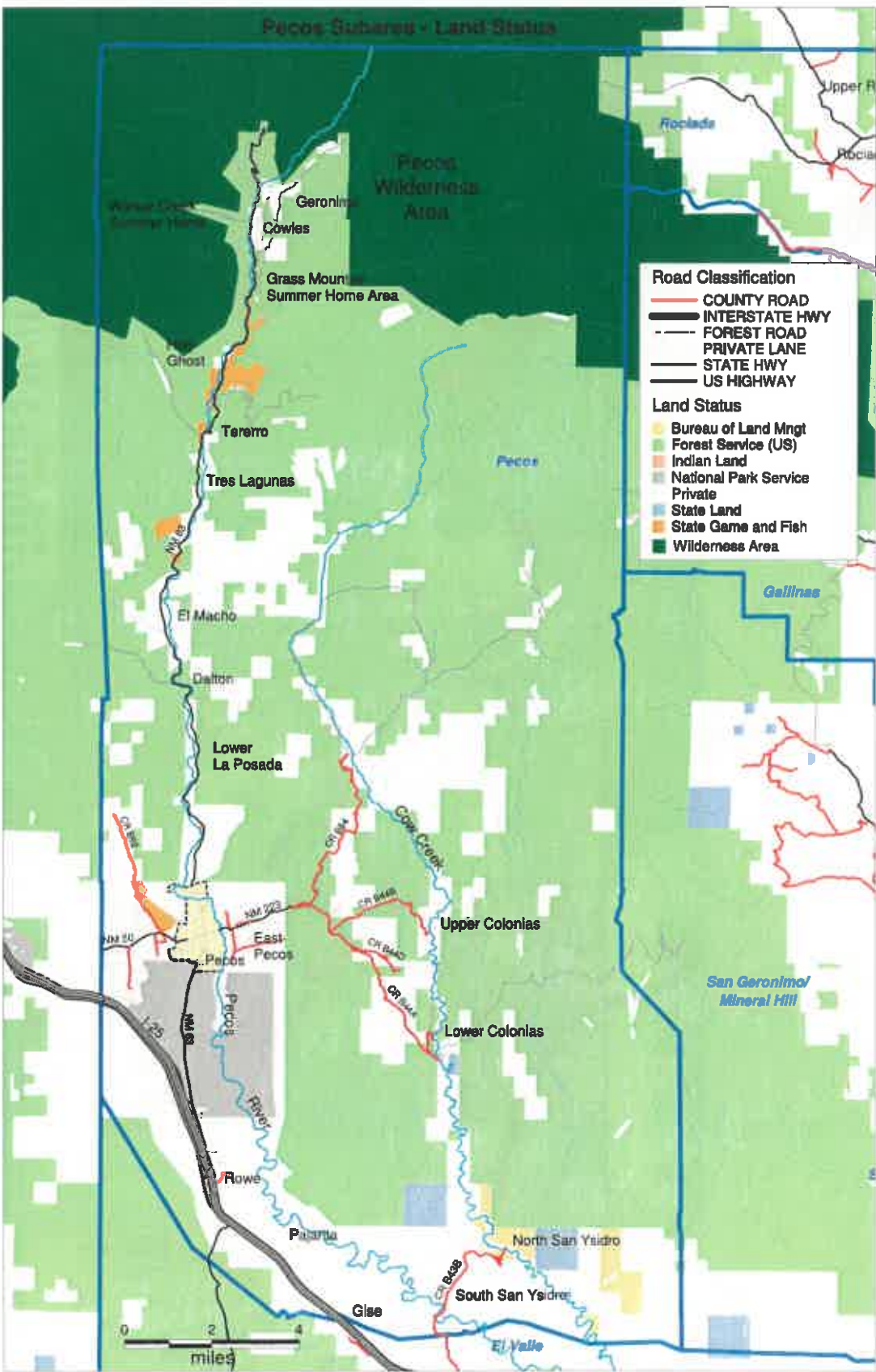
**Parcels**

The parcel map (Exhibit V-4) shows divisions of mainly private lands in the Subarea. In the canyon are relatively small lots in the Cowles area, and varying size lots in El Macho, Dalton and Lower La Posada. Rowe, Pajarita and Gise near I-40 also contain relatively small lots. Smaller parcels in the Cow Creek drainage including the communities of Upper Colonias, Lower Colonias, North San Ysidro and South San Ysidro.

The Pecos vicinity has the greatest concentration of lots in the Subarea (see Exhibit V-5 below). Several contiguous subdivisions are west of the village. East Pecos has a concentration of small and large parcels across the valley from the village.



Exhibit V-3  
Pecos Subarea  
Land Status



**Exhibit V-4**  
**Pecos Subarea**  
**Parcels**



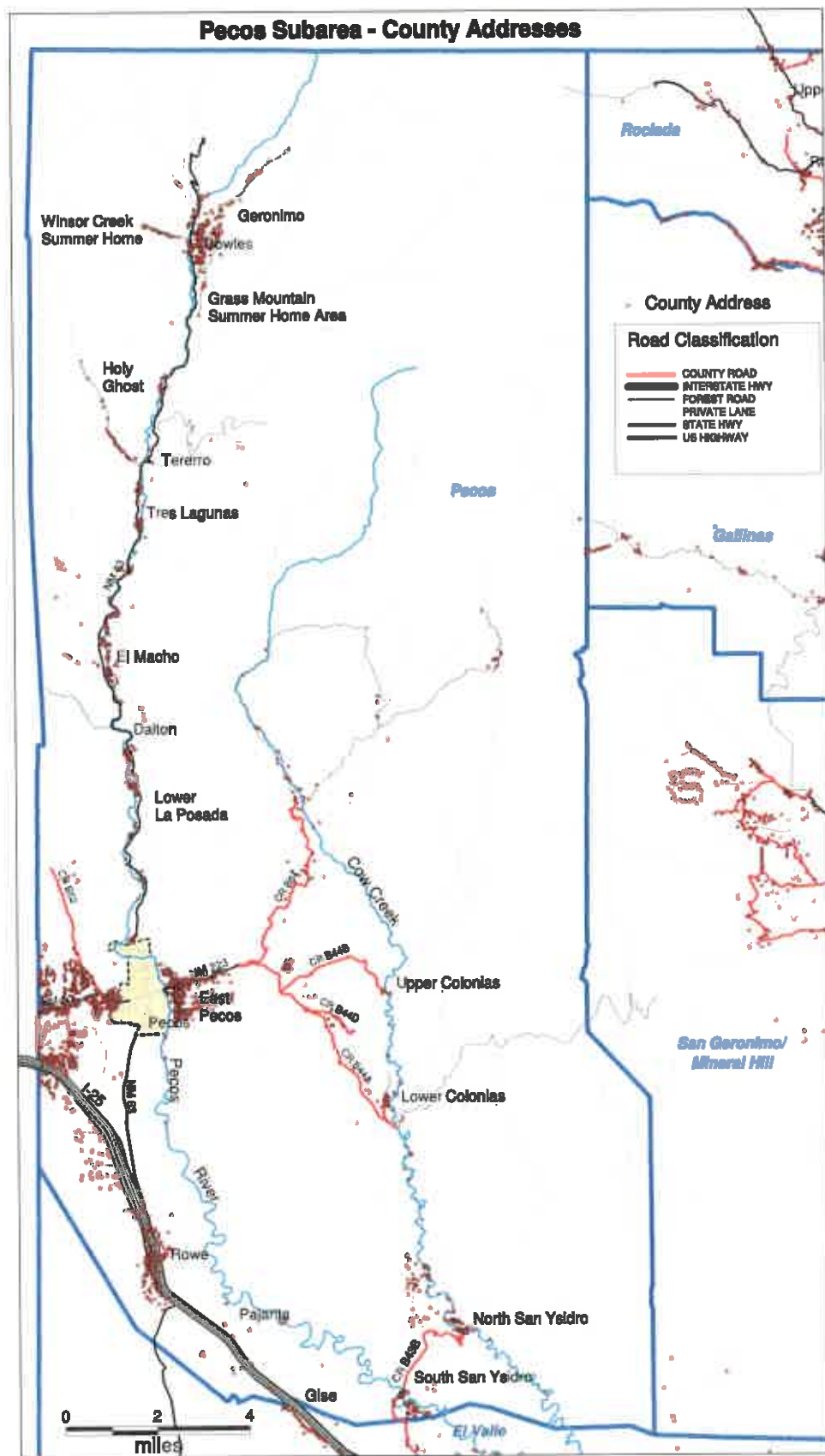
## Village of Pecos



Pecos Subarea Plan - September 11, 2018 Draft — Land Use Element



**Exhibit V-6**  
**County Addresses in**  
**Pecos Subarea**



**Pecos River Ranch  
Retreat Site (right)**

Source: Google Earth

**Sand and Gravel  
Operation near  
South San Ysidro  
(light area between  
trees and mesa) (far  
right)**



Non-residential uses in the unincorporated portion of the Subarea include stores, ranches (some with lodging), sand and gravel mining operations, and public uses such as community centers and fire departments. The property that formerly housed the Native American Preparatory School (closed in 2002), also called Pecos River Ranch Retreat or C'est La Vie En Rose Ranch, near South San Ysidro, is a special use that includes houses, casitas, and recreational facilities.

***Land Use in the Vicinity of Village of Pecos***

The following table shows land uses within the village of Pecos and within the 1-mile radius of the village by category in acres, based on existing land use mapping. Approximately 510 acres of land in the 1-mile radius outside the village are developed, and a little more than the 410 acres of developed land are inside the village. Single family residential occupies most of this land. Some 143 acres are in irrigated agriculture.

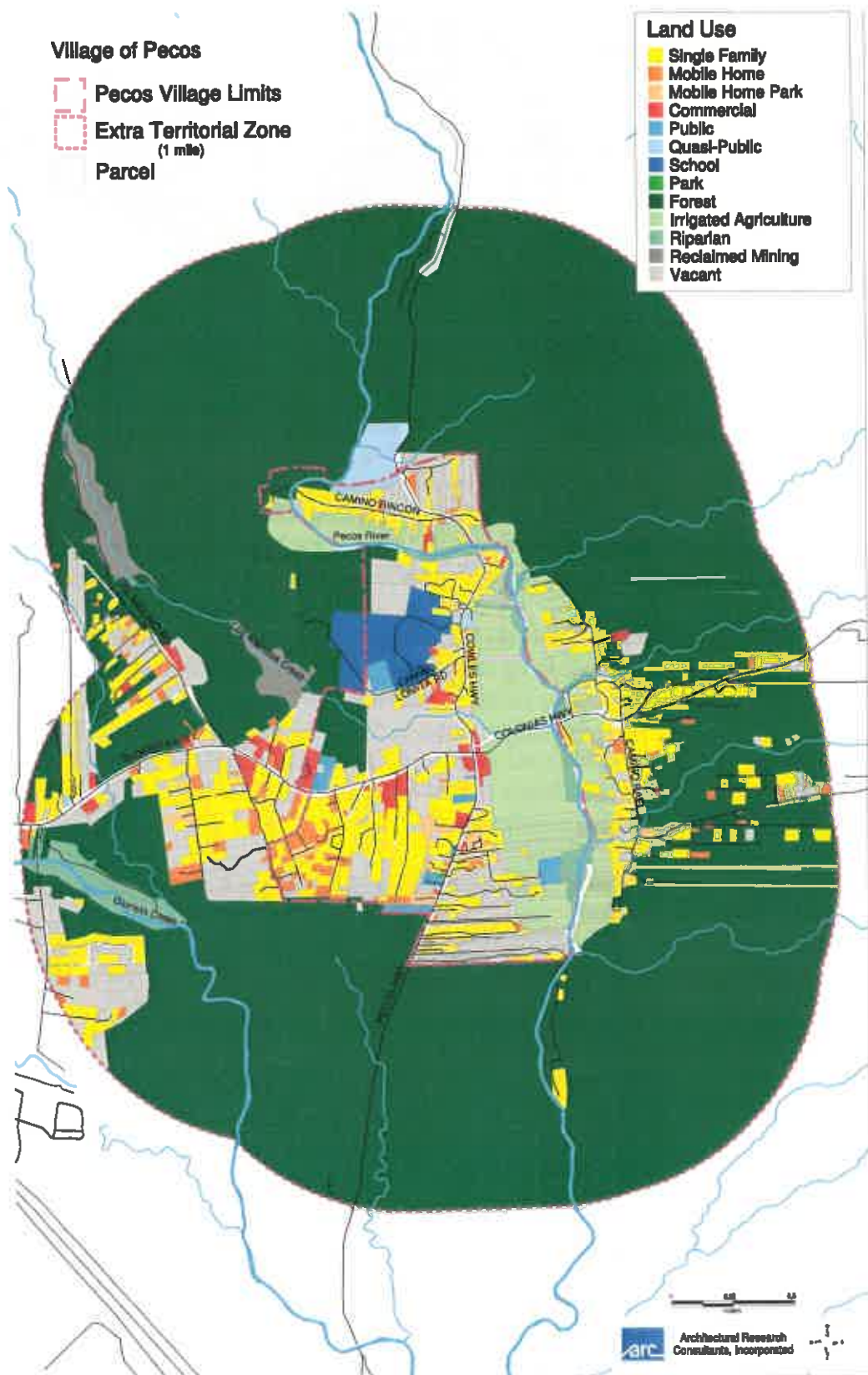
***Exhibit V-7  
Pecos Existing  
Land Use Within  
1-Mile Radius by  
Acreage***

**Existing Land Use in Village of Pecos and 1-Mile Radius Around the Village**

Category	Area (Acres)		Percentage of Total	
	Village	1-Mile Radius	Village	1-Mile Radius
Residential - Single Family	247.3	360.6	24.3%	6.0%
Residential - Mobile Home	40.1	46.8	3.9%	0.8%
Residential - Mobile Park	16.6	7.9	1.6%	0.1%
Commercial	24.0	27.8	2.4%	0.5%
Public	23.2	5.8	2.3%	0.1%
Quasi-public	3.2	35.8	0.3%	0.6%
Park	0.2		0.0%	0.0%
School	55.0	24.2	5.4%	0.4%
Irrigated Agriculture	241.2	142.9	23.7%	2.4%
Forest		4,864.0	0.0%	81.0%
Riparian	31.6	137.5	3.1%	2.3%
Vacant	276.7	279.2	27.2%	4.6%
Developed Land	409.7	508.9		
Rights-of-way/gaps	59.9	75.4	5.9%	1.3%
<b>Total Acreage</b>	<b>1,019.0</b>	<b>6,008.0</b>		

Source: ARC analysis based on aerial photography and GoogleEarth

**Exhibit V-8**  
**Map of the Village of Pecos**  
**Existing Land Use Within a**  
**1-Mile Radius**





## C. Issues and Opportunities

### **Retaining Pecos Subarea Sense of Place and Protecting the Environment**

The Pecos Subarea community values its **forests, mountains, rivers and streams**, wilderness trails, Pecos National Historic Park, and its communities. Cultural landscapes, dark skies, scenic byways and historic structures are addressed in the Natural and Cultural Resources Element of this plan. The County and Village should protect beloved environmental qualities, while at the same time, promote outdoor recreational tourism, local stores, and opportunities for home businesses and other appropriate forms of economic development.

The area has experienced growth over the past 30 years, and the community wants to take advantage of future growth, likely at a slow rate, to retain the viability of communities, enhance community assets and improve the economy.

Concerns raised in public meetings about protecting the environment and promoting good land use practices include:

- Avoid pollution of the land
- Avoid pollution of the water table, sometimes caused by septic systems
- Limit removal of significant trees and other vegetation where feasible, but also create firewise defensible space around houses
- Mitigate visual impacts of unscreened quasi-industrial uses or junk in residential or commercial areas
- Protect riparian environments
- Protect agriculture
- Practice historic preservation and archeological sites protection
- Restrict building on steep slopes
- Limit the number of housing units allowed on a single parcel
- Enforce county regulations

### ***Village of Pecos Land Use Planning and Regulations In Relation to the Subarea***

Growth in the village of Pecos is of interest to the entire Subarea since Pecos is the principal community and the subregional center. The County should encourage urban uses coming to the area to be principally located inside the Village of Pecos.

*The County should encourage urban uses coming to the area to be principally located inside the Village of Pecos.*

Strategies to guide growth in the village of Pecos are addressed in the village comprehensive plan, including:

- Development of a village core commercial area
- Protection of the environment inside the village
- Serving as a hub for community, educational, recreational and health services
- Land use regulations: establish a unified development code that includes zoning, subdivision regulations and development standards
- Annexations
- Extraterritorial subdivision regulations and zoning

Both the village comprehensive plan and the county subarea plan recommend a high level of cooperation and coordination of efforts between the Village and San Miguel County to realize mutual land use goals.

***Regulating Land Use in the Unincorporated Portions of the Subarea***

San Miguel County, to its credit, has had a land use code with zoning and subdivision regulations since at least 1987, over 30 years. Surrounding and nearby counties of Guadalupe, Colfax, Quay, Harding and Union do not have zoning, while Santa Fe and Mora Counties do. San Miguel County and all of the surrounding and nearby counties have subdivision regulations in accordance with the New Mexico Subdivision Act, passed into law in 1996. While the San Miguel County land use code is dated, with the exception of a few new sections added in recent years, it has remained functional over the years to encourage good land use practices. Other ordinances related to land use and adopted by San Miguel County include regulation of cell towers, sand and gravel mining, oil and gas (not permitted in the Subarea), solid waste, solar energy, wind facilities and general nuisances general.

The subject of county code amendments and zoning code updates will be addressed in greater detail in the San Miguel County Comprehensive Plan. The recommendations in this plan primarily address conditions in the unincorporated private lands in the Pecos Subarea.

It should be noted that the New Mexico Subdivision Act contains 13 exemptions from the definition of subdivision. Section 47-6.2 (NMSA 1978) precludes the county from regulating exempt land divisions. The most common such division is family transfer, creation of a parcel sold or donated as a gift to an immediate family, specifying no more than one parcel per family member.

The following map is an excerpt from the County Official Zoning Map focusing on the Pecos Subarea. It shows zoning districts in the area, summarized as follows:

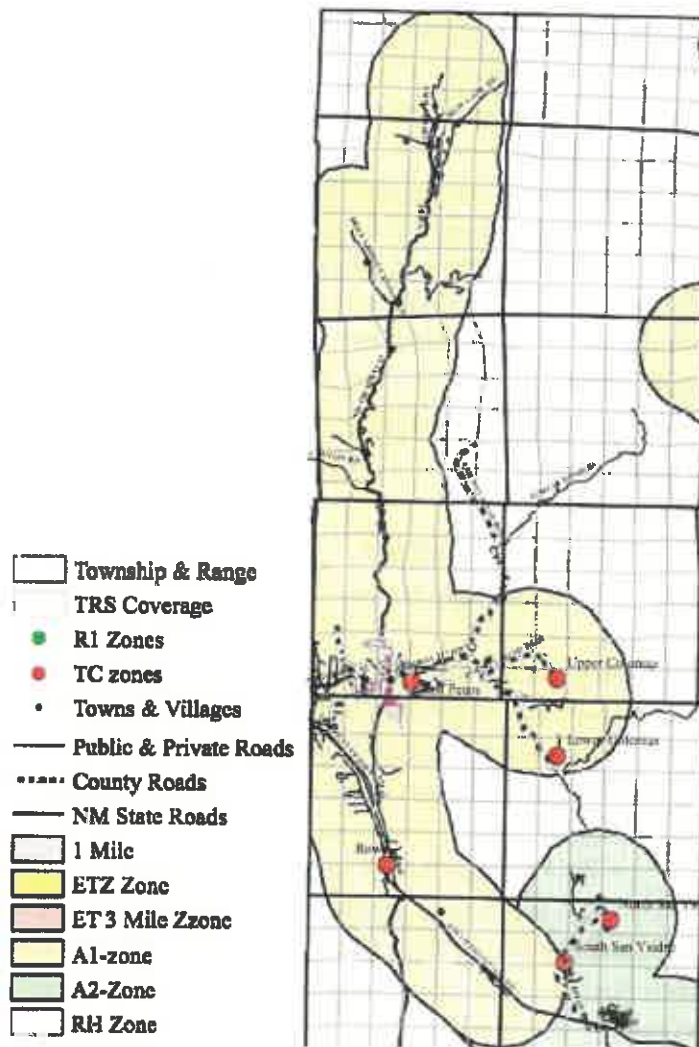
- A1: Preserves the scenic and recreational values in the Santa Fe National Forest and similar adjoining land, safeguards water supply, open and spacious development in areas remote from available public services; 1-acre minimum lot size, can have mobile home for family member in addition to a site-built house or mobile home, 20' front setback, 10' side yards
- A2: has the same purpose as A1, 2-acre minimum lot size, 1 dwelling unit per parcel and 1 mobile home for family member up to 4 years, 20' front setback, 10' side yards.
- Traditional Communities (TC): encourages adequate planning without negating traditional life styles, cultural historic districts; potential for historic preservation, half-acre minimum lot size. Zoning map identifies Traditional Communities with dot symbols; the actual parcels are not shown or described.
  - Section 3760 of the zoning code states that TC zones are designated as

cultural historic districts and owners may apply to the County for registration of cultural/historical properties that are deemed worth preserving.

Note: New Mexico Environment Department regulations generally require a minimum of 3/4 acre for a house served by a septic system and private well.

- RH: permits lower density in residential agricultural areas and maintains large farms and ranches, 5-acre minimum lot size.

*Exhibit V-9  
Zoning in Pecos  
Subarea*



#### *Areas for Zoning and Subdivision Regulations Amendments*

This plan recommends certain zoning code amendments to guide development in the Subarea.

- Restrict the number of housing units allowed on a single parcel due to concerns about siting of multiple buildings, excessive site disturbance (removal of trees and shrubs, clearing and filling) and utilities needed to serve dwellings (proposed update)
  - Repeal the allowance of a mobile home limited to a family member for up to

four years in addition to a primary residence and replace it with an accessory dwelling units provision. Accessory dwelling units should be subordinate in size to the primary residence, have architectural characteristics compatible with the primary residence, and meet standards for setbacks, height, maximum floor area, and protection of trees. Accessory dwelling units can help meet the needs for affordable and convenient housing for seniors in close proximity to their children and grandchildren, adult children and other relatives, on-premise caregivers, and non-family members in need of affordable housing. Alternately, a property owner may create a separate parcel to accommodate another dwelling unit.

- Promote best practices for forest thinning to promote forest health and control erosion
- Revise conditional use permit (CUP) regulations to update development standards and expressly state that the county planning and zoning commission or the board of county commissioners may establish specific conditions for each CUP. Possible CUPs that could have significant impacts in the Pecos Subarea include, but are not limited to:
  - Junk yards
  - Sand and gravel extraction
  - Private RV parks
  - New lodging
  - Transmission line corridors
- Adopt a night skies ordinance

Subdivision regulations should be reviewed for updates to address:

- Private roads and dedication of roads to county
- Defensible spaces to protect properties developed in the forest from fire hazards and development of interconnected streets for emergency evacuations and public safety access
- Limit pollution of the land, and ground and surface water
- Protect wildlife if near a significant wildlife corridor, preserving migration routes and restricting threatened and endangered species habitat removal
- Protection of significant riparian environments: preserve vegetation and wetlands
- Protect irrigated agriculture through restricting location of housing sites to build outside the irrigable valley floor. Traditionally, houses have been located up hill from acequias to avoid flood irrigation.

#### *Clearing and Grading Permits*

The county should establish a permitting process for grading and excavation to ensure that excavation does not fill in drainages, uses appropriate soil material for fill (not trash or junk), minimizes land disturbance and does not change topography in a way that harms neighboring properties. This permitting process should be separate from subdivision regulations and apply to all excavation activities over a

threshold size, regardless of whether or not the land is subdivided.

The permitting process should require applications to provide information about the topography before and after excavation, major vegetation, location of any drainages across the property, and location of floodplains. The application should require a description of the excavation technique, erosion control measures and fugitive dust control.

#### *Historic Preservation Guidelines*

As discussed in the Natural and Cultural Resources Element and the Economic Development Element, San Miguel County possesses a great deal of historic resources worthy of protection and interpretation. The County should develop guidelines regarding historic preservation and protection of archeological sites. The guidelines would recommend best practices and procedures rather than regulate through historic preservation review, as some counties and municipalities do through zoning.

#### *Code Enforcement*

Violation of county zoning and related land use regulatory codes sometimes occurs and it is difficult for the county to proactively and rigorously enforce all of its codes. This situation can lead to serious health and safety conditions, unkempt properties that degrade a community area, and subversion of the course of community improvement set out in the county's comprehensive and subarea plans. Enforcement can be very complicated. Code enforcement and nuisance abatement have many components, including:

- Crafting of codes for clarity and enforceability
- Training of code enforcement personnel in details of the codes
- Allotment of time for code enforcement personnel to work in the field
- Procedures for taking complaints
- Notification of violators
- Maintenance of complete records on violations
- Coordinated enforcement with key county departments and sometimes municipal, state or federal agencies
- Work with the district court to assure that a judge's decisions remedy the situation

Code enforcement is a particularly important and difficult subject with limited county code staff. Unfortunately, limited staff leads to rigid prioritization of actions.

Code enforcement requires support of the governing body, Board of County Commissioners, and the county attorney. The County also needs to work with the District Court to improve its understanding of the County's code enforcement processes that include notices of violation and citations. If the court presents interpretations and decisions that the County believes unduly limit its ability to

exercise its authority to regulate land use, then the County should appeal such interpretations.

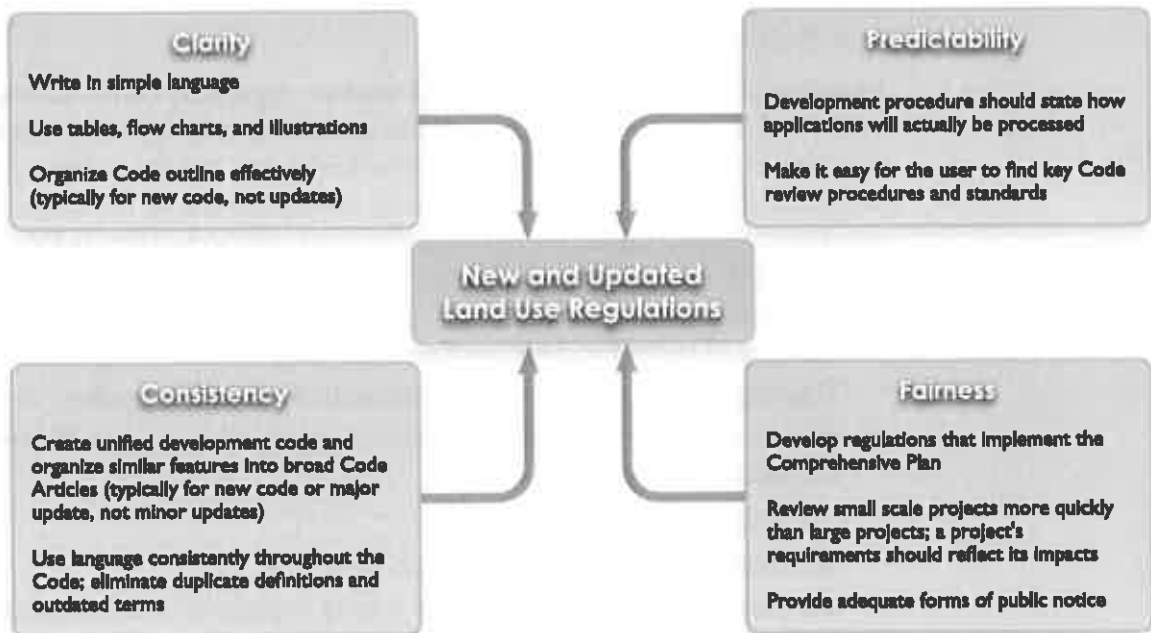
#### *Unified Development Code or Zoning Code Update*

The County should eventually undertake a comprehensive update of the zoning code that consistently incorporates amendments adopted over the years, reorganizes the code into a unified format, replaces anachronistic language, and revises development standards to better support community values. Since the code remains mostly functional and development activity is relatively slow, these updates are not a top county priority at this time.

Successful land use regulations are clear, predictable, consistent and fair. All code writing, whether involving small changes, major updates or additions, should follow the principles in the chart below.

**Exhibit V-10**  
**Principles for**  
**Writing Successful**  
**Regulations**

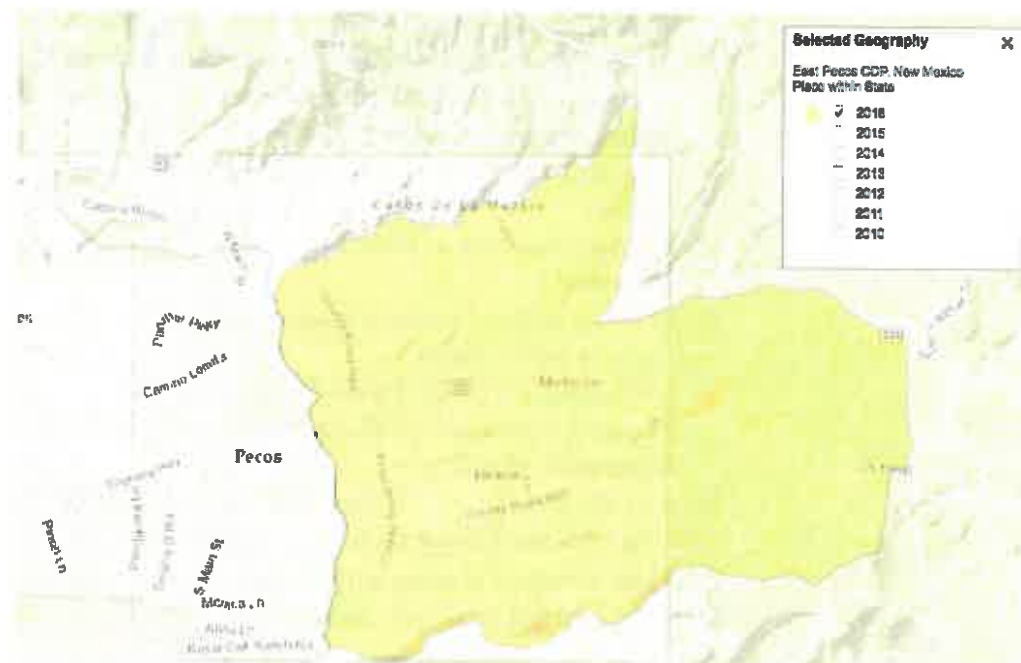
#### **Principles for Successful Regulations**



#### **Consideration of Village Annexations**

Residents of East Pecos have approached the Village of Pecos with a request for a connection to the village wastewater treatment plant. Since the Village is strongly interested in protecting ground and surface water quality, it is interested in such a connection, if feasible. Annexation as a condition of sewer service should also be considered. The village comprehensive plan recommends that an annexation cost and policy study be conducted before deciding about sewer service. Below is a map of the East Pecos Census Designated Area; this geography may not be the same as the proposed annexation or sewer service area.

*Exhibit V-11  
Example of  
Delegation of  
Reviews from  
City of Grants  
Code*



### **Village of Pecos Extraterritorial Planning and Platting**

Statutes enable the Village of Pecos to exercise an extraterritorial planning and platting jurisdiction over territory within 3 miles of the village limits. Section 3-19-5(A)(2) NMSA 1978 establishes 3 miles for municipalities having a population of less than 25,000 persons.

The Village also has the ability to review subdivisions within its allowed 3-mile radius, or more practically and appropriately, within a 1-mile radius. The Village is concerned about development standards in case of future annexation, to assure the mitigation of impacts on the village, and to assure public safety access. The Village should work with San Miguel County on an agreement to review proposed subdivisions according to a set of basic standards that address road construction, right-of-way, drainage, and any other subdivision matters of interest to the Village. Any subdivision to be served by village utilities or close enough to the village to be practically annexed should follow village street and utilities standards.

While larger municipalities, in collaboration with counties, are able to set zoning for areas outside municipal boundaries, Pecos is not allowed to establish extraterritorial zoning outside the village limits. Section 3-21-2(B)(3) NMSA 1978 does not allow municipalities with a population of 1,500 persons or fewer to establish extraterritorial zoning outside the boundaries of the municipality.

## **D. Goals and Policies**

### **1. Protect the natural environment**

- a. Organize voluntary clean-up of trash, junk and weeds on private and public property in the unincorporated county



- i. Coordinate activities with the Village of Pecos
- b. Recognize and encourage the continued practice of land stewardship by ranchers in the Subarea, thereby continuing sustainable grazing, retaining healthy rangeland, protecting streams and arroyos to reduce erosion and safeguard water quality, and retaining wildlife and scenic qualities of ranches
- c. Promote thinning of forests to improve forest health and protect the watershed
- d. Promote selected timbering operations to create economic activity and improve forest health
- e. Coordinate with U.S. Forest Service, National Park Service, and New Mexico Department of Game & Fish, and New Mexico State Parks Division in planning
- Support the creation of a Village of Pecos extraterritorial zoning area through working with the Village to develop regulations
- Consider hiring or sharing with another local jurisdiction, such as the Village of Pecos, an additional code enforcement official
- 2. Maintain and update the County's land use regulations**
  - a. Evaluate and periodically update zoning, subdivision, and other land use-related regulations to assure that they reflect the goals and policies of the county comprehensive plan
  - b. Update the official zoning map to show parcel-specific zoning designation of Traditional Communities (TC)
- 3. Protect and restore the historic architectural qualities of the village**
  - a. Develop historic preservation and archeological site protection guidelines
  - b. Develop wayfinding signage for historic sites and displays that explain their historic significance
    - i. Coordinate with the Village or a special purpose volunteer group working in both the village and unincorporated county
    - ii. Conduct an inventory of significant and contributing historic buildings in the Subarea
  - c. Promote historic restoration of identified historic commercial and residential buildings by encouraging owners and providing information about the advantages of listing on the National Register of Historic Places or on the State Register of Cultural Properties
  - d. Discourage demolition of identified historic buildings except as a last resort for derelict structures
  - e. Encourage research and writing about the history of the Pecos Subarea; publish books, articles and a guide for walking and driving tours
    - i. Interview elders in the community
    - ii. Consider a local historical museum if interesting artifacts can be located
    - iii. Develop wayfinding signage for historic sites and displays explaining their historic significance

- 4. Minimize disturbance of sensitive lands**
  - a. Retain land forms and minimize road cuts and fills on hillsides
  - b. Avoid development in floodplains and on steep hillsides
- 5. Coordinate land use planning with the Village of Pecos, the National Park Service and U.S. Forest Service**
  - a. Develop extraterritorial subdivision review procedures and standards to apply to subdivision activities within 1 mile of the village boundaries, and develop an agreement with the Village on the extraterritorial subdivision review process
  - b. Work with the Pecos National Historical Park to coordinate plans for cultural and recreational tourism
  - c. Work with the Santa Fe National Forest on coordination regarding the Santa Fe National Forest Management Plan and on opportunities for hiking, biking and possibly ATV trails on National Forest land in the Subarea

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*The economic development element reviews the current economic conditions of the village and sets long-range priorities, goals and policies to guide efforts to invest in and improve the local economy.*

*It relies in part on the 2015 Economic Development Plan prepared for the Village by Motiva Corporation.*

## VI. Economic Development

### A. Introduction

The purpose of the economic development element is to describe the economic conditions of the Pecos Subarea and establish long-range priorities, goals and policies to guide investing in and improving the local economy.

### B. Existing Conditions

The economy of Pecos Subarea is favorably influenced by its proximity to Santa Fe, where many subarea residents work or shop, and where some tourists also come to visit Pecos area attractions. Residents in the subarea typically utilize the local businesses and services in the Village of Pecos. The subarea, of course, also has many ties to the economy of San Miguel County in general and specifically Las Vegas, where some residents commute for jobs or various services.

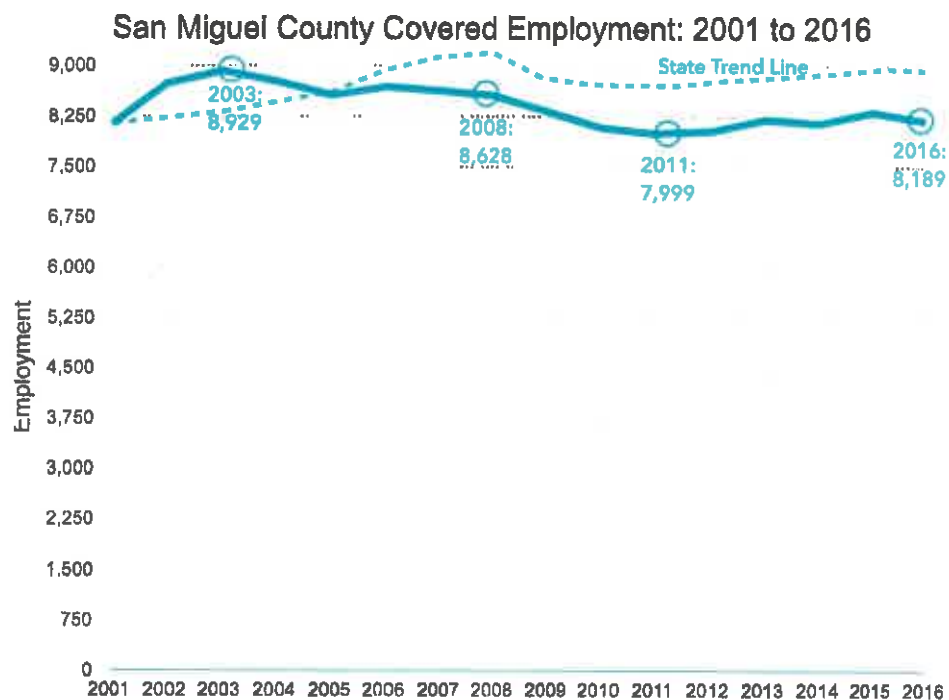
#### Economic Indicators

Planners have used countywide indicators for many of the economic indicators below, since county data is more readily available and dependable than subarea data.

#### *Employment and Unemployment*

Employment in San Miguel County peaked in 2003, but decreased steadily until 2011, exhibiting little recovery after the national economic downturn in 2008. County employment has not come back to its 2007 level before the downturn. Since then, it has also grown more slowly than did the state overall.

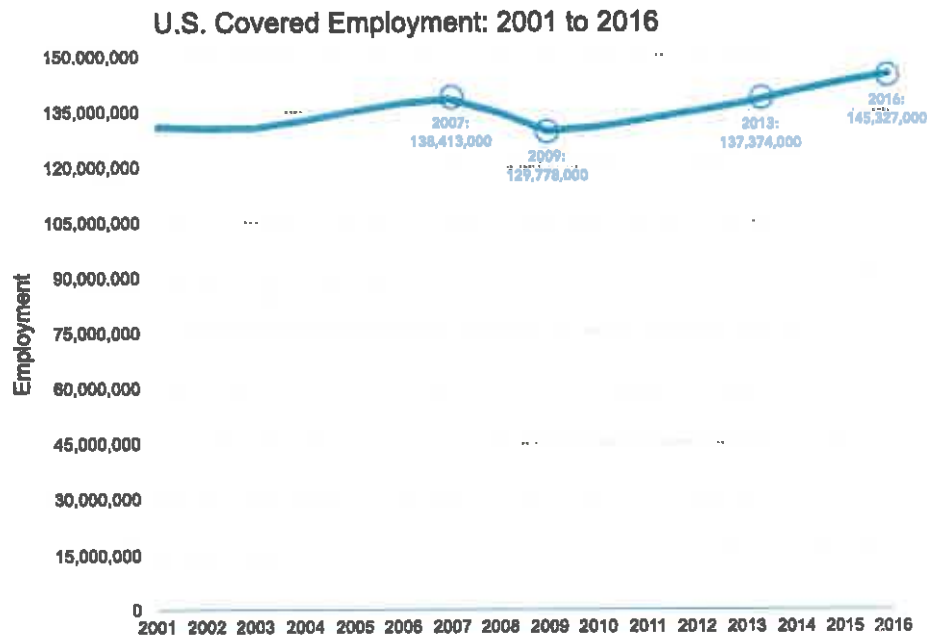
**Exhibit VI-1**  
**County Covered**  
**Employment**



Source: U.S. Dept. of Labor, Bureau of Labor Statistics, *Quarterly Census of Employment and Wages*.

The national trend shows a decline in employment during the recession of 2007 to 2009, then steady growth exceeding the 2007 level between 2013 and 2014, and continuing through 2016.

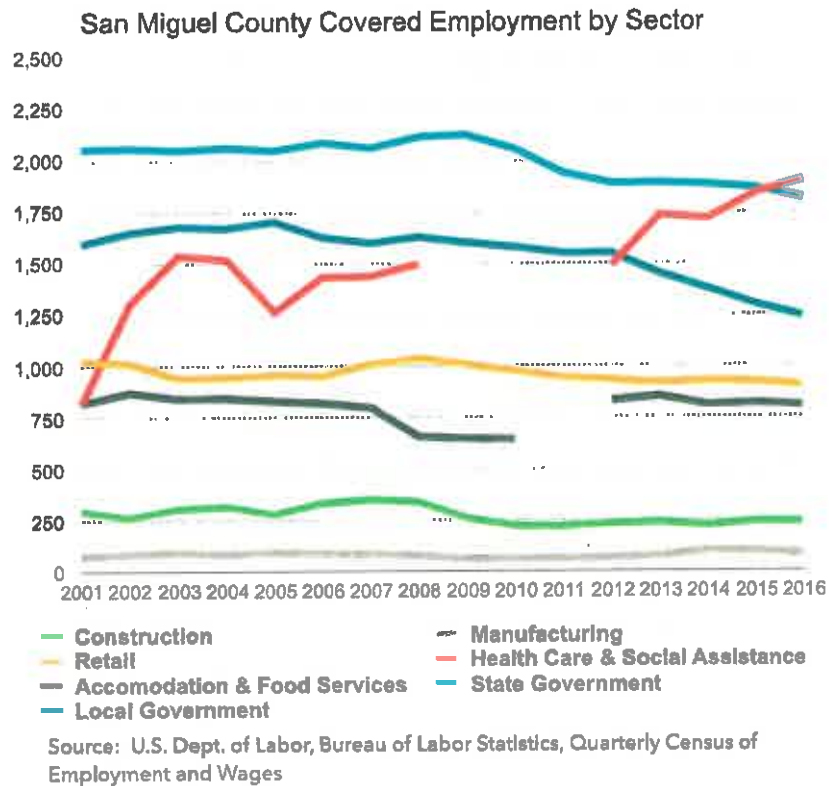
**Exhibit VI-2**  
**National Covered**  
**Employment**



Source: U.S. Dept. of Labor, Bureau of Labor Statistics

The largest employment sectors in San Miguel County are state and local government, and health care and social assistance. Health care and social assistance grew over the period, overtaking both state and local government sectors by 2015, while government declined. Retail has gradually declined since 2008. Accommodation and food services grew after 2010. Construction and manufacturing, both small sectors, experienced very modest growth after 2011.

**Exhibit VI-3**  
**San Miguel County**  
**Employment in**  
**Leading Sectors**



*Pecos Valley Medical Center staff increased from 37 to 57 in the last few years, and expects some increase in staff in 2017 and 2018. The Affordable Care Act, adopted in 2010, has led to increased health care in rural areas such as Pecos.*

The following tables show detailed employment data by sector in both San Miguel County and the adjacent Santa Fe County. Santa Fe County has a workforce more than seven times larger than San Miguel County. Santa Fe County lost 7% employment since 2008, while San Miguel lost 4% during the same time period. Since a high proportion of Pecos residents work in Santa Fe County, trends in this adjacent county's employment impact the village's economy.

### Exhibit VI-4 San Miguel County Employment in All Sectors

San Miguel County Covered Wage and Salary Employment by Industrial Sector

Sector	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Change 2008-2016	
Grand Total	8,129	8,733	8,829	8,773	8,888	8,898	8,828	8,881	8,334	8,087	7,998	8,838	8,211	8,180	8,322	8,189	-372	-4%
Total Private	4,301	4,840	5,030	4,883	4,886	4,828	4,823	4,889	4,441	4,283	4,363	4,448	4,729	4,780	5,020	5,007	338	7%
Ag. For. Fish. & Hunting	D	45	48	53	78	87	83	D	D	D	D	49	38	37	45	48		
Mining	D	33	29	14	24	21	18	D	D	D	D	18	22	10	8	18		
Utilities	18	D	13	13	13	16	18	16	23	22	26	27	29	26	26	26	10	63%
Construction	298	294	307	318	280	336	362	342	261	224	220	232	239	223	242	242	-100	-29%
Manufacturing	78	88	93	83	83	88	85	78	82	82	84	85	74	100	88	82	4	8%
Wholesale Trade	81	128	90	98	92	79	99	85	49	34	35	38	40	30	28	29	-36	-55%
Retail Trade	1,027	1,017	944	948	980	884	1,012	1,038	1,012	978	948	933	919	927	923	904	-134	-13%
Transportation & Warehousing	87	D	80	86	87	81	88	88	80	48	99	107	149	217	274	288	198	341%
Information	77	89	82	79	78	86	89	90	80	78	72	70	68	44	40	40	-80	-58%
Finance & Insurance	178	211	214	218	218	224	221	213	206	202	187	210	202	211	228	245	32	15%
Real Estate & Rental & Leasing	30	25	35	39	38	48	40	38	41	48	40	48	57	58	62	47	11	31%
Professional & Technical Services	D	D	D	D	D	D	D	D	100	102	106	88	82	93	96	82		
Management of Companies & Enterprises	D	D	D	D	D	D	D	D	D	D	D	D	D	7	7	7		
Administrative & Waste Services	319	284	387	223	294	233	197	111	D	D	D	18	18	17	21	17	-94	-85%
Educational Services	182	137	129	143	115	107	108	104	D	D	D	D	D	D	D	D		0%
Health Care & Social Assistance	817	1,308	1,840	1,519	1,284	1,436	1,436	1,497	D	D	D	1,480	1,734	1,718	1,839	1,903	408	27%
Arts, Entertainment & Recreation	48	13	15	20	18	18	15	48	48	48	D	D	4	D	D	D		0%
Accommodation & Food Services	821	873	842	844	831	820	788	858	848	848	D	831	882	808	816	808	148	22%
Other Services, exc. Public	118	128	122	122	119	119	111	114	104	107	117	121	112	112	148	108	-8	-7%
Administration																		
Unclassified	0	2	1	1	0	0	0	1	0	0	0	0	0	0	0	0	-1	-100%
Total Government	3,828	3,893	3,809	3,890	3,902	3,981	3,808	3,882	3,893	3,803	3,836	3,888	3,482	3,399	3,302	3,182	-710	-18%
Federal	178	182	170	188	152	149	149	160	189	170	180	148	143	141	138	129	-21	-14%
State	2,088	2,081	2,081	2,082	2,048	2,088	2,089	2,114	2,123	2,088	1,988	1,889	1,880	1,882	1,886	1,812	-302	-14%
Local	1,888	1,881	1,879	1,872	1,703	1,827	1,888	1,828	1,801	1,878	1,848	1,851	1,448	1,378	1,301	1,241	-387	-24%

Source: U.S. Dept. of Labor, Bureau of Labor Statistics, Quarterly Census of Employment and Wages.

### Exhibit VI-5 Santa Fe County Employment in All Sectors

Santa Fe County Covered Wage and Salary Employment by Industrial Sector

Sector	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Change 2008-2016
Grand Total	57,567	58,731	59,291	61,838	62,857	63,588	66,908	68,710	61,778	60,538	68,823	69,271	69,843	69,481	61,091	68,937	-4,773 -7%
Total Private	41,387	41,884	42,804	43,879	44,808	45,208	47,348	48,963	43,160	42,446	43,123	43,311	43,735	43,524	44,363	45,303	-1,650 -4%
Ag. For. Fish. & Hunting	184	147	144	130	118	129	122	144	114	113	141	168	173	187	185	170	26 18%
Mining	189	143	100	88	101	161	185	198	120	101	82	86	86	101	143	142	-13 -8%
Utilities	146	134	132	123	101	116	114	108	138	132	128	128	124	125	131	136	28 26%
Construction	4,388	4,267	4,416	4,412	4,409	4,729	4,710	4,391	3,184	2,782	2,718	2,882	2,789	2,859	2,887	2,630	-1,781 -40%
Manufacturing	1,399	1,251	1,184	1,207	1,207	1,118	1,088	914	801	789	788	780	828	838	860	849	-65 -7%
Wholesale Trade	838	986	950	980	1,104	1,148	1,218	1,284	1,114	1,008	971	911	944	920	982	1,000	-284 -20%
Retail Trade	8,343	8,869	8,473	8,493	8,870	8,783	8,932	8,994	8,848	8,418	8,576	8,870	8,902	8,810	8,830	8,580	-504 -6%
Transportation & Warehousing	828	880	838	864	838	836	855	883	828	838	815	828	859	802	864	841	-42 -7%
Information	973	887	928	874	1,051	1,197	1,888	1,828	D	1,048	882	744	847	781	817	849	-777 -48%
Finance & Insurance	1,629	1,711	1,738	1,780	1,803	1,885	1,788	1,809	1,755	1,684	1,734	1,772	1,779	1,845	1,886	1,855	-254 -14%
Real Estate & Rental & Leasing	1,072	1,004	1,030	1,048	1,001	1,217	1,078	942	847	804	769	747	801	814	798	898	-108 -11%
Professional & Technical Services	2,594	2,834	2,895	2,788	2,785	2,773	2,854	2,838	2,825	2,868	2,877	2,473	2,378	2,347	2,423	2,389	-450 -16%
Management of Companies & Enterprises	200	205	203	229	360	289	280	225	225	223	234	192	192	182	229	228	3 1%
Administrative & Waste Services	1,679	1,773	1,889	2,117	2,213	2,048	2,470	2,273	1,811	1,816	1,870	1,728	1,828	1,720	1,841	1,887	-408 -18%
Educational Services	1,320	1,273	1,389	1,425	1,596	1,660	1,455	1,539	1,237	1,196	1,285	1,410	1,488	1,582	1,814	1,703	184 11%
Health Care & Social Assistance	5,155	5,827	5,944	6,121	6,231	6,142	7,298	7,808	7,799	8,153	8,429	8,445	8,238	8,304	8,862	8,845	1,237 16%
Arts, Entertainment & Recreation	1,081	1,072	1,033	973	1,005	849	1,003	998	971	880	888	828	871	1,088	1,114	1,177	184 19%
Accommodation & Food Services	7,887	7,860	7,788	7,928	8,008	8,177	8,228	8,028	7,991	8,031	8,089	8,279	8,388	8,484	8,580	9,228	1,202 15%
Other Services, exc. Public	2,229	2,279	2,321	2,407	2,351	2,331	2,329	2,431	2,284	2,358	2,384	2,448	2,489	2,480	2,548	2,588	137 6%
Administration																	
Unclassified	18	34	38	18	18	13	4	1	D	0	0	0	0	0	0	0	-1 -100%
Total Government	16,619	16,847	17,298	17,959	18,349	18,681	18,560	18,757	18,618	18,092	17,400	18,960	19,908	19,926	16,717	15,634	-3,123 -17%
Federal	1,358	1,300	1,233	1,211	1,148	1,124	1,065	1,031	1,038	1,179	1,027	980	988	947	943	972	-59 -6%
State	8,378	8,808	8,884	8,770	10,044	10,188	10,143	10,274	10,189	9,887	9,174	8,782	8,779	8,903	8,782	7,723	-2,551 -25%
Local	6,884	6,742	6,180	6,378	7,157	7,388	7,352	7,452	7,409	7,248	7,198	7,218	7,170	7,076	7,013	6,938	-814 -7%

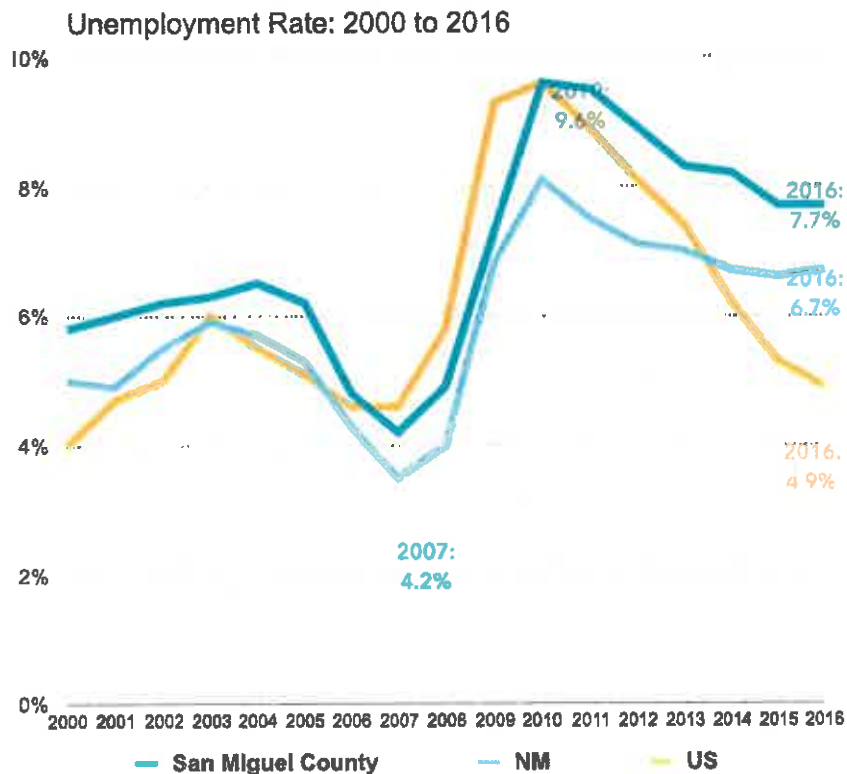
Source: U.S. Dept. of Labor, Bureau of Labor Statistics, Quarterly Census of Employment and Wages.



### *Unemployment*

Unemployment has fallen in the county since the peak after the recession. However, county unemployment remains higher than in the state or the U.S. since 2010.

**Exhibit VI-6**  
**Unemployment**  
**Rates in County,**  
**NM and U.S.**



Source: New Mexico Department of Workforce Solutions: Economic Research and Analysis Table C

### *Median Income*

The estimated median household income in the Pecos Independent School District, approximately the same geographic area as the subarea, was \$32,547 in 2015. The Census Bureau estimated village of Pecos median income at \$19,504 in 2015. (Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates). The updated village of Pecos median income for 2016 was \$24,135 (Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates).

For comparison, in 2015, incomes were: San Miguel County, \$29,237; city of Las Vegas, \$23,904; East Pecos Community Development Program (CDP), \$26,581; city of Santa Fe \$50,737; and state of New Mexico, \$44,963. (Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates)

### *Poverty Level*

The Census Bureau estimated that 18.9% of the population living in the school district earned income below the poverty level during a 12-month period in 2014, while the village had an estimated rate of 34%. This rate compares to 21% in San

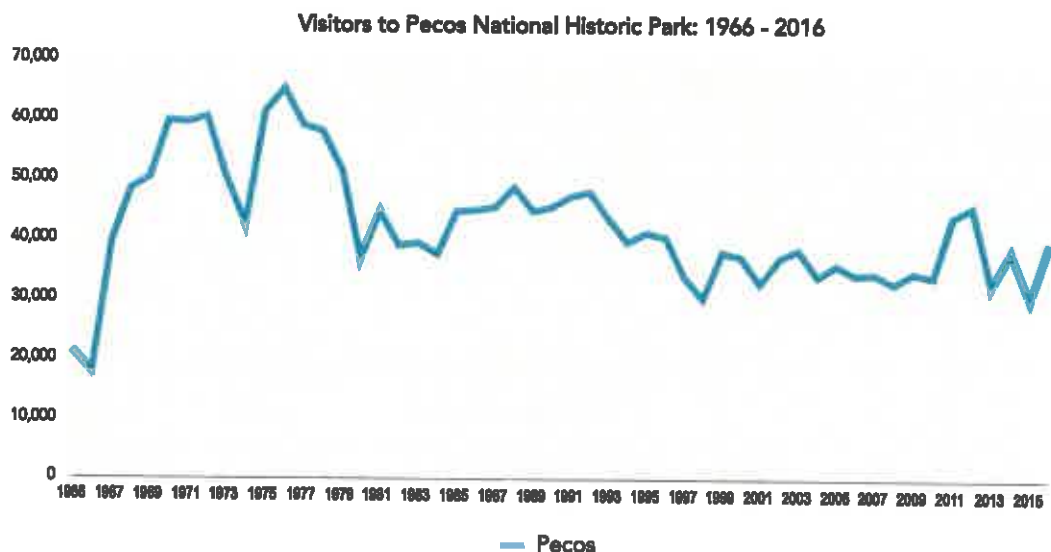
Miguel County, 11% in Santa Fe County, and 16% in the state. (Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates)

### **Tourism in the Area**

#### ***Visitorship at Pecos National Historic Park***

Pecos National Historical Park (PNHP) visitorship has dropped from peak years during the 1970s of 60,000 visitors to under 40,000 since 2012. However, for most of the past 16 years, PNHP visitorship has been steady, with some uptick in the past four years. PNHP staff noted that family vacations to most smaller national parks have declined nationally since the 1970s, while visitorship in the large national parks, such as Yosemite, Yellowstone and Grand Canyon, has increased. As discussed under the next section, Pecos National Historical Park is considering ways to increase its offerings and hopes that visitorship will increase.

***Exhibit VI-7  
Pecos National  
Historical Park  
Visitorship***



Source: U.S. National Parks Service

#### ***Visitorship to Campgrounds In Pecos Canyon***

Visitors to the Pecos Canyon trails, campgrounds and forest roads in the Santa Fe National Forest come through the village and are larger contributors to the Pecos economy, compared to PNHP. The seven reported campgrounds had an average of over 9,000 campsite visits in the past three fiscal years, with each year showing a gain of around 3.5% over the prior year. Jack's Creek had the most visitors, however, its numbers declined the most from year to year. Iron Gate Campground visitorship increased the most. USFS did not report an average size of campsite parties.

**Exhibit VI-8**  
**Visitorship in the**  
**Pecos Canyon Area**

**National Forest Campgrounds in Pecos Canyon Area**  
**Visitors**

Campground	Fiscal Year 2015	Fiscal Year 2016	Fiscal Year 2017	Three Year Total
Panchuela	1,459	1,331	1,379	4,169
Jack's Creek	2,242	1,885	1,780	5,908
Jack's Creek Eq	944	971	1,057	2,972
Iron Gate	727	795	993	2,515
Cowles	634	663	645	1,942
Field Tract	1,285	1,413	1,451	4,148
Holy Ghost	1,454	1,955	2,110	5,518
<b>Total</b>	<b>8,745</b>	<b>9,013</b>	<b>9,416</b>	<b>27,173</b>

Source: Santa Fe National Forest

Data were derived from payments made to fee receptacles in the respective campgrounds.

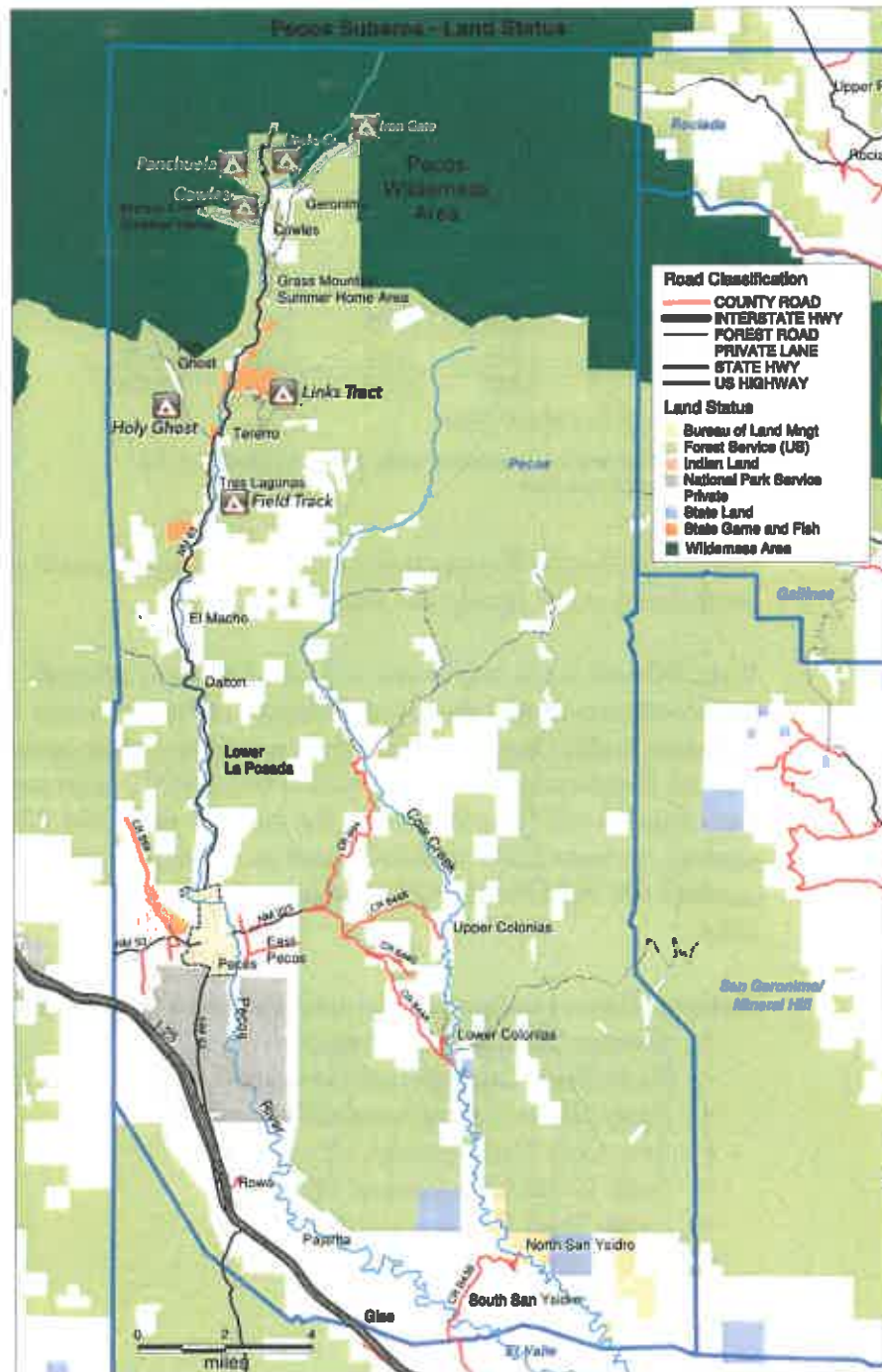
The Pecos District Ranger indicated that the campgrounds are generally full during weekends, but not during the weekdays.

Since NM 63 is the only access to Pecos Canyon trailheads and campgrounds, traffic volumes should also be an indicator of visitors to the National Forest. However, traffic counts on NM 63 do not show a clear upward trend. The New Mexico Department of Transportation (NMDOT) estimated 2,703 average annual daily trips (AADT) on NM 63 at the junction with NM 233 in 2015 (derived from counts), up from 1,246 in 2014 (based on the annual growth factor). NMDOT counted 537 AADTs on NM 63 above mile post 7 in 2015, but 835 AADT in 2014.

National Forest campgrounds in and near Pecos Canyon include:

- Cowles Campground (9 spaces)
- Field Tract Campground (14 spaces)
- Holy Ghost Campground (23 spaces)
- Iron Gate Campground (13 spaces)
- Jacks Creek Campground (40 spaces)
- Links Tract Campground (12 spaces)
- Panchuela Campground (5 spaces)

**Exhibit VI-9**  
**Forest Service**  
**Campgrounds in**  
**Pecos Subarea**



### *Glorieta Camps*

Located 7 miles west of Pecos are the 2,400 acres grounds and the facilities of Glorieta Camps, formerly know as Glorieta Conference Center. Glorieta Camps offers Christian adventure camping and retreats. The programs are primarily for youths, although some are for families. Retreats accommodate individuals, circle of friends or business associates. In summer of 2017, Glorieta had 28,973 guest participants; its goal is to have 50,000 participants by 2020. An estimated 2,000 to

2,500 people per day visit during the peak summer period. The Camps currently employ 64 full-time staff members and about 220 youths during the summer. Glorieta Camps estimates its annual revenue across eight programs is over \$6.5 million and purchases from local vendors for food, supplies and services total over \$1.5 million.

In addition to serving as an employment opportunity for local residents working directly or indirectly as contractors, Glorieta Camps is a major activity center that brings visitors to the area who may shop and recreate in Pecos. The Camps are interested in partnering with the Village and other entities in the region to promote joint economic development and services. For example, the Camps recently completed a project with CenturyLink for broadband Internet connection, which may better enable the village to receive broadband. The Camps want an extension of natural gas to its buildings, as does Pecos. The Glorieta Camps could participate in a village recycling program. It is interested in broader retail services in the village, such as a grocery store. Residents are willing to participate in a survey in a “gap analysis” of various retail services.

The County should invite Glorieta Camps to participate in regional economic development strategies.

#### ***Lodging in the Area***

The Pecos Business Association website lists the following lodging in the area:

- Benedictine Monastery and Our Lady of Guadalupe Abbey
- Cow Creek Ranch (formerly Martin's Cow Creek Ranch)
- Dragonfly Canyon Retreat
- Hummingbird Cabin
- Los Pinos Ranch
- Pecos Cabins (formerly Mark Rents Cabins)
- Pecos River Cabins
- Wilderness Gateway Bed & Breakfast

All of these facilities are outside the village, which has no permanent lodging.

Airbnb listed on October 9, 2017 five properties for rent inside the village, nine properties west of Pecos to Glorieta and two north of Pecos. During the summer months, additional properties may become available.

#### ***Commuters***

An estimated 79% of workers living in the Pecos School District work outside San Miguel County. (Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates) According to the 2011-2015 ACS, 67% of workers living in the village travel 30 minutes or longer to work. Another contingent of the work force works in Las Vegas, while some residents from Santa Fe and Las Vegas commute to jobs in Pecos, particularly at Pecos Valley Medical Center and Pecos Independent School District.

### ***Educational Attainment***

The education level of approximately half the population in the village of Pecos (49%) includes some college through completion of a graduate degree, just slightly less than in San Miguel County (53%) and New Mexico as a whole (58%). An estimated 12% of the village population has earned a bachelor's or graduate degree, compared to 20% in San Miguel County and 26% in New Mexico. (Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates)

## **C. Issues and Opportunities**

### **Economic Development Themes in the Vision Statement**

Much of Pecos Subarea vision statement presented in the Community Vision and Value chapter deals with economic development, envisioning a strong economy based on enhanced activities in the village and greater area. The vision statement identifies developing tourism by increasing visitorship to the national forest and national historical park, adding innovative adventure offerings, and attracting more tourists and adventurers from nearby Santa Fe.

Participants in the August 29, 2017 Pecos Subarea “community conversation” meeting emphasized the importance of improving high-speed Internet service, support for agriculture and the acequia associations to promote value-added agriculture, and acknowledged the importance of the village attracting and sustaining a full-service grocery. These issues were incorporated into the vision statement.

The vision also describes the high value of local (village, county and volunteer associations) cooperation with federal and state agencies, as well as with Santa Fe County needed to move economic development forward.

### ***Village of Pecos Economic Development Plan, 2015***

Consultants Motiva Corporation prepared the Village's Economic Development Plan in 2015. This document focuses on both economic and community development, and provides the organizing policy direction for the economic development element of this plan. The plan generally deals with the subarea as a whole, along with the village of Pecos.

The primary goals are:

- Develop a structure and funding base to encourage economic development
- Create jobs for people within the village of Pecos
- Make improvements to the community so that visitors and businesses are encouraged to become a part of the community
- Further develop existing or underdeveloped economic initiatives through partnerships with state and federal agencies, and local businesses.

The plan identifies priority actions, including:

- Add hyper links at state and federal agency web sites to link to the Village

of Pecos web site

- New Mexico True campaign currently posts some information about Pecos, but more information could be added
- Increase campground capacity
- Improve cleanliness of campground facilities
- Balance law enforcement and public safety
- Maximize the use of the hatchery
- Transfer New Mexico Game and Fish Department properties in Pecos Canyon to the New Mexico State Parks Division
- Create a Village economic development liaison position to move forward on funding applications, pursue opportunities, and provide coordination

Opportunities identified in the 2015 Plan include:

- Develop a visitor center in the village as a gateway to tourist destinations
- Create an annual event, such as a cook-off that might tie in with the Jemez Pueblo Feast Day
- Open additional trails for bicyclists and provide them with lodging
- Sponsor a “frontier community” New Mexico Economic Development Department application
- Enhance outdoor activities for tourists and the community such as a swimming pool, cross-country skiing, guided tours, and ziplining

Target businesses identified in the plan include:

- Cottage industries
- Wood products - lumber mill
- Bottled water
- Micro brewery
- Vineyards or hops farm
- Arts/culture
- Film/television production
- Grocery store
- Private RV campgrounds
- Lodging
- Hardware store
- Bike rentals
- Flea market, farmers market, or mobile market
- Specialty care added to the Pecos Valley Medical Center
- Assisted living for the senior population

Funding sources for which the Village should consider applying to support local projects include:

- N.M. Job Training Incentive Program
- N.M. Local Economic Development Act — both local and state funding
- N.M. Legislative Capital Outlay
- N.M. Frontier Communities Initiative
- U.S. Department of Agriculture - Rural Business Development Grant



- U.S. Department of Agriculture - Community Facility Grant
- U.S. Housing and Urban Development Department - Community Development Block Grant

### ***Other Considerations for Economic Development Opportunities***

The following discussion provides additional information and ideas about economic development opportunities and target businesses, following the goals in the 2015 economic development plan.

### ***Local Economic Development Growth should Enhance Area Employment***

The prevalence of commuting demonstrates that the village's economic wellbeing is intrinsically linked to employment opportunities in nearby cities, especially Santa Fe, and does not depend entirely on jobs and businesses in the village. However, the community aspires to provide better local employment opportunities, and additional services and amenities within the village rather than exist as just a "bedroom suburb."

### ***Outdoor Recreation In and Near Pecos***

Currently the big draws in the area are the Santa Fe National Forest, Pecos Wilderness Area (in the National Forest) and Pecos National Historical Park. The village supports:

- Improvements to both U.S. Forest Service campgrounds and New Mexico Game and Fish Department campgrounds
  - If the New Mexico State Parks Division takes over campgrounds in canyon, now operated by the New Mexico Department of Game and Fish, the campgrounds would likely be upgraded
  - Providing sanitary disposal for RV black water in Pecos or in the canyon would be an important environmental improvement and encourage more RV tourists to visit the area. Additional dumpsters should also be available in the area for campers.
  - Additional campsites with electricity, water and sewer would better accommodate RV tourists
- Improvements to trails or possibly roads in the National Forest for bicyclists, ATVs, equestrians and hikers
  - Reopen National Forest trails in the upper Cow Creek drainage that were damaged by forest fires
  - Build missing links of trails or new trails to create loops in the National Forest and trails for nonmotorized use on the east side of the National Historical Park
    - » The district forest ranger mentioned one route of interest from Davis Willow Road to Elk Mountain, then linking to forest service roads in the Cow Creek watershed
    - » The trail north through Glorieta Camps is considered a good mountain biking and hiking trail close to Santa Fe and Las Vegas. Glorieta Camps recently reported that this trail now has signs that direct general public users to avoid the closed areas, and to the



*Mountain Biking and "Bikepacking" Are Growing in Popularity*



*A Billboard or Two on I-40 Could Advertise Pecos*

#### National Forest portion of the trail

- » Other trails should be identified in the area. The Cow Creek drainage may create great opportunities.
- » Trail design and building groups should work with private ranches near or in the area of trail development, such as Cow Creek Ranch and the Pecos Bar X Bar Ranch, to explore mutual interests and work together
- Develop new or improve existing trails to serve as a "purpose-built" trail with banked turns, berms, and dips for competitive mountain biking.
- The National Park Service Rivers, Trails, and Conservation Assistance Program might assist with trail design. Members of the Santa Fe Fat Tire Society have stated that they believe mountain bikers from Santa Fe would be interested in riding trails in and near Pecos, especially if trails in the National Forest are connected to create loop options. The International Mountain Bicycling Organization might also be engaged to help develop trails
- Develop publicity to promote the trails, including notices to local groups such as the Santa Fe Fat Tire Society, national sports groups and the bikepacking community
- A shuttle service between Santa Fe and Pecos area trailheads would allow hikers to enjoy trips from one side of the Sangre de Cristo Mountains to the other
- Pecos Historical Park is taking steps to make outdoor recreation improvements that will expand fishing and hiking opportunities
  - Acquisition of 50 to 100 acres of riverfront property surrounded by the National Historic Park
    - » The Nature Conservancy or the New Mexico Land Conservancy may be interested in purchasing riverfront property
  - Consider not charging a fee for fishing in the National Historic Park
  - Consider allowing fishermen to keep brown and rainbow trout, while retaining catch and release for cutthroat trout
  - Consider installing a bridge across the Pecos River and trails on National Park Service land east of the river for hikers and mountain biking
- Participate in sponsoring a billboard on I-25 inviting visitors to travel the scenic route to Pecos and Pecos Canyon, and stay and play
- Hold an annual fishing derby and encourage opening more private lands to public access for fishing. The September 2017 fishing derby was a great success, and the event has the potential to grow in succeeding years.
- Develop an RV park in the village as a convenient base for trips to attractions in multiple directions and for using local services
- Promote the Pecos area as a four-season source of tourist activities, including cross-country skiing and snowmobiling in winter; camping, hiking, and fishing in spring and summer; and aspens and hunting in the fall.



*La Favorita  
Pool Hall*

Source: Paul R. Secord, *Pecos*  
(*Images of America Series*), 2014,  
from the collection of Joanna  
and Tito Herrera

### *Cultural Tourism*

The premier cultural tourist destination in the area is the Pecos National Historical Park. Other cultural and historic activities may be added in the area:

- Survey historic sites and buildings in the subarea, and develop a walking or driving tour route
  - Add historic information to kiosks and other displays, and to wayfinding signage. Historic restoration would contribute to cultural tourism.
- James Gordon's Casa Escuela Museum in the old Glorieta Schoolhouse (across I-25 from Glorieta Camps) offers a private collection of historic firearms and other artifacts. The museum should be advertised as one of the cultural tourism attractions in the Pecos area, if Mr. Gordon approves.
- Pecos was on Route 66 prior to 1937 and has some buildings from that era, such as Sammy's Auto. Currently, some tourists, many from outside the U.S., travel through Pecos. Route 66 tourism may be expanded by locals offering more attractions and histories of the era as well as through linking with state and national associations providing tourist information.
- The Benedictine Monastery and Our Lady of Guadalupe Abbey has 1,000 acres and offers both group and personal retreats, including overnight accommodations. The Village or San Miguel County economic development should ask the Monastery whether it is interested in hosting more events or expanding accommodations. For example, St. Anthony's Greek Orthodox Monastery in Florence, Arizona offers tours of its Greek architecture and orchard as well as rooms for rent and a gift store. It is the number one attraction in Florence, according to TripAdvisor, and has appeared in travel articles. Alternatively, ask whether the Monastery would consider brewing beer, as does the Benedictine Monastery of Christ in the Desert in Chama.

### *Pecos Tourism Hub*

Pecos currently has several important businesses that cater to tourists and travelers, and they deserve continuing support to grow and prosper. If Pecos had a larger base of shopping and services in an attractive walkable core area, and lodging and/or RV campgrounds, it would be positioned to capitalize on added outdoor recreation and cultural tourism.

*"Pecos needs a coffee  
shop/bookstore"  
- participant in  
August 29, 2017  
Community  
Conversation  
meeting*

Some observers have noted that the millennial generation desires micro-brewery beer, coffee, and Internet where they vacation. The Village should consider ways to attract a wider variety of visitors to enjoy Pecos' many attractions, including these amenities.

Pecos needs partnerships with similar communities, advertising, Internet presence and promotions to build tourism. Members of the Pecos Business Association identify collaboration with Santa Fe tourism promotion as a particularly important way to bring more visitors into the Pecos Valley and Pecos Canyon. Community

branding is another important component in moving forward with tourism and other types of economic development.

### *Agriculture*

San Miguel County, along with the Village and property owners, should explore the viability of growing high value crops such as hops, vineyard grapes and vegetables in the very attractive and close Pecos Valley. They might offer incentives for those activities.

Agriculture is important to the local culture, community health (by supplying fresh local food), and the economy. It supports the community heritage embodied in the acequias, alfalfa growing and food, and ranching.

The map below shows nearby farmers markets where local Pecos produce and meats could be sold.

*Exhibit VI-10  
Map of Area  
Farmers Markets*



Source: [USDA Farmers Market Data](#).

### *Cottage Industries and Home Businesses*

The San Miguel County and the Village should promote development of various types of businesses that can be appropriately located in homes or in business districts, as well as manufacturing activities that may grow in the community. Typically, village utilities, broadband, and various forms of community development discussed in this plan are essential to supporting any such development. The zoning and development standards discussed in the Land Use Element would guide

selection of proper locations and conditions for operation, as well as help protect property investments.

#### *Local Economic Development Act (LEDA)*

Since 2002, 83 New Mexico communities and counties have passed LEDA ordinances, including San Miguel County and the Village of Pecos. LEDA allows public support of economic development for projects tailored to local needs as public-private partnerships. A LEDA allows municipalities and counties to enter into joint powers agreements for economic development projects, and to work with private business to provide land without violating anti-donation regulations. Pecos could consider using LEDA as a development tool to assist businesses that wish to expand services or purchase equipment to increase productivity. A major component of LEDA is the “closing funds” that the State can appropriate as capital outlay to match business private investment, thus adding state resources as a significant economic development incentive.

For example, LEDA initiatives funded the following infrastructure improvement and job creation projects:

- San Miguel County: \$15,000 for infrastructure improvements at Intergalactic Bread Co., for refrigeration storage space in FY 2014
- Silver City: \$100,000 in funds for the Little Toad Creek Brewery & Distillery building in FY 2016. The project will complement private investment of \$512,000 and create 11 new jobs in addition to the existing 26 jobs.

#### *New Mexico's Frontier Communities Initiative - Village of Pecos*

The New Mexico Economic Development Department (NMEDD) approved a new program in 2013, the Frontier Communities Initiative. Designed for communities with populations of less than 7,500, it is managed through the NMEDD/MainStreet Program. The program provides professional services, but no funding to develop catalytic economic development projects within a traditional or historic commercial district or historic commercial corridor.

The goal of the program is to expand the local capacity for people to continue to work together after the project is finished, strengthening existing community development groups and support networks to continue revitalization, bolster community pride and identity and preserve cultural heritage, transmit values and history, build economic and social capital, and stimulate economic development. When applying for assistance, a community must identify a catalytic project from one of six categories. To receive assistance, the application will demonstrate the project's positive impact on job creation; business development and/or enhancement of the economic environment for the community. It will show how the project will create an authenticity meaningful to Pecos and its project partners. Community members will serve as volunteers to help develop the project.

## **D. Goals and Policies**

### **1. Develop the structure and funding base to encourage economic development**

- a. Consider creating a position for a Pecos subarea coordinator, economic development liaison and grant writer to move forward on funding applications, pursue opportunities, and coordinate with partnering local and state agencies, businesses, business associations and other interested entities
  - i. Develop additional capacity for economic development as needs arise at village or areawide levels
  - ii. Work with such groups as the Pecos Business Association, one or more chambers of commerce in San Miguel and Santa Fe Counties, San Miguel County, Glorieta Camps, National Park Service, U.S. Forest Service, State Parks, North Central Council of Governments, New Mexico Department of Tourism and New Mexico Economic Development Department to develop and implement economic development strategies, activities and projects
  - iii. Conduct periodic strategic economic development planning sessions to prepare coordinated initiatives and responses to opportunities
  - iv. Improve communications between the Village, County, U.S. Forest Service, National Park Service, Glorieta Camps and the business community about changes that affect visitors

### **2. Create jobs for people within the village of Pecos and Pecos Subarea**

- a. Promote the Village of Pecos in the area's outdoor recreation target sector
  - i. Increase campground capacity
    - » Support private campground development, such as an RV campground in the village
    - » Support private campground development, such as an RV campground elsewhere in the subarea
    - » Work with the U.S. Forest Service, New Mexico Department of Game and Fish, and National Park Service to support expansion of existing or development of new public campgrounds
  - ii. Improve cleanliness of existing campground facilities
  - iii. Maximize use of the hatchery
  - iv. Transfer New Mexico Department of Game and Fish properties in Pecos Canyon to the New Mexico State Parks Division
  - v. Develop a visitor center in the village as a gateway to tourist destinations
  - vi. Create one or more annual events, such as a fishing derby and a cook-out
  - vii. Work with USFS and local and national bicycling groups to open additional trails for bicyclists
    - » Develop a plan collaboratively to phase improvements, many of which will require volunteers
- b. Promote Pecos as a subregional center and tourism hub
  - i. Enhance the village's role as the main provider of retail services, entertainment, education, medical services, professional services for



- residents and visitors to Pecos Canyon, Santa Fe National Forest, Pecos Wilderness Area and Pecos National Historical Park
- ii. Prepare a “gap analysis” (a component of “economic restructuring” under the MainStreet Four-Point Approach [[www.preservationnation.org](http://www.preservationnation.org)]) to identify particular types of complementary retail businesses that are missing in the village and would be supported by travelers, seasonal residents and permanent residents
  - iii. Encourage development of a full-service grocery store for local residents as well as visitors
  - iv. Support local businesses and expand the local retail and services business base, particularly in the core downtown area, to attract visitors to walk, dine and shop as part of their experience of the valley and canyon
  - v. Encourage development of lodging and an RV campground in Pecos
  - vi. Develop branding of the community
  - vii. Work with the Pecos Business Association to promote the area’s tourist attractions and accommodations
  - viii. Consider surveying historic sites and buildings in the subarea, encourage historic restoration, and develop walking and driving tours with interpretative signage
  - ix. Promote listing of additional structures and sites on the National Register of Historic Places or State Register of Cultural Properties
  - x. Add informational and wayfinding signage
  - c. Promote the creation of jobs that pay a living wage and business opportunities to provide jobs for Pecos’ youth and working families, enabling them to continue living and working in the community
  - d. Promote home occupations and manufacturing economic diversification
    - i. Promote the use of small-diameter forest products for the health of the forest and as an economic activity. For example, tree thinning in and near Pecos could provide pulp wood, particle board and wood pellets.
    - ii. Consider LEDA incentives
    - iii. Adopt zoning and development standards to guide the location and operation of economic development activities
  - 4. Promote agricultural production**
    - a. Work with property owners, the county extension agriculture agent, and groups in the county that advocate for agricultural development, to consider the viability of vineyards, hops farming and growing other higher value crops in the valley
    - b. Support maintenance of acequias and acequia associations
    - c. Promote local fresh food for sale at local outlets and nearby farmers’ markets
  - 5. Establish an improved community where visitors and businesses are encouraged to become part of the community**
    - a. Retain the natural qualities of the community that contribute to the long-range viability of tourism
    - b. Assure that infrastructure is in place to support economic development, including broadband (refer to the Transportation, Utilities and Facilities

Elements of this plan for more information)

6. **Further develop existing or underdeveloped economic initiatives through partnerships with state and federal agencies and local businesses**
  - a. Use the County's and/or Village's LEDA ordinance to build infrastructure and dedicate local and state funds to economic development projects
  - b. With assistance from the New Mexico Economic Development Department, identify a project that will move forward development of a core downtown area as part of a Frontier Communities initiative for New Mexico

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## VII. Housing Element

*The housing element provides analysis of housing needs, and goals, objectives and policies for coordinated actions of the county and the private and nonprofit parties that provide housing in the Pecos area.*

*The Pecos Independent School District boundary includes the community of Ifield, but is otherwise identical to the Pecos Subarea boundary*

*There is a discrepancy between the 2010 Census count of 719 housing units in the village of Pecos and the 2015 Census ACS estimates of 881.*

*Where available, this plan will reference 2010 Census count data, which planners consider to be more accurate. If count data is unavailable, the plan will reference estimate data.*

### A. Introduction

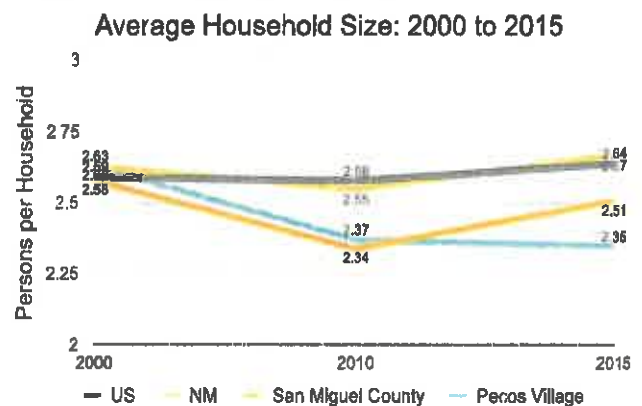
The purpose of the housing element is to identify existing and projected future housing needs in San Miguel County. The housing element establishes long-range priorities, goals and policies to guide county efforts and assist in the coordination of various private and nonprofit entities that provide housing in the community. This element provides guidance to meet the demands for new housing and improving housing quality.

### B. Existing Conditions

#### Average Household Size

Household size is decreasing in the U.S., and dropped significantly in Pecos from 2000 to 2010. From 2010 to 2015, however, average household size in the U.S., New Mexico and San Miguel County rose again but continued to decline in the Village of Pecos. Lower household size results in a need for more housing units to house the same population. Average household size in the Pecos school district fell from 2.67 in 2000 to 2.38 in 2010, and rose very slightly to 2.4 in 2015 estimates.

**Exhibit VII-1 Average Household Size**



Source: U.S. Census 2000, 2010 and U.S. Census 2011-2015 American Community Survey 5-Year Estimates

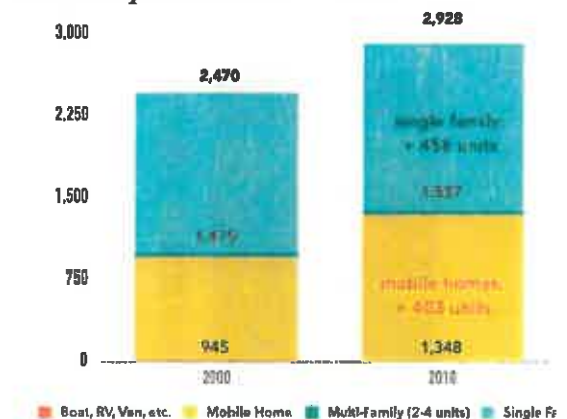
#### Housing Type

According to U.S. Census American Community Survey (ACS) estimates, the Pecos Independent School District (PISD) area gained 465 housing units, or 18% from 2000 to 2010. It gained 403 mobile homes, 458 single family and 32 multifamily units. PISD only added 169 residents from 2000 to 2010, illustrating the effect of shrinking household size. Village housing grew by 91 units from 2000 to 2010, or 14%.

#### Housing Vacancy

In 2010, Village of Pecos had a vacancy rate of 18%. The majority of vacant units are classified as "other

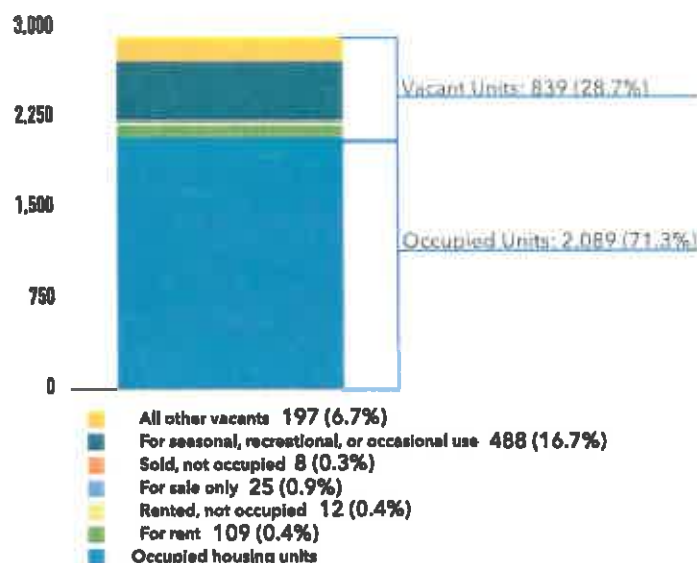
**Exhibit VII-2 Total Housing Unit by Type Pecos Independent School District**



Source: US Census 2000 and 2010 ACS 5-year estimates 2006-2010

Source: U.S. Census 2000 and 2010 counts

**Exhibit VII-3 PISD Housing Vacancy**



Source: US Census, 2010

vacant,” which often indicates abandoned homes. In the greater Pecos school district area, the vacancy rate is much higher at 28.7%, however, 58.2% of those vacant homes are seasonal (vacation) homes. Most vacation homes in the area are outside the village limits, where 80.1% of vacant houses are seasonal. The 2010 Census reported just nine seasonal homes in the county.

ARC developed a geography more closely matching the Pecos Subarea geography

than PISD to determine additional subarea housing characteristics. This exercise clearly highlights the large percentage of seasonal homes outside the village.

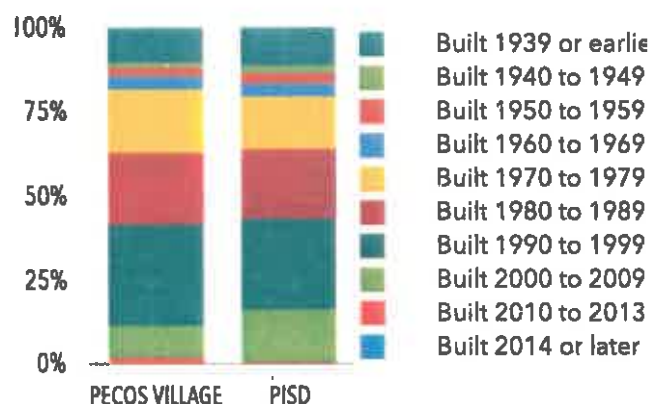
**Exhibit VII-4 Pecos and Subarea Housing Characteristics**

**Village of Pecos and Pecos Subarea Housing Characteristics: 2010**

	Population	Housing Units	Households	Vacant Housing Units	Vacancy Rate	Seasonal Portion of Vacant	Household Size
Village of Pecos	1,392	719	587	132	18.4%	6.8%	2.4
Pecos Subarea	4,409	2,622	1,702	920	35.1%	69.1%	2.4
Subarea Outside Village	3,017	1,903	1,115	788	41.4%	80.7%	2.7

Source: 2010 Census, ARC analysis of block data for subarea

**Exhibit VII-5 Village of Pecos Age of Housing**

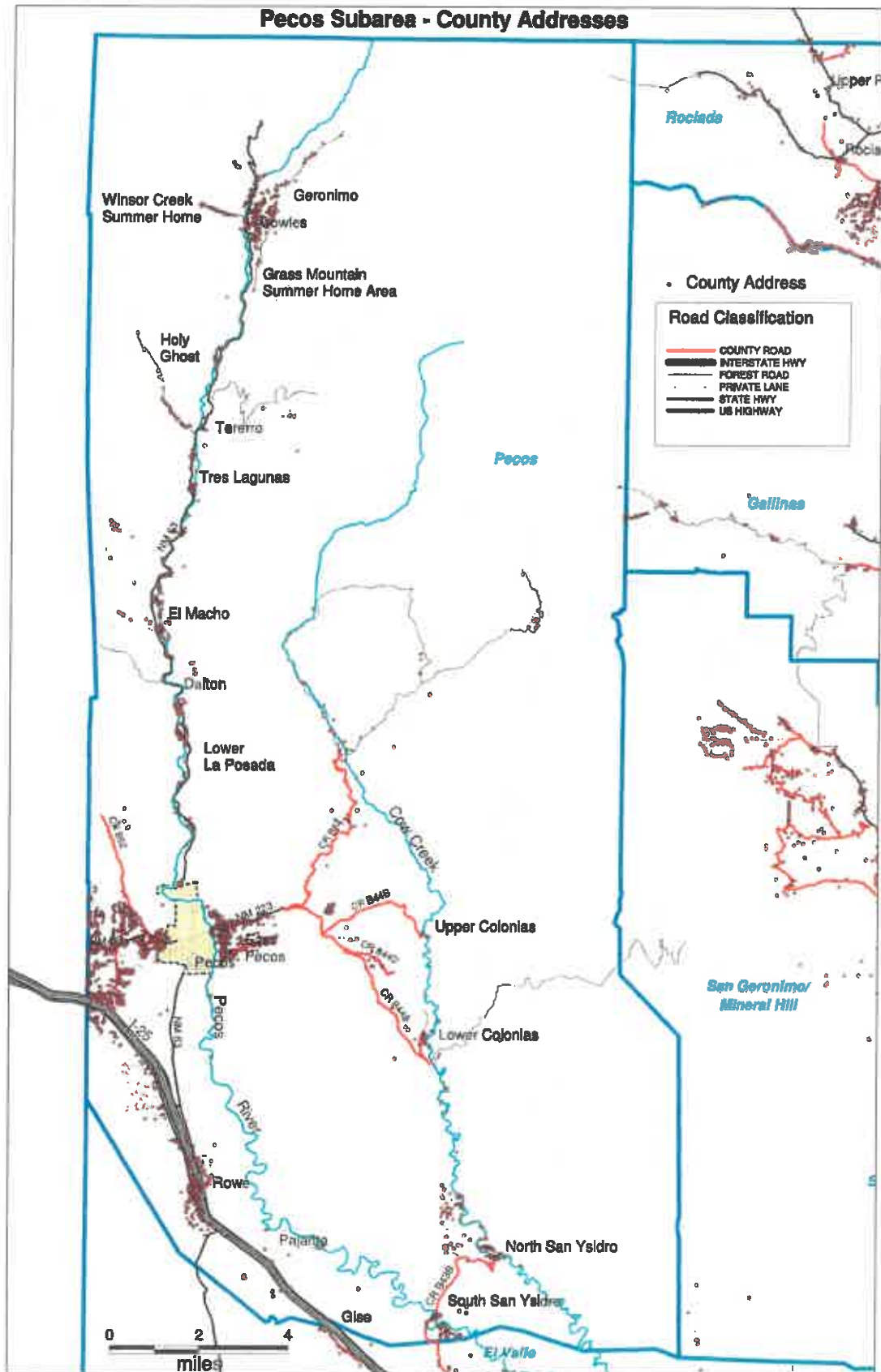


Source: U.S. Census 2011-2015 American Community Survey 5-Year Estimates

### Age of Housing Stock

Overall, the housing stock in the village of Pecos is relatively new. Over one-half, 57%, are less than 40 years old, and just one-fourth of homes were built before 1970. As the housing stock ages, the burden of home maintenance increases and the county may experience increased maintenance issues in coming years. PISD has more houses built after 2010 than does the village.

*Exhibit VII-6 County Addresses in the Pecos Subarea*





### Housing Distribution In the Subarea

As the address map on the previous page illustrates, several significant concentrations of housing in the Pecos area are outside of the village itself, significantly in Cowles, around the village of Pecos and near the Interstate and Rowe.

*Exhibit VII-7 San Miguel County Address Points in the Pecos area*



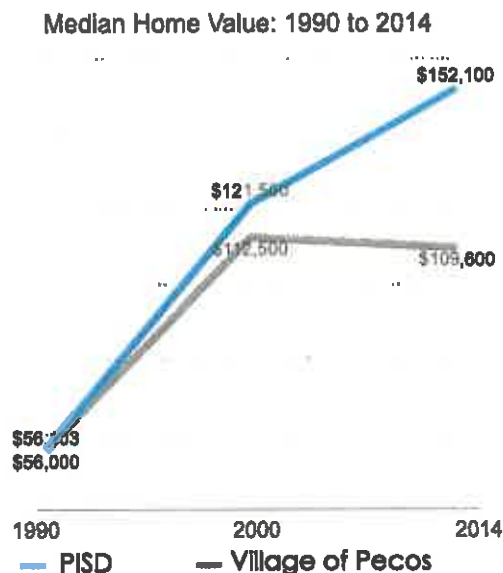
### Pecos Area Housing Market

#### *Median Value and Price*

##### *Range*

On July 17, 2017, realtor.com listed 19 homes for sale in the Pecos area and a median listing price of \$160,000. Listing prices ranged dramatically from \$48,000 to \$799,000. Real estate market trends for the Pecos area, reported on July 11, 2017 at realtor.com show a relatively stable listing price range from 2014 at \$248,000 to \$234,000 in July of 2017.

*Exhibit VII-8  
Pecos Area Home  
Value*



Source: Census 1990 and 2000 School District Tabulation estimates, and 2010-2014 American Community Survey 5-Year Estimates

#### *Comparison of Values in the Village and In the Area*

As vacancy rates and the percentage of seasonal homes show, the housing market in the village differs from the surrounding housing market. Homes in the greater Pecos Independent School District area have a median value well above homes in the village. In 1990, home values in the two areas were nearly identical. However, in succeeding years, home values in the district have reportedly climbed steeply. At the same time, home values in the county nearly kept pace with that rise until 2000, then fell slightly from 2000 to 2014. In 2015, the median home value for the state of New Mexico was estimated at \$113,000 (source: U.S. Census 2011-2015 American Community Survey 5-Year Estimates).

### Pecos Area Median Household Income and Housing Affordability

Median household income in the county follows a similar pattern to home values in relation to the greater PISD area. Historically, median income was slightly higher in the school district as a whole than in the village. The average household income in the village reportedly fell from \$30,589 in 2000 to \$25,834 in 2014, while in the district over that same period, incomes rose slightly from \$31,894 to \$32,547. Average household incomes in the village and the school district are well below state and national averages and have not kept pace with upward trends since 2000. Possible drivers for the decline in home value in Pecos include:

- Housing stock quality may have declined in the village
- Limitations in utilities and in the availability of vacant land may have discouraged new housing development in the village
- The village's segment of area housing market may have been mostly older and smaller houses, while newer, bigger houses were built outside the county

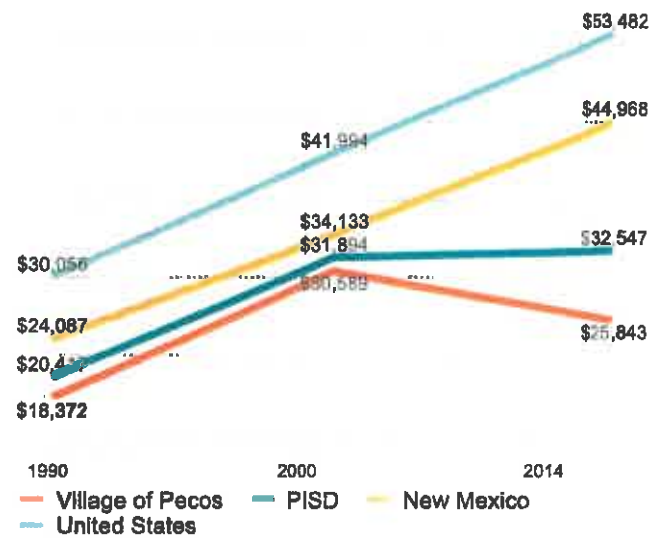
If the county and village jointly developed an affordable housing plan (see discussion below), reasons for this decline could be further examined, and the Village and County could develop a strategy to shape the types of housing in the community that the Village and County want and need.

### Poverty

Lack of much economic growth in the Pecos subarea since 2000 has had a marked impact on the percentage of individuals with incomes below the poverty level. In 2000, the individual poverty level in Pecos was 15.9%, below averages for the school district (18.9%) and the state (18.4%). Since then, poverty in Pecos has increased to 32.6%, well above district, state and national averages of between 22.1% and 15.6%.

*Exhibit VII-9 Median Household Income*

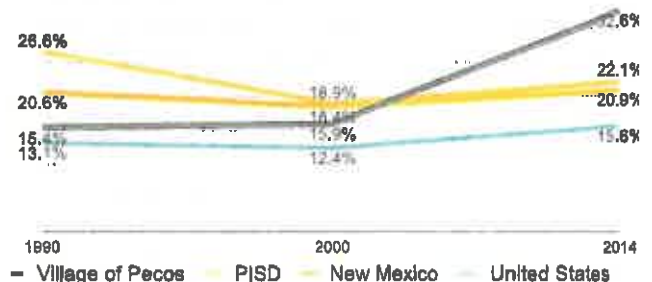
Median Household Income: 1990 to 2014



Source: Census 1990 and 2000 School District Tabulation (STP2) estimates, and 2010-2014 American Community Survey 5-Year Estimates

*Exhibit VII-10 Population Below Poverty Level*

Individuals: Percent Below Poverty Level: 1990 to 2014



Source: Census 1990 and 2000 School District Tabulation (STP2) estimates, and U.S. Census 2010-2014 American Community Survey 5-Year Estimates

### Monthly Cost of Housing

The median monthly housing cost for home-owners in the county is estimated at \$520 and the median monthly housing cost for renters is estimated at \$620. In 2017, the UNM Bureau of Business and Economic Research (BBER) reported that the average monthly rent for an apartment in the state was \$581. (Source: UNM BBER Mid-April 2017 Apartment Survey)

The village of Pecos has 195 renter-occupied housing units and 404 owner-occupied housing units. The Pecos Housing Authority manages 32 affordable apartments.

### Housing Cost Burden

Housing cost-burdened is defined as spending 30% or more of total household income on housing costs. In New Mexico in 2015, an estimated 30.5% of all households are housing cost-burdened.

The Census estimated that in 2015, 42.2% of Pecos households were cost-burdened. The majority of cost-burdened households (79%) had incomes below \$20,000 per year. In fact, a full 90% of all households with incomes below \$20,000 in Pecos are housing cost-burdened.

Subtracting Pecos Village housing from PISD Housing allows us to compare housing cost burden inside and outside the Village. Inside the Village the percentage of housing cost burdened households is slightly higher, about 5% than outside the Village.

### Public Housing

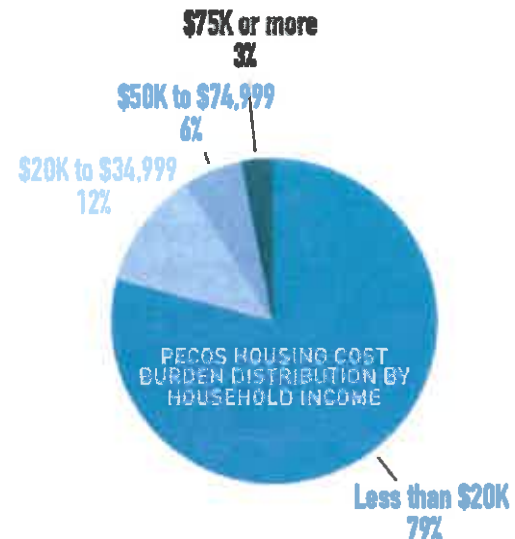
The village of Pecos has one 34-unit public housing project, located at 101 Chamisa Road. It is income-based rent-subsidized. The Pecos Housing Authority manages the development and the Bernalillo County Housing Division in Albuquerque in turn manages the Authority. No other public housing projects are in the subarea.

**Exhibit VII-11 Village of Pecos Monthly Housing Costs**



Source: U.S. Census 2011-2015 American Community Survey 5-Year Estimates

**Exhibit VII-12 Housing Cost Burden Distribution by Household Income**



Source: U.S. Census 2011-2015 American Community Survey 5-Year Estimates

## C. Issues and Opportunities

### Affordable and Market Rate Housing Demand

The high percentage of housing cost burden and relatively high median rental cost in Pecos indicates a need for improved availability of affordable housing. While median home values within the village fell from 2010 to 2015, they are not far below the state average, and home values in the Pecos area as a whole are well above the state average and climbing, indicating a significant demand for housing in the Pecos area. The high rate of poverty and low household incomes in the village indicate the need for affordable housing, although the home values in the larger Pecos area indicate a demand for market-rate housing, as well. The area may be well positioned to attract mixed-income housing development to boost the supply of desirable housing while also providing affordable housing for county residents.

### Workforce Housing

Pecos has a reported lack of quality, affordable mid-level workforce housing. The local school district reported difficulty in recruiting teachers, due to a lack of available quality housing at affordable rates. The District maintains eight teacherages, but all are full and there is a waiting list. Affordable, quality mid-level housing is important for attracting professionals.

### Market Rate and Higher Income Housing

There has been a trend of development of high value homes in the unincorporated areas of San Miguel County near the village of Pecos, the nearby Glorieta area of Santa Fe County and in the San Ysidro area. The County may consider attracting similar housing development as an economic driver. Maintaining and improving county services is an important element of attracting higher-end housing. The Village of Pecos is working to improve its water facilities and is developing strategies for improving broadband access and the County may also consider partnering with the Village to provide services to county residents to encourage new market-rate and higher end housing development. Alternately, the county may consider partnering with the East Pecos mutual domestic water to expand service.

### Development Incentives

Mixed income housing can be an attractive option for developers because development that includes affordable units can be eligible for public incentives. A number of state, federal, and private foundation grants, loans and financial products are available for affordable housing developers and communities wishing to develop affordable housing. Funding sources and housing assistance programs change frequently, but the New Mexico Mortgage Finance Authority is the state resource for affordable housing funding options.

If the Village of Pecos and San Miguel County wish to offer housing development incentives, adopting an affordable housing plan enables it to include local incentive options to encourage housing development.

*The Village of Pecos is interested in attracting a share of higher-end housing within the existing village limits. The Village is currently working on improving its utilities and is not in a position to extend utilities for low-density development outside the current village at this time.*

## **Affordable Housing Planning**

The purpose of an affordable housing plan is to identify the existing and projected future housing needs of a community and coordinate activities involving housing, economic development and other subjects. Affordable housing plans establish long-range priorities, goals and policies to guide efforts and assist in coordination of various private and nonprofit entities that provide housing.

Affordable Housing Plans should be prepared following the guidelines of the New Mexico Mortgage Finance Authority (MFA), addressing housing primarily for persons and households of low or moderate income. The plans also deal with the full spectrum of housing needs, including market-rate housing. Affordable housing plans can be joint efforts between municipalities and counties.

Plan adoption enables a community to adopt an affordable housing ordinance and prepares the community to participate in the MFA's programs by providing guidance on housing needs that are best addressed by MFA-affiliated housing programs identified in this plan.

### ***MFA Guidelines:***

- *Require affordable housing plans to provide an in-depth analysis of housing need, conditions, resource, costs, and context in order to best inform funding and grant decisions.*

### ***New Mexico Affordable Housing Act and Affordable Housing Ordinances***

New Mexico's Affordable Housing Act enables municipalities and counties to exempt building or providing utilities to affordable housing from the anti-donation clause of the New Mexico State Constitution. Under the act, municipalities or counties that wish to donate, provide, or pay all or a portion of the costs of affordable housing (including land acquisition, renovation, financing, or infrastructure) must have in place an affordable housing plan, or a housing component in their comprehensive plan that meets MFA guidelines, in addition to an affordable housing ordinance. "Affordability" is defined as paying no more than 30% of household income for rent or mortgage payment, and utilities.

- *Allow a community access to new funding and grant opportunities.*

Objectives of the Affordable Housing Act include:

- Ensuring that state and local housing assistance grantees are qualifying grantees who meet the requirements of the Act and roles promulgated pursuant to the Act.
- Providing information to MFA for its evaluation of the financial and management stability of the jurisdictions in the role of applicants for MFA funding. If the jurisdictions choose to apply for such funding, the information in the plan demonstrates the commitment of the communities to affordable housing. The plan also provides context for determining the cost-benefit analysis of a project, benefits to the community of a proposed project, identification of the type or amount of assistance to be provided, and the scope of an affordable housing project.

The City of Las Vegas adopted an Affordable Housing Plan in 2012. The following recommendations were made:

- Create a Las Vegas Affordable Housing Trust Fund

- Apply for third party funding
- Invest in expanding affordable housing services
- Create capacity of local lenders to provide MFA, FHA, USDA mortgage products
- Staff position for implementation
- Close gaps for residents with very low incomes
- Mixed income/tenure development
- Pilot a green development project
- Promote live/work developments
- Incentives – donate land, infrastructure and other public facilities
- Incentives – waive fees, density bonuses, discounted or free land, streamline regulatory review

### **Maintenance Assistance**

#### ***Weatherization and Solar Energy***

Since the Pecos Subarea has relatively cold winters, weatherization, improved energy-efficiency and alternative energy use would be advantageous for residents. Central New Mexico Housing Corporation, headquartered in Albuquerque, serves San Miguel County. It operates the New Mexico Mortgage Finance Authority's NM Energy\$mart program for low-income residents.

- Weatherizing provides household savings of \$250 to \$480 annually (Source: United States Department of Energy, [energy.gov](http://energy.gov))
- Solar water heating systems with Energy Star qualification can reduce water heating bills by 50% to 80% and insulate owners from fuel shortages and price hikes (Source: United States Department of Energy, [energy.gov](http://energy.gov))
- Installing solar panels at an average cost of \$16,383 will pay for itself in just 12 years and will produce a savings of \$137 per month, for a savings of \$32,898 over 20 years (Source: online solar calculator by state, [cleantechnica.com](http://cleantechnica.com))
  - Encouraging and educating the public about energy saving practices for the home will help residents save on utilities and reduce Pecos' overall carbon footprint

#### ***Low Income Home Energy Assistance Program (LIHEAP)***

LIHEAP is a federally funded program that helps low-income households with their home energy bills. LIHEAP should help cost-burdened households to meet their housing needs. The New Mexico LIHEAP program may be able to offer participants one or more of the following types of assistance:

- Bill payment assistance
- Energy crisis assistance
- Weatherization and energy-related home repairs

### **Abandoned Properties**

Abandoned properties are an eyesore and can pose a safety hazard. The County's goal is the repair and reuse of abandoned properties, although demolition is the

best option in some cases (often for aging and abandoned mobile homes) it should be considered as a last resort.

The County currently does not have an ordinance that establishes provisions for demolishing derelict buildings. Some communities incorporate demolition in their nuisance ordinance. Such an ordinance should include criteria for identification of candidate properties, procedural requirements for action initiation and notification of condemnation, procedures for appeals, and liens and lien forgiveness criteria and schedule. In addition, the County would need to identify a funding source for demolition costs. Liens placed against properties by the county to recover demolition costs inhibit the sale and redevelopment of properties. To allow development, liens sometimes must eventually be forgiven in whole or in part, leaving the majority of demolition costs with the public.

### **Recreational Housing**

Within the National Forest are several recreational housing complexes operating under special use authorizations from the US Forest Service. (USFS). Winsor Creek is one such tract, containing 20-some residences. There are additional tracts in Holy Ghost Canyon, near Grass Mountain, and near Cowles. The Forest Service has no plans to discontinue these special use authorizations.

The Santa Fe National Forest Management Plan (draft) does state that recreation residences located in 100-year floodplains will not be rebuilt if destroyed by fire, flooding, or natural disaster. In addition, USFS national policy encourages phasing out permits for isolated cabins in national forests.



## **D. Goals and Policies**

### **1. Continue to ensure that adequate quality housing is available in Pecos**

- a. Encourage development of new housing, including a range of values and types to accommodate low-income, work force, and other residents
- b. Develop and adopt an Affordable Housing Plan and ordinance, either for the Village of Pecos alone or as a joint village/county plan, to expand the affordable housing resources available to county residents, including the ability of the Village and County to incentivize housing development for various market levels
- c. Coordinate with the Las Vegas Housing Authority and the New Mexico Mortgage Finance Authority on assisting residents of the county to address housing needs and the administration of regional or countywide housing programs
- d. Provide information to low income residents and encourage them to participate in weatherization, solar energy and LIHEAP programs that are available to them.

### **2. Continue work to address abandoned and nuisance properties in the Pecos Subarea**

- a. Adopt a demolition ordinance and establish protocol directing the identification, prioritization and approval of demolition projects in San Miguel County, including identification of sustainable funding sources
- b. Explore additional legal tools to encourage property owners to address maintenance issues, such as zoning, tax code disincentives, and additional maintenance ordinances
- c. Consider additional community-level initiatives to improve home maintenance, including making information about maintenance and efficiency improvement assistance available to the community

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*The facilities element describes and assesses facilities and utilities in the Pecos Subarea. The element provides strategies and policies to guide improvements.*

## VIII. Capital Facilities Element

### A. Introduction

The purpose of the Capital Facilities Element is to assess county and other important public facilities and utilities in the Pecos Subarea that serve residents living in the Pecos Subarea. Understanding this infrastructure is key to guiding short- and long-term strategies that result in high quality, well-maintained public facilities.

Infrastructure planning is also associated with the plan's Land Use Element because it takes into account the long-range direction and intensity of growth. These factors determine the type and location of needed new or expanded services. The economic development element also recommends certain initiatives that have physical planning implications for utilities, and other village and quasi-public facilities.

This document includes only those facilities and utilities located in the Pecos Subarea. For more detailed information about facilities that specifically serve either the village of Pecos or areas of San Miguel County outside the Pecos Subarea, please refer to the Village of Pecos Comprehensive Plan and the San Miguel County Comprehensive Plan.

### B. Existing Conditions

#### County-Owned Facilities

##### Fire Stations in Pecos Subarea

#### *Exhibit VIII-1 Fire District Service Areas in the Pecos Area*

*Pecos Canyon Fire Department is north and east of the village; Rowe Volunteer Fire Department is to the south; and Glorieta Pass Fire District is to the west in Santa Fe County. Which department responds to a fire depends on proximity of the fire house.*

*Pecos Village FD believes that their district response area is larger than shown on this map*



Fire protection and ambulance services provided by fire departments in association with local volunteers are some of the most important public safety services provided by San Miguel County. Participants in the community conversations held in subarea in the fall of 2017 generally indicated the great value the community places on its fire departments.

Fire stations within the subarea include:

- Pecos Canyon Fire Department, 1650 NM Highway 63, Tererro, NM. This station currently has 6 board members and officers, and 11 volunteer members, including 5 firefighters and 1 junior firefighter. Equipment and apparatus include: 1 command vehicle, 1 engine, 2 tankers, 2 brush trucks, and 1 quick attack truck.

*The Village of Pecos Fire Department recently entered into a lease agreement to operate a substation in Lisboa Springs*

- Rowe Fire Department, 196 Frontage Road 2116, Rowe, NM. This station currently has 9 non-firefighting volunteers and 9 volunteer firefighters. The department operates an active fleet of 1 command vehicle, 2 engines, 1 tanker, and 2 brush trucks.
- Village of Pecos Fire Department, 54 South Main Street. The department currently has 23 volunteer firefighters and a fire chief (a village employee). The department upgraded its radios and acquired a new fire truck in 2016.



Rowe Fire Station



Village of Pecos Fire Station

San Miguel County has requested \$1.1 million in funds through the Infrastructure Capital Improvement Plan process to construct a fire department training facility in Las Vegas to serve fire departments across northeastern New Mexico. This project is in its initial stages and has not begun planning or design.

The various volunteer fire departments rely on each other for backup. They also rely on Santa Fe and Mora Counties, the Village of Pecos, and the City of Las Vegas to provide mutual aid, as needed. The county fire departments also work with New Mexico Forestry, the National Park Service, and the U.S. Forest Service to coordinate fighting wildfires.

**Sheriff's Posse/ Pecos Valley Cowboy Church**  
104 S Main St., Pecos, NM 87552  
(505) 757-2504

*The Village of Pecos should research ownership of the Sheriff's Posse property and the conditions for the property to revert to the Village. With this understanding and further discussion with the Sheriff's Posse, future uses of the property can then be considered.*

**Sheriff's Posse and Rodeo Grounds Aerial Photo**

Source: Google Maps, 2017

Abutting Pecos National Historical Park land at the southern gateway to the village on NM Highway 63, the Sheriff's Posse building and rodeo grounds host the Pecos Rodeo and parade in August.



Due to the location and size of the site, it may be a candidate for development as additional RV parking or additional recreational activities or events in the village.

*The Pecos Convenience Center is located on Forest Service land leased to the County.*

### ***Solid Waste***

San Miguel County Public Works Department operates 9 staffed solid waste convenience centers, which transport solid waste to the Northeastern Regional Landfill near Wagon Mound and the Santa Fe Caja Del Rio Landfill. The convenience center west of the Village of Pecos serves the subarea. There are an additional six drop-off bin sites where county customers may dispose of solid waste. County residents pay \$35 per month to use these transfer stations. The transfer stations have recycle bins, but they reportedly have only light use.

### **Village-Owned Facilities**

#### ***Village Complex***

92 South Main Street  
P.O. Box 337  
Pecos, NM 87552  
(505) 757-6591



Village Complex Aerial Photo  
Source: Google Maps, 2017

#### ***Pecos Municipal Building***

The Pecos Municipal Building was built in 2005. In addition to village departments, it houses the New Mexico Motor Vehicle Department field office and office space for the San Miguel

County District Attorney. The Village has expressed interest in expanding services to include a county Sheriff's office and a local judge. The Sheriff's office handles law enforcement for the Village of Pecos, as well as within the unincorporated portion of the Pecos Subarea. The building is in excellent condition.

#### ***Pecos Senior Center***

209 NM Highway 50  
Pecos, NM 87552  
(505) 757-3000

The Senior Center was built in 2010. The Village of Pecos owns the building and manages its improvements and repair.



Pecos Senior Center

The Village maintains a memorandum of understanding (MOU) with the City of Las Vegas for the operation of the center, which serves breakfast and lunch for seniors for a suggested donation. Home delivery of meals is available to housebound seniors. The center offers a variety of activities and entertainment. The Village occasionally makes the facility available for community events, although clean up has been an issue in the past.

In December 2017, acting Aging and Long-Term Services Secretary KyKy Knowles announced the termination of a contract with the Non-Metro Area Agency on Aging, operated by the North Central New Mexico Economic Development District. This may impact service provision for seniors in San Miguel County.

#### **Other Facilities**

***Pecos Valley Medical Center***  
199 Highway 50, Pecos, NM  
87552  
(505) 757-6482

Pecos Valley Medical Center (PVMC) is a community health center licensed as a Diagnostic and Treatment Center by the NM Department of Health since 1979. It received Federally Qualified Health Center status from the U.S. Health Resources & Services Administration in 1998. It is also a registered 501c3 nonprofit corporation. PVMC serves an area of over 500 square miles and provides primary medical care, oral health and behavioral health care, and an in-house pharmacy.



Pecos Valley Medical Center

PVMC currently has two buildings: the dental and administration building (approximately 6,500 square feet, built between 1998 and 2001), and the medical building (approximately 6,179 square feet, completed in 2013 and funded through a USDA loan program).

The Center is planning to build a new dental and administrative wing of approximately 9,500 square feet. The proposed project will include a second story for administration.

The medical center is a community hub and vital institution in the village of Pecos. In the last few years, staff have increased from 37 to 57, and the center expects more growth in 2018; 85% of employees live in the Pecos area.



***Pecos Independent Schools***

North Hwy 63  
P.O. Box 368  
Pecos, NM 87552  
(505) 757-4700

The Pecos Independent School District campus in northern Pecos houses elementary through high school students. It has baseball and football fields with a track and other outdoor and indoor recreation opportunities.

The district allows community groups to use school facilities free of charge and has indicated a willingness to consider extending the service for village events as well. The Village should stay in contact with the School Board to coordinate community events services.



Pecos Independent Schools Campus Aerial Photo

Source: Google Maps, 2017

***U.S. Post Office***

63 S Main St., Pecos, NM 87552  
(800) 275-8777

A U.S. Post Office branch is located in the village on Main Street. The facility is attractive, but parking is limited.



Pecos Post Office

Source: Google Maps, 2017

***Pecos National Historic Park***

Encompassing over 6,500 acres, Pecos National Historical Park off of Highway 63 just south of the village of Pecos hosts puebloan archaeological ruins (Pecos Pueblo), a 19th century ranch (Forked Lightning Ranch, once owned by actress Greer Garson) and an American Civil War Battlefield. Visitors can fish, camp and hike, participate in guided tours or observe an annual reenactment of The Battle of Glorieta Pass (originally fought March 26 to March 28, 1862).

Annual park visitorship has remained relatively steady since the mid-1990s at between 30,000 and 40,000, but spiked up in 2010 and 2011 above 40,000 before returning to the previous range after 2011. In 2016, 39,715 guests visited the park.



The Interstate highway provides convenient access to the park. San Miguel County might benefit from teaming with park managers to develop cooperative events to draw visitors into surrounding communities to capture more economic benefits from the park.



***Santa Fe National Forest Pecos Ranger District and Campgrounds***  
18 Highway 63, Pecos, NM  
(505)757-6121

**Pecos National Historical Park Location**  
Source: National Park Service web site

The Pecos District Ranger Station opened to the public on Pecos' Main Street in August 1984.

The Santa Fe National Forest surrounds the Pecos area on three sides. The Pecos/Las Vegas District, sharing a district ranger and staff officers, manages the area. Numerous camping, fishing and picnicking spots are north of the village, as are trails for day-hiking, backpacking and horse riding.



**Santa Fe National Forest Campground Locations**

Source: Santa Fe National Forest

### ***Wildfires***

Wildfires are a seasonal reality in the forest, and thinning and prescribed burns are routinely underway. Although several small fires usually occur every year, no very large fires in the Santa Fe National Park have reached Pecos in recent years. The most notable fire was the Tres Lagunitas Fire in 2013, which burned 10,200 acres, threatened hundreds of properties in the county and came within 10 miles of the village.

### **Water Supply and Distribution System**

The New Mexico Energy, Minerals and Natural Resources Department (EMNRD) maintains a database of water systems throughout the state. The Pecos Subarea is home to seven rural community water systems:

- East Pecos Mutual Domestic Water Consumers Association (MDWCA)
- La Pasada MDWCA
- Lower Colonias MDWCA
- North San Ysidro MDWCA



- Pecos Water System
- Rowe MDWCA
- South San Ysidro MDWCA

Collectively, these water systems serve a population of just under 4,000 and have a daily production capacity of approximately 44,500 gallons.

The Village of Pecos operates and maintains a municipal water system serving the residents, businesses and public uses in the community. Components of the system include municipal wells, water treatment, storage tanks, and distribution lines.

#### **South San Ysidro Community Center**

El Valle Water Alliance has a community center in South San Ysidro within the subarea.



#### **Wastewater Collection and Treatment System**

##### ***Collection***

The Village of Pecos sewer collection system consists entirely of a conventional gravity sewer system, with no lift stations. The sewer system includes 8" polyvinyl chloride (PVC) and clay pipe with typical 6' manhole ranging from 6' to 20' in depth. The older portions of the collection system, which consist of clay pipe, need to be replaced and upsized to prevent leakage and accommodate the expansion of the collection system.

##### ***Wastewater Treatment Plant***

The Village of Pecos built a wastewater treatment plant in 2010 consisting of a new head works, new sequencing batch reactor, and new ultraviolet disinfection. This effort was a major capital project for the Village and a great accomplishment. The plant has a permit for discharging treated water into the Rio Pecos. As a relatively new facility, the wastewater treatment plant is in excellent condition and has a design life of at least 25 years.

The wastewater treatment plant has a capacity of 145,000 gallons per day. Currently, the plant treats 80,000 to 90,000 gallons per day. The plant also has six sludge drying beds.

##### ***Non-Village Utilities***

##### ***Landfill and Transfer Station***

San Miguel County operates a transfer station in West Pecos, near the village. County residents pay \$35 per month to use of the transfer station. The transfer

station has recycle bins, but they reportedly have only light use.

Illegal dumping sometimes occurs in the East Pecos pit on National Forest land and near Los Alamos Creek. Illegal dumping particularly occurs on Sundays and Mondays when the transfer station is closed.

### *Acequias*

Acequia associations operate three ditches in the vicinity of the village to irrigate the Rio Pecos valley floor. The associations are separate from the County government.

### *Exhibit VIII-2 Acequia Associations in the Pecos Subarea*

**Acequia Associations in Pecos Subarea**

Acequia Association	# of Irrigators	Acreage of Irrigated Agriculture
Rincon Ditch (Pecos River)	5	27
East Ditch (Pecos River)	43	181
West Ditch (Pecos River)	28	225
El Molino Ditch (Pecos River)	5	10
East Justo Gonzales Ditch (Cow Creek)	5	14
West Los Gonzales Ditch (Cow Creek)	3	5.8

Sources: New Mexico Acequia Commission (Pecos River), on line checked 2017; and Office of State Engineer, Surface Water Irrigation Organizations in New Mexico, 1987

According to *A Review of the Historic Significance of and Management Recommendations for Preserving New Mexico's Acequia Systems* by Neal W. Ackerly for the New Mexico Historic Preservation Division, 1996, p. 96:

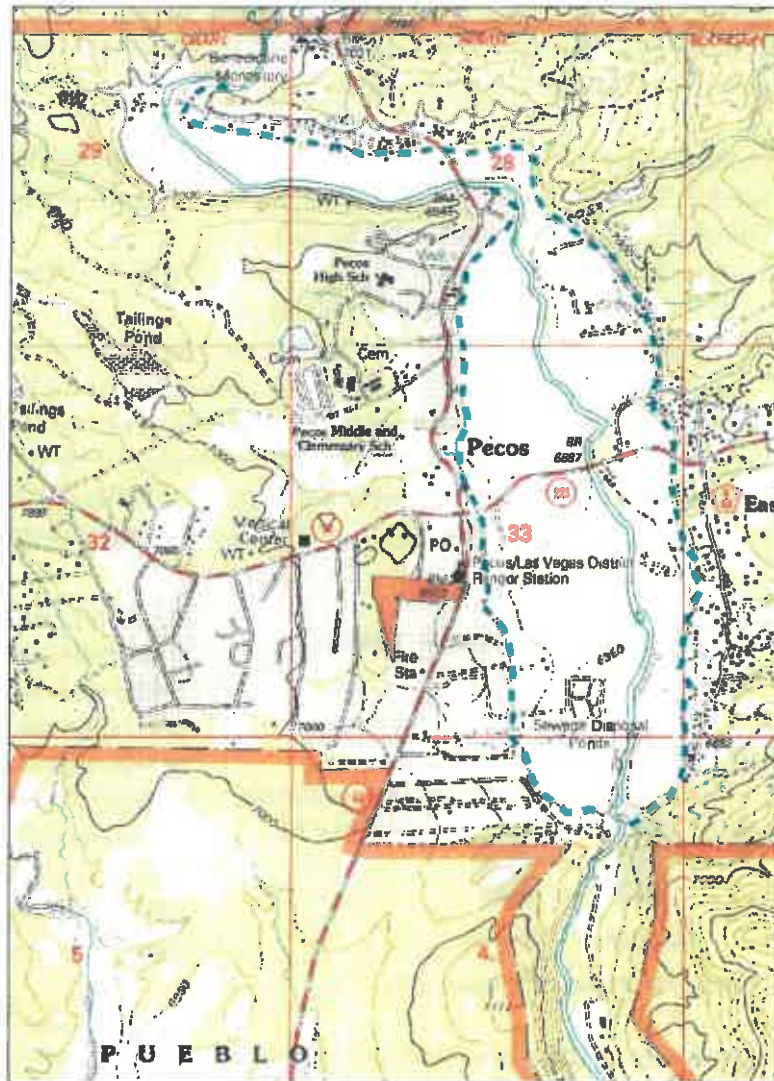
Water rights have been adjudicated under the 1931 Hope Decree for acequias in seven sections along the Rio Pecos (Martinez 1990). In the section extending from the headwaters to Irwin's gauging station, ditches include the Panchuela (1916) and Simmons (1860). In the section extending from Irwin's gauging station to Cow Creek, there are 15 acequias including West Urban (1870), Valley Ranch (1862), Rincon (1860), East Pecos (1824), West Pecos (1799), and Molino (1824).

The acequia in Rincon is concrete-lined, however, it is dirt in south Pecos.

The map below shows the acequias (dashed blue lines) near the village of Pecos visible on the USGS topographic map and aerial imagery. The third acequia may not be as visible on these sources.

***Exhibit VIII-3  
Acequias in Rio  
Pecos Valley***

Source: USGS  
topographic map and  
Google Earth aerial  
imagery, prepared by  
ARC



**Electricity**



The Mora-San Miguel Electric Cooperative provides service to the village. The Pecos Area is represented on the Cooperative District 5 board.

The Cooperative has taken several steps to promote energy conservation. It is installing smart meters for reading from its office as well as in homes and businesses, allowing consumers to identify variance in usage over the day, information needed to save electricity. The Coop offers rebates for Energy Star® appliances. In addition, Touchstone Energy Savers offers energy-efficiency information, energy use audits and incentives, featured on the Coop's web site.



**Telecommunications**

CenturyLink provides land-line service to customers throughout the village of Pecos and Internet service to portions of the village. Internet service is spotty.



*Broadband speeds are a moving target. The Federal Communications Commission defines broadband as digital speeds of at least 25 megabits per second (Mbps) for downloading and 3 Mbps for uploading. Two years ago, the numbers were 4 Mbps for download and 1 Mbps for upload. (Source: American Planning Association, Planning magazine, October 2017)*

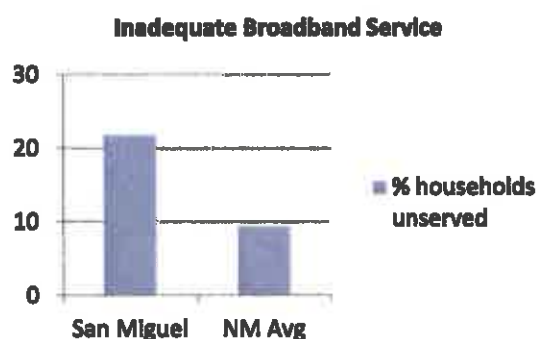
#### **Exhibit VIII-4 Households Without Broadband**

The Pecos Independent School District and Southwest Capital Bank have fiber optic service. The Pecos Valley Health Clinic is working with CenturyLink on installation of high speed fiber optic.

Public participants in the planning process have expressed the need for fixed wireless broadband available to homes, businesses, and perhaps an Internet cafe.

Following are some providers in the area:

- Sensitiva Networks offers service in Pecos Valley, however it is relatively slow at 1.5 to 3 Mbps, but is fairly affordable.
- NMSurf of Santa Fe provides limited coverage in Pecos. Service depends on whether a potential customer has a clear view of the Tesuque Mountain. NMSurf has considered expanding service in area, but reportedly, potential customers have long data plans with the phone company and many are not willing to pay for faster service such as 5 to 10 Mbps for \$45.99/month
- HughesNet and DISH Network TV also offer Internet service in Pecos



Source: NM Broadband Program, 2014

According to the Governor's State Broadband for Education Initiative, other providers also operate in the area, although they may not offer service in Pecos. Overall, San Miguel County had a high proportion of households that do not receive Internet service, over 20%, compared to New Mexico at under 10% in 2014.

For those who do not have Internet service, phone data plans can be very expensive, due to steep overage charge.

## **C. Issues and Opportunities**

### **Facilities Desired in Visioning Statement**

The vision statement in Chapter II of this plan contains several aspirational developments that are related to village facilities, including:

- Opening up fishing opportunities on the Rio Pecos
- Festival events in the village
- Adding a community center to host events for locals at little or no cost to them and working continuously to add recreational facilities such as a swimming pool, track, parks, and trails

### **Continuing Existing and Expanding into New Services**

The County will continue working to expand the variety of services available to residents throughout the county.

## **Planning for Buildings and Grounds**

### ***Infrastructure Capital Improvement Plan (ICIP)***

The County maintains an ICIP that outlines current top priority projects for funding. The complete list of projects includes road and highway projects, new or upgraded facilities, utility infrastructure and equipment.

The County had included in its ICIP \$50,000 over a two-year period for solid waste containers and \$500,000 over five years for upgrades to solid waste collection centers. The Rowe Mesa Rincona Fire Station has a project cost of \$450,000 in the ICIP.

Facility Projects Listed In ICIP - Pecos Subarea	Total Project Cost
Project	
Cattle Guard Replacement (County-wide - portion in subarea)	\$150,000
Solid Waste Containers (County-wide - portion in subarea)	\$50,000
Solid Waste Collection Center Upgrades (County-wide - portion in subarea)	\$500,000
Rowe Mesa Rincona Fire Station	\$450,000

Source: San Miguel County Infrastructure Capital Improvement Plan (ICIP) 2019-2023 Projects

### ***Asset Management Plan***

San Miguel County does not currently have an asset management plan. An asset management plan consists of listing and evaluation of fixed assets, including valuations, depreciation of infrastructure, useful life, replacement costs and project funding. It would cover roads, buildings, communications, community water, and solid waste. The plan's projects are likely longer range than the five-year ICIP, although the shorter range projects should be in the ICIP.

The approach is strategic and proactive, based on data and collaboration to develop a comprehensive long-term view of infrastructure management.

### ***Energy Conservation***

Overall, the County is interested in energy conservation through the efficient operation of its utilities.

### ***Village Wastewater Treatment Plant Capacity and Improvements that May Serve Unincorporated Areas***

The Village of Pecos is working with Chavez Paulette Consulting on a study of connecting residences in East Pecos to the Village's wastewater treatment plant. The East Pecos Domestic Water Association has approximately 220 customers, although the geography for wastewater collection has not yet been established. The Chavez Paulette study will determine whether the entire water district would be encompassed. Plant capacity should be adequate to accept the additional East Pecos users. The Village will need to address a number of concerns in extending sewer

service to East Pecos, including system design, property owner consent, easements and rights-of-way for wastewater collection lines and rates.

The Village of Pecos Comprehensive Plan recommends that the Village conduct a study to consider the pros and cons of annexation versus extending utility service outside village limits. It should also consider the merits of connecting nearby septic tank users in subdivisions west of Pecos to the village wastewater system in the future.

### **Internet and Broadband**

Broadband connectivity is very important for economic development. It is a major factor in attracting new businesses and providing existing businesses with the opportunity to be more profitable and productive. Low-income households are particularly underserved. The Center for Public Integrity Analysis of Federal Communications reports that 80% of low-income households in San Miguel County are without broadband service. (Source: American Planning Association, *Planning* magazine, October 2017)

Connect America Fund Awards may also be available. The Federal Communications Commission adopted comprehensive reforms of its Universal Service Fund and intercarrier compensation systems to accelerate broadband build-out to the approximately 23 million Americans (as of December 31, 2013) who lack access to infrastructure capable of providing 10/1 Mbps fixed broadband.

Another possible solution is for a small working group in the area to define and address local Internet problems. The state or a local consultant might be able to meet with the group to identify and explore options. If, for example, the Village, Glorieta Camps, Pecos Business Association, and other interested organizations and individuals work together, they may have more clout to receive and improve broadband in the area. The State of New Mexico is interested in expanding broadband in rural areas. The N.M. Geospatial Advisory Committee and N.M. Broadband Program Manager Gar Clarke are also resources that may be able to assist Pecos in obtaining improved Internet service.

Financial assistance may be available to connect low-income residents to the Internet.

### **Natural Gas Versus Reliance on Propane**

Properties in the Pecos Subarea, both in the village and outside, do not have access to natural gas. Residents rely mainly on propane for cooking and heating. Propane is expensive, and natural gas would be highly desirable.

The closest existing natural gas line is in Eldorado, 19 miles west of Pecos, and extending it into the county would be costly. When the late New Mexico Representative Lucky Varela studied extending natural gas to Pecos, he learned that it was unlikely, based on the small population size and mountainous terrain.





Glorieta Camps would likely be a major user of natural gas if available, and has expressed interest in advocating for a natural gas line extension.

#### **Infrastructure Capital Improvement Plan**

San Miguel County has submitted a list of over 50 projects to the State of New Mexico as part of its Infrastructure Capital Improvement Plan (ICIP). Future study will determine which of those projects fall within the Pecos Subarea and which are likely to receive funding.

### **D. Goals and Policies**

- 1. Continue to maintain existing facilities and develop new public facilities to meet the needs of the community, including enhancement of the quality, safety and variety of services, preservation of historic properties, support for economic development, and maintenance of public property**
  - a. Expand and periodically update the County's asset management plan, including facilities as well as roads and other infrastructure for an integrated approach to asset management and maintenance
  - b. Maintain a central database of all warranties, repairs and requests for repairs and improvements
  - c. Periodically assess the structural condition of all county and public facilities, and conduct life-cycle maintenance improvements and building replacement as needed (ongoing)
    - i. Anticipate recurring maintenance needs
    - ii. Develop a comprehensive maintenance schedule, using best practices
  - d. Develop the ICIP on an annual basis to include facilities projects
  - e. Support community center development in county communities
  - f. Continue to support local institutions that serve the community
- 2. Improve energy and water use efficiencies of public facilities and grounds**
  - a. Conduct periodic audits of energy use and water consumption, and develop means to reduce them
  - b. Evaluate heating and cooling systems and other major energy uses, and seek means to reduce ongoing costs
- 3. Determine appropriate reuse, divestment, or demolition of village properties that are no longer needed for their original purpose**
- 4. Protect the community's health and environment**
  - a. Implement wellhead protection measures to minimize the potential for land uses near village wells to impact water quality
  - b. Encourage residents, businesses and institutions to properly dispose of and recycle their solid waste
    - i. Discourage illegal dumping through working with San Miguel County public works and code enforcement to devise longer transfer station hours, possibly lower transfer station pricing, more aggressive code enforcement, and volunteer clean-up

- ii. Involve U.S. Forest Service in patrolling and enforcing laws against illegal dumping on National Forest lands
- 5. **Use renewable energy and advance sustainability of the community's water and energy demands**
  - a. Encourage rooftop solar energy installations.
- 6. **Achieve life-cycle cost savings and fit capital planning and improvements into County budgeting**
  - a. Develop the ICIP on an annual basis, with a realistic prioritization, costing and approach to programmed improvements
  - b. Periodically update the county asset management plan
- 7. **Advocate for improving broadband Internet access at affordable rates**
  - a. Work with the State of New Mexico, San Miguel County, local Internet providers, and possibly with an Internet service consultant to develop a strategy for improving broadband Internet service in Pecos and the vicinity
- 8. **Advocate for New Mexico Gas Company to extend natural gas service to the Pecos subarea**
  - a. Work with the New Mexico Gas Company, Santa Fe County, New Mexico legislators and agency representatives to evaluate the benefits and costs of extending natural gas service to the Pecos subarea and connecting customers

*The transportation element guides improvements to roads and highways, and bicycling and pedestrian facilities, and to strengthen the transportation network.*

*“Complete streets” are designed to include pedestrians, bicyclists, motorists and transit riders. Sidewalks should be compliant with the American With Disabilities Act.*

## IX. Transportation Element

### A. Introduction

The transportation element guides improvements to the existing roads in the Pecos subarea, and considers any expansion of the transportation system needed to meet the demands of the existing population and future growth over the next 20 years.

### B. Existing Conditions

The Pecos subarea has 70 miles of paved and 100.6 miles of unpaved road (Source: ARC analysis of roads using geographic information system [GIS] data). Of the total 170.9 miles of roadway in the Pecos subarea, 39.5 miles of paved and 37.8 miles of unpaved road surface are within the village’s 1-mile extraterritorial (ETZ) area, and 30.8 miles of paved and 62.8 miles of unpaved road are outside the Village ETZ limits.



County Road B43B looking north

### Major Roads

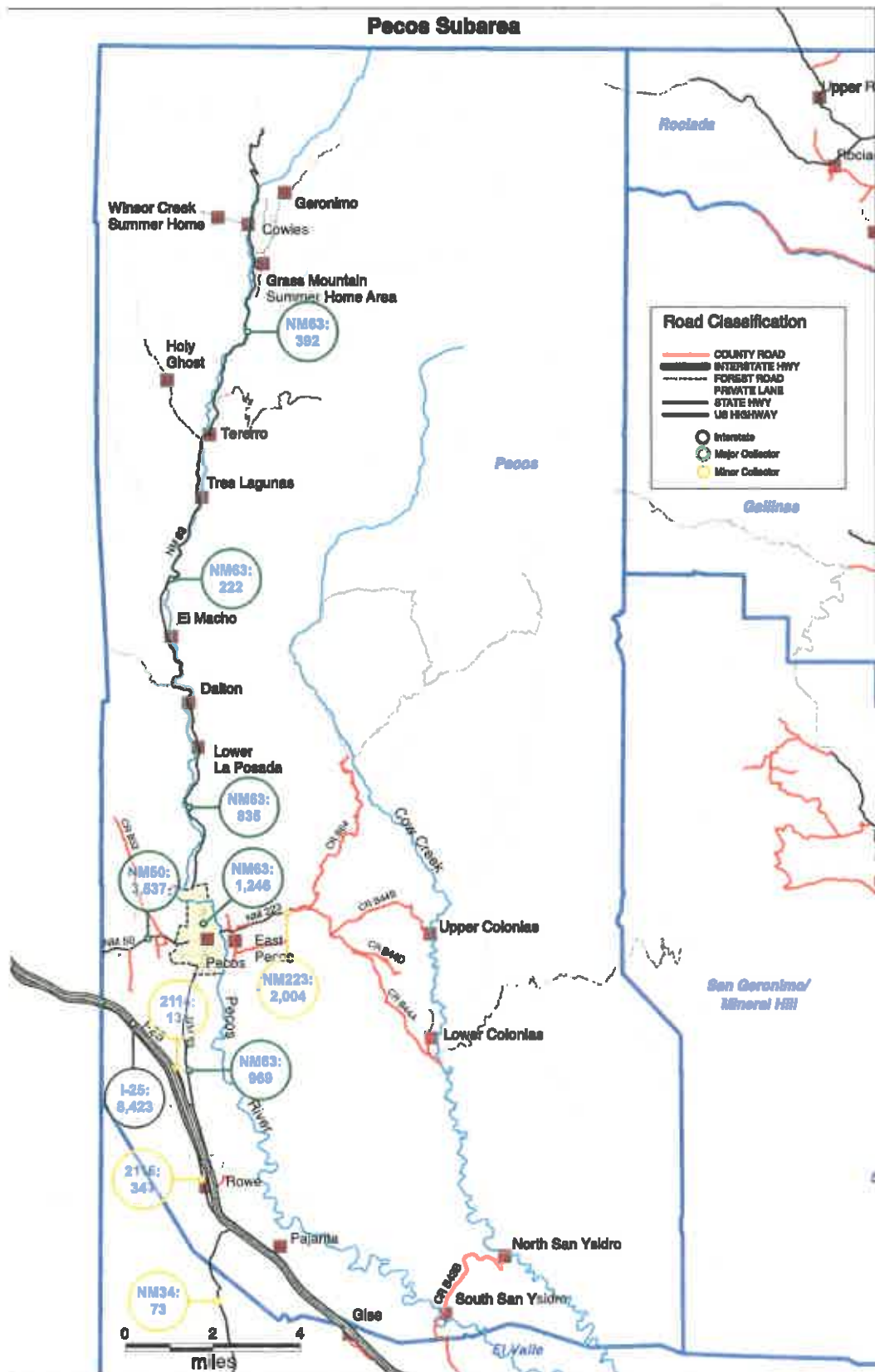
The major roads in the Pecos Subarea area include:

- I-25 along the southern edge of the subarea, including the Rowe interchange
- The I-25 Frontage Road 2116, running north past Rowe and south and east towards Romeroville; the I-25 Frontage Road 2115 connecting I-25 to Highway 63; the I-25 Frontage Road 2114 on the east side of interstate north from Rowe towards Glorieta, where it intersects with private lanes
- NM 63 north from I-25 in Rowe through Pecos and up Pecos Canyon
- NM 50 from Glorieta to Pecos
- NM 223 from Pecos towards Cow Creek, intersecting with County Road B64, then Forest Service Road 86 going north and County Road B44 going south to Upper Colonias and Lower Colonias
- NM 34, south from Rowe up to Rowe Mesa near Glorieta, intersecting with US 285 in the Galisteo Basin
- County Roads B51, B51A, and B60, serving East Pecos
- County Road B43B, extending north from the I-25 Frontage Road, through tunnel under the interstate to South San Ysidro and North San Ysidro.

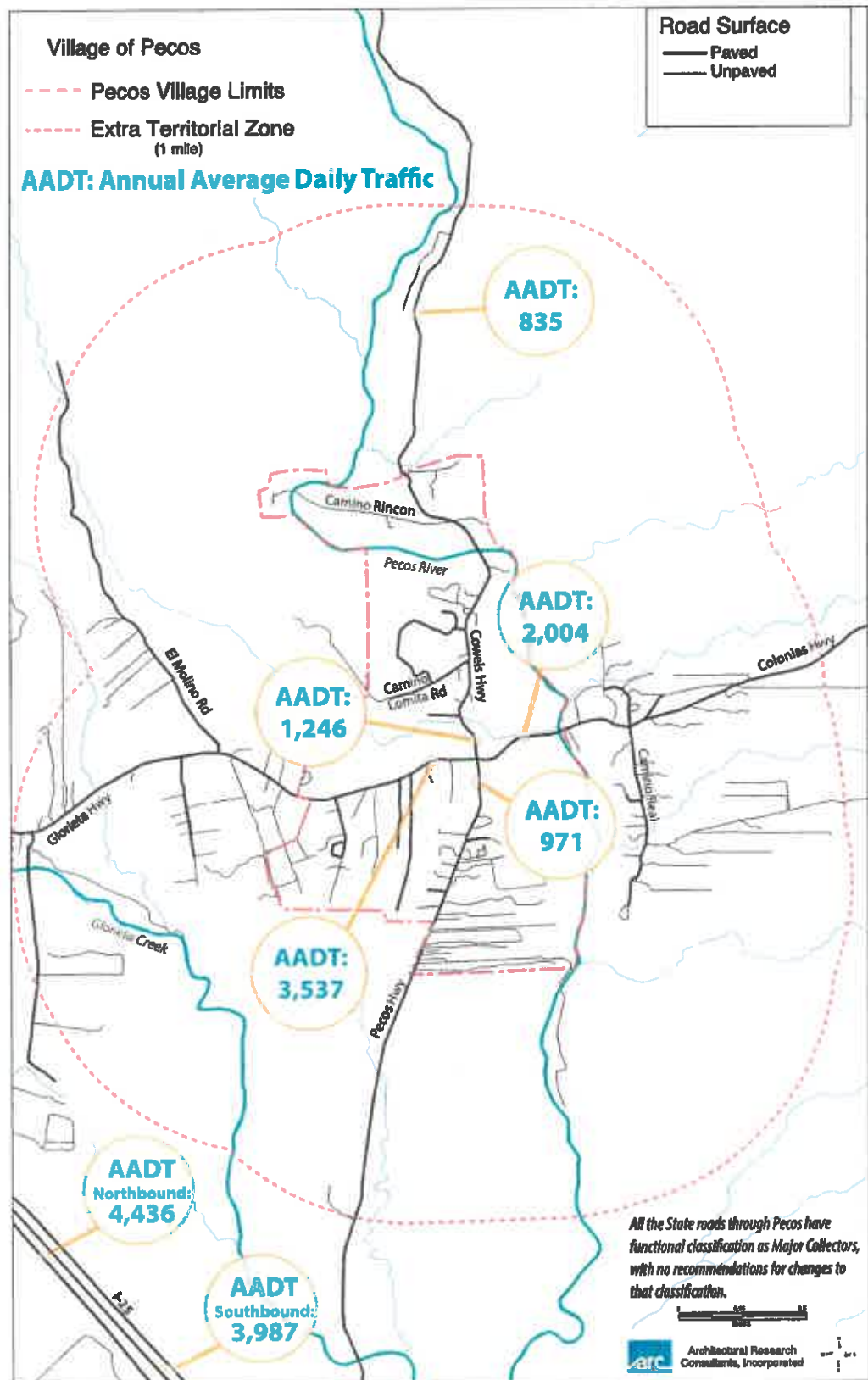
Other county roads in the area include B44A, B44B, B44D, B49, B50, B52 and B64. The U.S. Forest Service maintains several miles of roadway in the area, some of which appear to include rural addresses. State highways must conform to state design standards, which do not always accommodate “walkability” or “complete streets” improvements. The New Mexico Department of Transportation (NMDOT) classifies the state roads through the area as “major collectors” or “minor collectors,” with no recommendations for changes to those classifications.

Two I-25 interchanges provide access to the subarea, one at Rowe and the other 5 miles to the northwest of the village of Pecos at Glorieta.

*Exhibit IX-1  
Roads in Pecos  
Subarea by  
Functional  
Classification, with  
Annual Average  
Daily Traffic  
Counts (AADT)*



**Exhibit IX-2**  
**Average Annual**  
**Daily Traffic**  
**Counts on State**  
**Roads**



### **Bike Lanes or Paths**

Neither the village of Pecos nor any other communities in the subarea have designated bike lanes or paths.

The 2012 *Guide for the Development of Bicycle Facilities*, published by the American Association of State Highway and Transportation Officials (AASHTO), establishes that the minimum width of a bicycle lane should be 4 feet.

NMDOT estimates the usable shoulder width of state highways. While portions of state highways, such as 63, 223, and 50, have estimated shoulder widths of above 4', many stretches narrow to 0' to 2' wide, which may be inadequate for use by cyclists per AASHTO.

### **Rail**

BNSF Rail (Glorieta Subdivision) runs south of I-25 with stations at Las Vegas in the east and Lamy in the west. Pecos has no stations or sidings. This segment of rail has virtually no freight traffic; AMTRAK passenger trains are the only regular users.

### **Park and Ride Shuttle Bus**

NMDOT provides park-and-ride service at Rowe to the state capitol in Santa Fe and to Highlands University in Las Vegas. Four shuttle buses run between Santa Fe and Las Vegas every weekday, twice in the morning and twice in the evening. Plans to extend the park-and-ride service into the village of Pecos were deemed infeasible because of insufficient turn-around space at the village complex.

## **C. Issues and Opportunities**

### **Drainages and Flooding**

Flooding, especially due to clogged drainages, has been a problem in the Pecos Subarea. Responsibility for maintenance changes with roadway ownership and right-of-way ownership. San Miguel County should research requirements and develop clear guidance that outlines the responsible party in each instance. It should publicize the information to mitigate liability for flood damage due to poorly maintained or clogged drainages, and to encourage responsible parties to maintain their drainages.

### **Recreational Off-Road Vehicle (ROV) Use**

In 2017, the Village of Pecos adopted an ordinance relating to the use of off-highway and all terrain vehicles and allowing such vehicles to drive on village streets. The ordinance adopts state use and safety regulations for off-highway and all terrain vehicle use on roadways. The Village has requested that the New Mexico Transportation Commission designate portions of NM 63, 223 and 50 in Pecos as designated ROV routes.



***Exhibit IX-3  
ROV Route  
Designation  
Request***

Source: Village of Pecos  
Ordinance 2017-001



This designation may create confusion outside village limits, as San Miguel County has not explicitly permitted or forbidden ROV use on County roads. The County should consider such an ordinance.

**Maintaining Roads**

The San Miguel County Public Works Department maintains county roads in the Pecos Subarea.

**Expansions and  
Improvements**

***Current Projects***

More information is required from San Miguel County Public Works Department.

**Potential Projects**

***Building Street Connections***

Connectivity is an important safety feature. Limiting the number of one-way-in / one-way-out areas improves the ability of a community to respond to and evacuate from wildfires, and improves access in the event of an emergency.

San Miguel County should explore opportunities to connect county subdivision roads to improve access for residents, visitors, and emergency response vehicles.

**Scenic Byway**

NMDOT has designated the Santa Fe Trail National Scenic Byway on NM 63 and NM 50 through Pecos, recognized as one of the official 26 scenic byways in the state of New Mexico. This route is indeed very scenic and historic, and should be advertised through signage on I-25 (and on roads) to encourage motorists to turn off and sightsee in the area.

The Village has an interest in retaining the existing rural scenic qualities while assuring safety for motorists and nonmotorists on the route. The Village should ask NMDOT for shoulders sufficient for bicyclists on this route, as well as along the highly scenic NM 63.



***Exhibit IX-4  
Santa Fe Trail  
Scenic Highway  
Route***

***Interconnecting  
roadways would  
provide the  
opportunity for  
visitors and residents  
to better explore the  
area, rather than just  
drive through.***



***County Roads Planning Process***

Roads in San Miguel County need maintenance. Without adequate funding to address all facility needs, San Miguel County Public Works must establish priorities for road improvement projects. At present, Public Works focuses on projects that address safety issues, occur along school bus routes, or are near population centers and have higher traffic counts.

Phone messages and web site comments are a major source of information for the Public Works Department in prioritizing maintenance and smaller capital projects. Web site messages regarding roads can be sent from [http://www.co.sanmiguel.nm.us/report\\_road\\_issue/index.php](http://www.co.sanmiguel.nm.us/report_road_issue/index.php).

***Exhibit IX-5  
ICIP Road  
Projects***

The following table shows two specific projects in the subarea listed in the Infrastructure Capital Improvement Plan (ICIP).

Road Projects Listed in ICIP - by Subarea		Total Project Cost
Project	Subarea	
San Isidro CR B-43-B Chip Seal	Pecos	\$250,000
East Pecos Drainage and Asphalt Paving	Pecos	\$500,000

Source: San Miguel County Infrastructure Capital Improvement Plan (ICIP) 2019-2023 Projects

***Regional and State Transportation Planning Organization and Program Processes***

The County should participate in the processes of the following planning organizations and programs that can affect federal and state roads that impact the overall community:

- ***Northeast Regional Transportation Planning Organization (NERTPO)***  
NERTPO conducts periodic meetings, and assembles and evaluates regional transportation projects. It is the avenue to the development of the State Transportation Improvement Plan. NERTPO also serves as a forum for promoting highway safety, protecting environmental quality, preserving cultural resources and assessing residential and commercial development impacts on the regional transportation infrastructure.
- ***Regional Planning Organization (RPO) Long-Range Transportation Plan Priorities and Recommendations:*** The NMDOT Planning Division updated the state's plan, adopting the New Mexico 2040 Plan in 2015. At that time, NMDOT, the RPO and local participants may initiate periodic updates to the plan, and prepare for the next long-range transportation in five years (2020).
  - In addition, the State is currently working on a statewide bicycle plan. Consultants Bohannon Huston Inc. provide information about the planning process on [www.bhinc.com/nm-bike-plan/project-status](http://www.bhinc.com/nm-bike-plan/project-status).
- ***Statewide Transportation Improvement Program and Funding:*** The State updates this program each year to set NMDOT's funding priorities over the next five years.

**D. Goals and Policies**

**1. Maintain existing roads in the area**

- a. Continue regular road improvements as budget allows
- b. Follow a phased approach to paving new roads according to priorities, based on need and where joint project opportunities exist
- c. Improve landscape and drainage as part of projects for new road building and major street repair, as appropriate
- d. Replace street signs where needed and maintain them

**2. Encourage the development of multi-modal opportunities in the village**

- a. Support the development of bike lanes along state and village roads

- i. Explore the potential of a designated bicycle route or bike lanes along Highway 63
  - b. Improve walkability in neighborhoods, recreational areas, and commercial areas in unincorporated communities
  - c. Develop standards for drainage, width, and surface type for new road projects, using context-sensitivity for the type of desired streetscape
  - d. Request additional study of a new park-and-ride stop location that serves Pecos area residents
  - e. Continue working with NMDOT and the Village of Pecos to ensure the safety of recreational off-highway vehicle and vehicle users on state roads in the village
- 3. Reduce the risk of flooding in the area**
  - a. Work with the NMDOT to maintain roads and drainages
    - i. Work with the Village of Pecos to determine drainage maintenance responsibilities and improve maintenance
  - b. Consider developing drainage plan requirements for new development
- 4. Assure that the County participates in regional and state transportation planning and design of roadways in or near the village**
  - a. Actively participate in the regional planning organization's planning process to voice concerns and requests
  - b. Actively participate in the planning process for developing and approving New Mexico's State Transportation Improvement Program
  - c. Provide input to the New Mexico Department of Transportation about project selection, priorities and design issues for any specific road planning
  - d. Work cooperatively with NMDOT on transportation improvements
  - e. Coordinate with NMDOT in the development of the New Mexico State Bicycle Plan, currently in progress. San Miguel County, the Village of Pecos, and the Pecos Business Association should follow the recommendations of the plan.
  - f. Connect subdivision roads where appropriate, and especially in new development, to improve access for residents, visitors, and emergency response vehicles.
- 5. Promote public involvement in the county's transportation planning process**
  - a. Provide opportunities for public involvement in the design of new roads, and major road rehabilitation or rebuilding to assure recognition of local concerns

## **X. Hazards Mitigation Element**

*The Hazards Mitigation Element identifies hazards that could potentially harm San Miguel County and methods to prevent or mitigate them. This element is a broad analysis of hazard mitigation for San Miguel, identifying the major issues that the community may face.*

### **A. Introduction**

Hazards mitigation is defined as "... any action taken to reduce or eliminate the long-term risk to human life and property from natural and man-made hazards ...." The emphasis on long-term risk distinguishes mitigation from actions geared primarily to emergency preparedness and short-term recovery. Examples of mitigating hazards are reduction of wildfire and flood risk, drought damage, and damage from acts of terrorism. Since some hazards are ongoing, hazards mitigation often focuses on reducing repetitive loss.

### **B. Hazard Mitigation Planning**

#### **Purpose of Hazards Mitigation Planning**

- *Enhance public awareness and understanding* – Help residents of the county to better understand the natural and human-caused hazards that threaten public health, safety and welfare, economic vitality, and the operational capability of important institutions
- *Create a decision tool for management* – Provide information that managers and leaders of the county, local government, and other key institutions and organizations need to take action to address vulnerabilities to future disasters
- *Promote compliance with grant and program requirements* – Ensure that the County can take full advantage of state and federal grant programs, policies, and regulations that encourage or mandate that local governments develop comprehensive hazard mitigation plans
- *Enhance local policies for hazard mitigation capability* – Provide the policy basis for mitigation actions that the County should promote to create a more disaster-resistant future

#### **Benefits of Mitigation Planning**

- Saves lives and reduces property damage
- Protects critical facilities and services
- Reduces long-term hazard vulnerability
- Contributes to the sustainability of the county

#### **Federal Requirements for Hazard Mitigation**

In 2000, the U.S. Congress passed the Disaster Mitigation Act, which requires local communities to have mitigation plans in place in order to receive federal hazard mitigation grants. Protection of utilities began at that point. After the attacks of September 11, 2001, federal requirements for the increased security of some government buildings were added as protective measures to be taken by communities, even local governments serving small populations. Funds are available to the County to develop a detailed plan and other needed processes and documents.

### **Examples of Hazard Combinations**

Hazard types are not always separate from each other. Several examples are of cause and effect are:

- *Flooding* — can cause property damage, collapse of steep slopes, and/or flotation of underground storage tanks that might leach fuel into groundwater. Flooding can also cripple vital transportation routes.
- *Drought* — can make flooding more severe because soils can no longer absorb heavy rains
- *Wildland and structural fires* — cause not only physical damage, but air pollution from smoke which affects health
- *Road accidents* — can negatively affect the county's internal transportation access and residents' health and safety because of issues such as hazardous spills
- *Winds* — can cause power and communication outages

### **Relationship between Hazard Mitigation Planning and Emergency Preparedness**

Hazards mitigation planning establishes sustained actions to reduce or eliminate long-term risk to life and property from hazard events. Emergency preparedness typically involves emergency operation manuals and procedures, and coordination designed to prevent, respond to and recover from a potential hazard. These concerns are:

- Loss of utility service (natural gas, electricity and potable water)
- Loss of communications (cell phone communication towers, telephone land lines and radio transmitters)
- Hazardous material spills in roadways: this hazard is especially of concern about commercial trucks that may carry hazardous materials that are not properly isolated in case of a fire. For example, a Walmart truck may have palettes of car batteries, chlorine bleach and other household chemicals.
  - This risk is low, since San Miguel is not on any major highways.

## **C. Existing Conditions**

### **Multi-Jurisdictional Hazards Mitigation Plan**

San Miguel County completed its 2014 Multi-Jurisdictional Hazard Mitigation Plan in November 2014. It provides a comprehensive resource for risk assessment, hazards mitigation and resource identification throughout the county, including Pecos and Las Vegas. The plan identifies the following natural and human-caused hazards that occur within the boundaries of San Miguel County:

- Bridge failure
- Dam failure
- Drought
- Earthquake
- Flood

- Expansive soils
- Extreme heat
- Hailstorm
- Tornado
- Hazardous materials incident
- High winds
- Landslide
- Levee failure
- Pandemic/epidemic
- Pests
- Severe winter storm
- Terrorism
- Thunderstorm
- Wildfire

The County's 2014 Multi-Jurisdictional Hazard Mitigation Plan ranked the following hazards for the Pecos area by probability. In the table below, the side bar at left identifies hazards with a high probability rating as red and those with a moderate probability as orange.

***Exhibit X-1  
Table of Hazards  
with High  
and Moderate  
Probability for the  
Pecos area***

**Hazards Rated as Having High or Moderate Probability**

Hazard	Probability in Village of Pecos
Floods	High
High Winds	High
Thunderstorms	High
Lightning	High
Drought	High
Wildfire	High
Hazardous Materials Incident	High
Severe Winter Weather	High
Pandemic/Epidemic	High
Earthquakes	Moderate
Tornadoes	Moderate
Dam Failure	Moderate

Source: San Miguel County 2014 Multi-Jurisdictional Hazard Mitigation Plan (2014)

In the table below, the side bar at left identifies hazards with a low probability as yellow.

**Exhibit X-2**  
**Table of Hazards**  
**with Low**  
**Probability for the**  
**Pecos area**

**Hazards Rated as Having Low Probability**

Hazard	Probability in Village of Pecos
Hailstorms	Low
Expansive Soils	Low
Landslide	Low
Extreme Heat	Low
Levee Failure	Low
Pests	Low
Terrorism	Low

Source: San Miguel County 2014 Multi- Jurisdictional Hazards Mitigation Plan (2014)

### ***Flood***

Floods are among the most frequent and costly natural disasters in terms of human hardship and economic loss. Their cause is usually storm events and sometimes, snow melt. Floods can cost human lives and livestock lives, and damage buildings and utilities. Standing water and wet structural materials can become breeding grounds for mold, bacteria and viruses. Floodwaters that contain sewage or decaying animal carcasses could cause infectious diseases.

### ***History of Flooding***

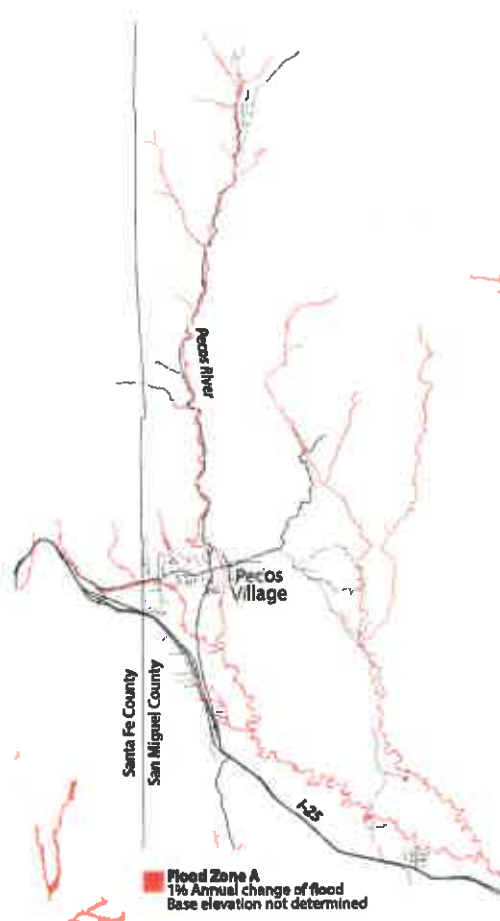
Historically, roads over drainages in the Pecos area have flooded. Recent flooding stranded school children. Floods and flash floods occurred in Pecos in 1997 and 2013, with a total cost of damages of \$80,000, but no fatalities. In 2017, monsoon rains caused some flooding situations in Pecos and at a state highway that damaged a recently a installed floor in a private residence.

### ***Federal Emergency Management Agency (FEMA)***

The following map shows the boundaries of the 100-year floodplain (also called the 1% annual chance floodplain). The data source is FEMA's Flood Insurance Rate Map dated December 3, 2010.



**Exhibit X-3**  
**Map of Flood Risk**  
**in the Pecos Area**



### ***100-Year Floodplains in Pecos Subarea***

The floodplains are closely associated with the Rio Pecos, Glorieta Creek, Alamitos Creek and Cow Creek. No structures within the Village of Pecos are in the 100-year floodplain. The county should conduct a survey of county facilities to identify any that are at risk of flood in the unincorporated portion of the subarea. (Source: FEMA Flood Insurance Rate Map, December 3, 2010)

### ***Localized Flooding Outside the Floodplain***

Localized flooding in the county occurs due to flash floods in arroyos or acequias, and clogged or overflowing drainage channels during severe rainstorms. Sheetflow can also cause flooding when rain falls intensely during a short period of time. Wildfires can increase sheet flooding through decreasing the vegetation that absorbs or slows down runoff.

## **Wildfire**

### ***Hazard/Problem Description***

The frequency and severity of wildfires have increased throughout the state. More acreage has burned in recent fires than in the past, and lightning ignitions are common throughout the monsoon season, typically July into September. Firefighters detect most fires early and suppress them before they grow large. However, depending on fire environment conditions (including aridity, undergrowth, and density of timber), fires may spread rapidly across a sizable area.

In the state as a whole, the number of wildfires has been trending down since 1992, although total acreage burned has risen dramatically. Persistent drought and forest management practices are likely major factors in the trend.

Recent fires in the Pecos area are:

- Jaroso, June 2013 - 8 miles south of Truchas, 11,149 acres
- Tres Lagunas, May 2013
- San Miguel Ridge - 10 miles north of San Miguel, 10,219 acres
- Trampas, 2002 - near Las Trampas, threatened San Miguel watershed, 5,800 acres
- Viveash, 2000 - Cow Creek watershed
- Dalton Fire, 2002



Tres Lagunas Fire - Source: [http://pecoscanyonfire.org/photo\\_album.asp?TYPE=Fire](http://pecoscanyonfire.org/photo_album.asp?TYPE=Fire)

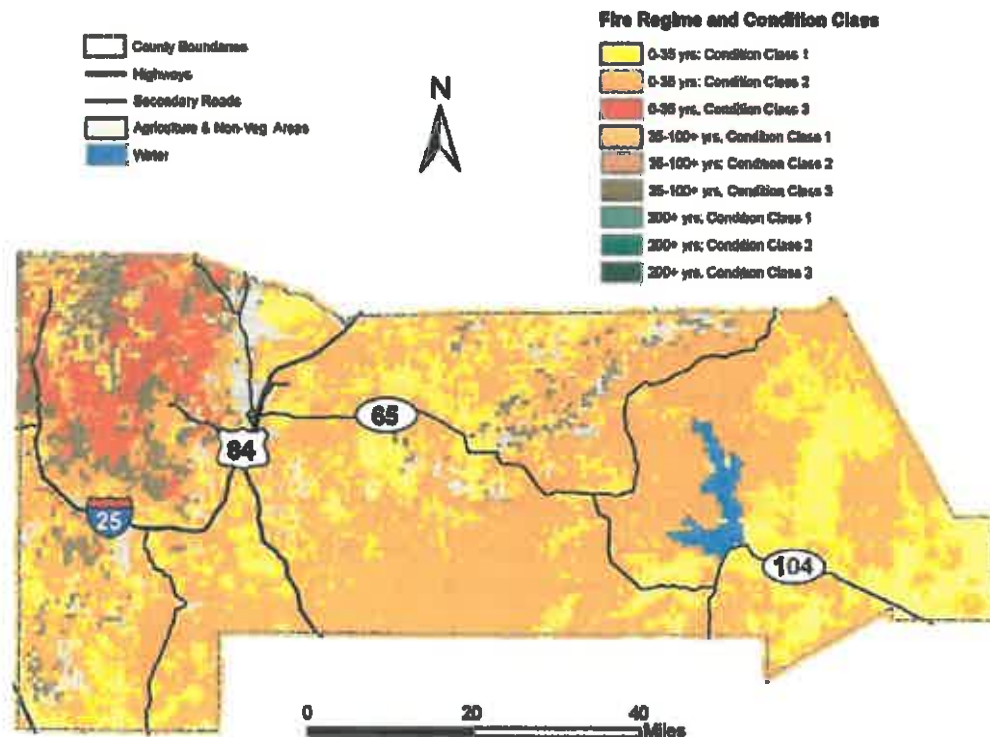
### ***Community Wildfire Protection Plan***

Title I of the Healthy Forests Restoration Act authorizes and defines community wildfire protection plans (CWPPs). Federal and state funding for hazardous fuel reduction projects depends on whether a county or community has a signed and approved a CWPP. The New Mexico Department of Energy, Minerals and Natural Resources (EMNR) provides grant funds for CWPPs. The most current San Miguel County Wildland Urban Interface Community Wildfire Protection Plan is from 2008 and the County, with assistance through EMNR, will update this plan in 2017-18.

The following map shows a high-level, general landscape evaluation of expected fire behavior and the probability of severe fire effects. It shows that Pecos and Pecos Canyon have relatively high fire regime and condition class designations.

### **Fire Regime and Condition Class in the San Miguel County and San Miguel Canyon**

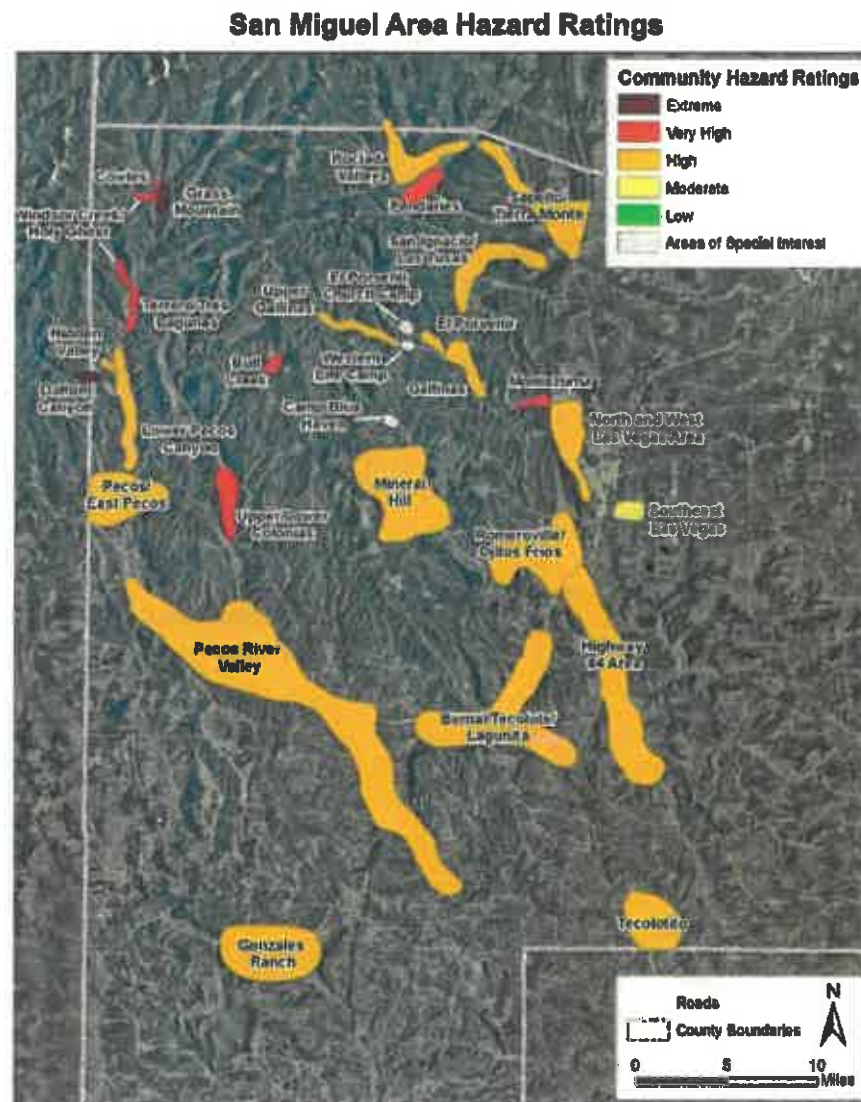
***Exhibit X-4  
Fire Regime and  
Condition Class  
Map***



Source: San Miguel County Wildland Urban Interface Community Wildfire Protection Plan, prepared by Anchor Point Group, LLC, 2008

The map below shows communities in the western half of San Miguel County by rating of wildfire hazard. Pecos and East Pecos have a rating of high. The lower Pecos Canyon is also rated high; Dalton Canyon is rated extreme; Winsor Creek/Holy Ghost and Cowles are rated very high; and Grass Mountain is rated extreme.

*Exhibit X-5  
Hazard Ratings  
Map*



Source: San Miguel County Wildland Urban Interface Community Wildfire Protection Plan, prepared by Anchor Point Group, LLC, 2008

#### ***Wildland- Urban Interface (WUI) Area Next to National Forest***

The Santa Fe National Forest Management Plan (in process) places much emphasis on the threats of wildfire, planning for reducing the threat and firefighting efforts. *Santa Fe National Forest Plan Final Assessment Report*, Volume II, Socioeconomic Resources (June, 2016) points out that the rising expense of wildland firefighting on both public and private lands costs the federal government more than \$3 billion per year. A principal reason for the escalating cost is the growing number of homes built in the WUI.

The following map shows the WUI area mapped by the New Mexico State Forestry, Energy, Minerals and Natural Resources Department. A number of existing houses are in the WUI. With undeveloped, platted subdivision parcels adjacent to the Santa Fe National Forest, additional houses might be built in the WUI, further exacerbating the threat of wildfire damage.

This topographic map depicts the Las Vegas District, characterized by the Las Vegas Mountains. Key features include:

- Geographic Labels:** Las Vegas, San Miguel, Santa Rosa, and Santa Rosa Lake.
- Elevation:** Contour lines indicate elevations such as 7752 ft, 6970 ft, 8451 ft, and 7627 ft.
- Infrastructure:** A road network is shown, including a route labeled "Rd 100".
- Boundaries:** The map is divided into sections by a green line and a blue line.
- Other Labels:** "Cimarron District" is visible in the upper right, and "Santa Rosa Lake" is labeled near the bottom center.

1



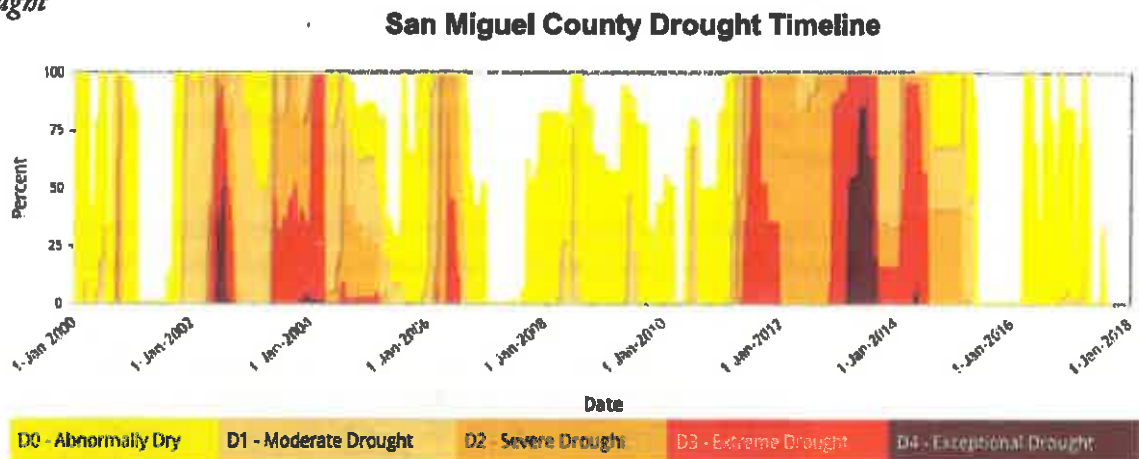
## Drought

### *Hazard/Problem Description*

Drought is defined in several ways, based on its type of effect. Hydrological drought occurs when water reserves in aquifers, lakes, and reservoirs fall below an established average. Meteorological drought is a prolonged period of deficient precipitation which causes an actual shortage of available surface water. Agricultural drought occurs when there is not enough moisture to support average crop production or grass production on range land. Socioeconomic drought occurs when the water supply is inadequate to meet human and environmental needs.

All areas periodically experience drought. During drought, reduced precipitation is usually accompanied by higher temperatures, more wind, more sunshine and low humidity. As a result of climate change, drought that may affect San Miguel County is projected to worsen during the century.

*Exhibit X-7  
County Drought  
Timeline*



The U.S. Drought Monitor is produced in partnership between the National Drought Mitigation Center at the University of Nebraska-Lincoln, the United States Department of Agriculture, and the National Oceanic and Atmospheric Administration. Maps courtesy of NDMC-UNL.

San Miguel County has had “abnormally dry” weather for most of the past 17 years and experienced severe and exceptional droughts during 2002, 2003, 2004, 2006, 2012, 2013, and 2014. The county had exceptionally wet weather in the summer of 2017 and is out of drought status this year. San Miguel is less vulnerable to drought than the Eastern Plains and other lower areas of the county because of higher precipitation, but it can be heavily affected by dry conditions, particularly as drought increases the risk of forest fire.

## **D. Issues and Concerns**

The San Miguel County 2014 Multi-Jurisdictional Hazards Mitigation Plan identified the following three highest priority mitigation actions for the San Miguel County:

- **Wildfires:** conduct more in-depth analysis of hazards for wildfires and their effects on residences, infrastructure, water supplies and the economy

*The Rincon Bridge is in poor condition and vulnerable to failure.*

- Flood: improve and protect existing culverts, arroyos and acequias, and install new culverts as needed to reduce flooding
- Bridge failure: identify funding sources for repair and reinforcement of identified vulnerable bridges

### Wildfire Hazard

Since the probability of wildfire hazard is high, thinning, creating fire breaks and other means to reduce the fuel load near settled areas are very important to safeguard the county. The San Miguel Benedictine Monastery directly north of Pecos has a dense forest that is vulnerable to fire. Participation in the Firewise program and the creation of defensible spaces are important measures that property owners should take in wooded areas. The US Forest Service has responsibility for wildfire mitigation for much of the land area in the Pecos area; and the County should support their efforts.

NM 63 through the area is a primary evacuation route for Pecos Canyon wildfires as well as for controlled burn and other fuels treatment projects. The following map from the CWPP focuses on treatments routes. The plan recommends fuels thinning in the area through which the highway goes at a minimum of 200' wide north of Monastery Lake to the northern end of Cowles.

Thinning and other forestry activities should be encouraged to reduce forest fire vulnerability and result in economic activities of gathering fire wood and harvesting wood for commercial products such as milled wood and vigas.

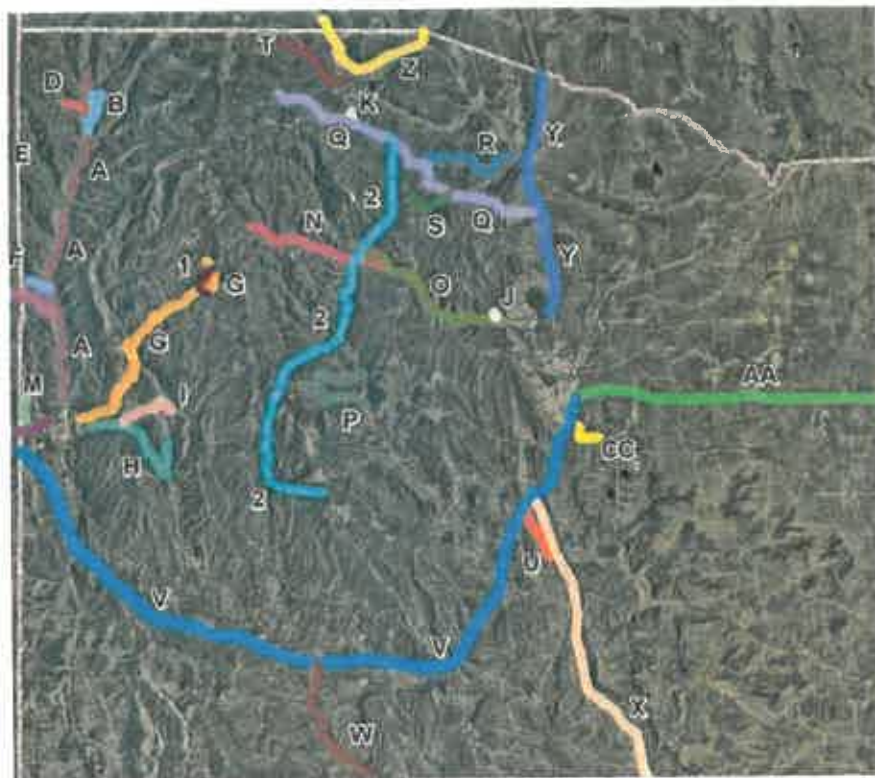
**Exhibit X-8**  
**Evacuation and**  
**Travel Routes Map**

Source: San Miguel  
County Wildland  
Urban Interface  
Community Wildfire  
Protection Plan,  
prepared by Anchor  
Point Group, LLC,  
2008

#### Treatment Recommendations



**Evacuation and Travel Route Treatment Areas - West**



### **Flooding**

Pecos Village and San Miguel County have taken active roles in maintaining culverts and responding to other surface drainage problems. The Transportation Element discusses a drainage master plan that could identify drainage system improvements to further reduce the threat of localized flooding. In addition, the County should not allow new development within identified floodplains through land use regulations, as discussed in the Land Use Element.

### **Extreme Weather**

The county experiences periodic high winds and hail storms. While the County may not identify specific actions that it can take to mitigate these hazards, general emergency preparedness is important, including coordination between San Miguel County Office of Emergency Management, Sheriff's Office, and Fire Chief. The County should participate in the local emergency planning committee where feasible.

### **Climate Change**

In the Western United States, scientists project the 21st century will experience continued warming and increased precipitation. Temperature is expected to increase 3 to 4 degrees Fahrenheit by the 2030s and by 8 to 11 degrees Fahrenheit by the 2090s. Precipitation is expected to increase in the winter, while drier and lower latitude areas are predicted to become drier. (Source: Santa Fe National Forest Management Plan Social and Economic Factors, 2014, p. 116)

According to the National Park Service:

The [climate prediction] models used by the US Global Change Research Program indicate that the average annual temperature in the Southwest may increase by 4 to 10 degrees Fahrenheit, compared to temperatures between 1960 and 1979. Atmospheric circulation patterns are likely to change, causing southwestern climate to become more arid overall (Christensen et al. 2007, Seager et al. 2007). The aridity may become much worse during La Niña events, causing droughts that may be more severe than any other droughts seen in the climate record, including the medieval megadroughts (Seager et al. 2007, Dominguez et al. 2009). The Southwest may also experience more frequent and longer-lasting heat waves, and the precipitation that does fall is more likely to come from extreme precipitation events (Diffenbaugh et al. 2005).

## **E. Goals and Policies**

- 1. Create a safe and secure environment, and enhance the capacity to manage natural threats and respond to emergencies in the interest of public safety**
  - a. Limit the risk of damage due to flooding through not allowing development in identified floodplains
  - b. Identify high risk areas in the county for sheet flow or drainage channel overflow to determine risk mitigation approaches



- c. Maintain drainage structures and channels to convey storm water
  - d. Assure maintenance and accessibility of evacuation routes through the county
  - e. Support thinning and other means of wildfire hazard mitigation of nearby forests
    - Work with the Benedictine Monastery in San Miguel County and the US Forest Service on plans and operation to mitigate forest fire hazards adjacent to and near the county
  - f. Support a Firewise program and defensible space programs in wooded portions of the county
- 2. Limit the risk of damage to or loss of county property**
- a. Conduct a study to identify hazard risk and specific mitigation measures, and establish an emergency response management procedure for county facilities and equipment
  - b. Conduct an inventory of county facilities to identify facilities at risk of wildfire or flood and maintain defensible space around county facilities
- 3. Ensure the continued capacity to respond to emergencies and hazards**
- a. Continue to enhance the capacity of the San Miguel Volunteer Fire Department to respond to emergencies
  - b. Maintain a high level of regional response capacity to hazardous material events through joint efforts with municipal and state managers and other entities
  - c. Support emergency managers in their efforts to safeguard the county
  - d. Update the San Miguel County Multi-Hazard Mitigation Plan every five years
    - Support the implementation of recommendations proposed in the plan
  - e. Periodically update the San Miguel County Wildland Urban Interface Community Wildfire Protection Plan
  - f. Participate in countywide emergency management meetings
  - g. Adapt water use, fire preparedness, forest management, and watershed management approaches and policies to meet changing climate projections
  - h. Advocate for funding of flood mitigation projects identified by the Army Corps of Engineers and others
  - i. Develop mitigation projects to minimize flooding hazard in the county
  - j. Work with the Village of Pecos and the National Forest to mitigate potential flood dangers in the valley, especially following a wildfire event
  - k. The County and Village of Pecos shall participate in meetings to help develop the USFS's Santa Fe National Forest Management Plan



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