



Gateway to the Jemez

VILLAGE OF SAN YSIDRO



Comprehensive Plan

Adopted by the Village Governing Body
August 10, 2010

PREPARED BY THE MID-REGION COUNCIL OF GOVERNMENTS

ACKNOWLEDGEMENTS

VILLAGE OF SAN YSIDRO GOVERNING BODY

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John J. Urban, Mayor Pro-Tem/Trustee
Roman J. Montoya, Trustee
Julie Ann M. Quintana, Trustee
Julian A. Trujillo, Trustee

VILLAGE OF SAN YSIDRO STAFF

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Stuart McRae, Water System Operator
Martin Lovato, Maintenance/Custodial

MID-REGION COUNCIL OF GOVERNMENTS OF NEW MEXICO

Dewey V. Cave, Interim Executive Director
Joseph Quintana, AICP, Regional Planning Manager
Sandra Gaiser, AICP, Regional Planner
Carol Earp, GIS Analysis/Cartographer
Kendra Watkins, Senior Data Analyst
Aaron Sussman, Transportation Planner

COMPREHENSIVE PLAN
for the
VILLAGE OF SAN YSIDRO, NEW MEXICO

Adopted by the Village Council on August 10, 2010

This document was prepared by the Mid-Region Council of Governments staff through the Small Cities Community Development Block Grant Program, and funded in part by the U.S. Department of Housing and Urban Development as administered by the Local Government Division of the New Mexico Department of Finance and Administration.

MID-REGION COUNCIL OF GOVERNMENTS OF NEW MEXICO
809 COPPER AVENUE NW, ALBUQUERQUE, NEW MEXICO 87102

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PART I

INTRODUCTION

This comprehensive plan presents a wealth of information about the Village of San Ysidro and provides a reference source for more detailed and specific plans that may be developed in the future to improve the operations of public services and facilities in San Ysidro. As an official policy document of the Village governing body, this comprehensive plan was prepared by the staff of the Mid-Region Council of Governments under a planning services agreement with the Village. The preparation of this comprehensive plan was funded through the Small Cities Community Development Block Grant program of the U. S. Department of Housing and Urban Development, administered by the Local Government Division of the N. M. Department of Finance and Administration.

Purpose of the Comprehensive Plan

A comprehensive plan describes how local residents and elected officials would like their community to develop over the next 20 years and beyond. More importantly, a comprehensive plan can identify opportunities for community improvements through goals, objectives, and action recommendations that define the plan and provide a framework for implementation. An adopted comprehensive plan maintains a common direction for the community by recommending specific development strategies to guide policy and decisions to manage the Village.

The comprehensive plan is also an official and legally binding document that is approved by the local government and applied as a basis for enacting future development policies and programs. It is essential that the comprehensive plan be used on a regular basis. The comprehensive plan document itself should be reviewed and evaluated every five years or so, and revised if necessary to reflect changing conditions and more current governing policies.

Opportunities for public involvement were provided throughout the planning process to ensure local citizen input, common understanding, and community consensus for the comprehensive plan and its contents. Various methods were used to gather public opinions and comments from San Ysidro residents, including public meetings, distribution of community surveys, and planning workshops.

Plan Contents

This comprehensive plan meets the requirements established by the Local Government Division of the New Mexico Department of Finance and Administration for Small Cities Community Development Block Grants. Comprehensive plans are required to include specified elements defined in the New Mexico Administrative Code [NMAC 2.110.2.11]. This comprehensive plan has been adopted

by ordinance of the Village Council that also passed resolutions adopting Goals and Objectives and Action Plan Recommendations as part of the overall planning process for developing the Plan itself. Implementation of the San Ysidro Comprehensive Plan is discussed in the last part of this Plan document with reference to the Plan Recommendations. The San Ysidro Comprehensive Plan is organized into eight parts which are described as follows:

- Introduction
- Community Profile
- Land Use and Housing
- Transportation and Circulation
- Public Services and Facilities
- Economic Development
- Goals and Objectives
- Action Plan Recommendations

It is necessary to have a common understanding of the community of San Ysidro in order to plan for the future. The Community Profile in this Plan document characterizes San Ysidro as a Village within a regional setting, briefly summarizes its history, and describes the community in terms of its governance and governmental operations. Statistical information is also provided in the Community Profile section to define the population of the Village residents primarily using data from the U. S. Bureau of the Census along with demographic projections prepared by the MRCOG staff.

Following the Community Profile are sections pertaining to the physical development of the community such as land use and housing development, transportation systems, and other infrastructure provided as public services and facilities. Of particular importance to the physical development

of the Village is the availability and use of water resources. These sections (Parts III, IV, and V) present information about present conditions as well as future potential.



SAN YSIDRO POST OFFICE

Social and economic data pertaining to the residents is discussed in Part VI with some references to the general economy of the Village. Goals and Objectives adopted by the Village Council are presented in Part VII as key components of the comprehensive plan. Goals and objectives envision a desirable future for the Village and set the stage for the more specific recommendations presented in Part VIII. The Action Plan Recommendations have been adopted by the Village Council by resolution and provide numerous action strategies that should be undertaken by the Village as appropriate for implementing the Plan.

Plan Methodology and Process

Although this is the first Comprehensive Plan for the Village of San Ysidro, there have been several plans and studies conducted for the Village relating to land use and infrastructure. As early as 1985, residents were asked to express their concerns about issues facing the Village. Findings from that survey were

presented in a report done by members of the Rural Planning Studio under a University of New Mexico Community and Regional Planning program. This report, "A Handbook of Issues, Opinions, and Choices for the Future," concluded that residents were concerned about water availability and water quality, jobs, tourism, traffic, and recreation opportunities. Similar concerns are echoed in the latest survey conducted in 2010 by MRCOG as part of the planning process for this comprehensive plan.

A number of studies focusing on water quality and treatment options have been prepared for the San Ysidro Water Supply System. The latest study authorized by the Village in 2007 employed a private engineering firm to analyze the water treatment system for improving water quality. The report provided a brief history and evaluation of the existing water system and presented alternatives for water system improvements, along with recommendations for selecting a feasible alternative.

In recent years, there have been several regional plans that included the Village of San Ysidro as part of the planning process. The Rio Puerco and Rio Jemez Subregional Water Plan for 2050 (part of the Middle Rio Grande Regional Water

Plan) was completed in 2004. This plan focused on watershed management and proposed a fifty year water plan for protecting and preserving water resources and ensuring that the future uses of the water resources in the Rio Puerco and Rio Jemez watersheds are consistent with the public welfare.

A Corridor Management Plan was developed in 2006 for the Jemez Mountain Trail National Scenic Byway, which achieved State designation in 1996 and National Scenic Byway status in 1997. This study, funded by the Federal Highway Administration and Sandoval County, created a five-year plan that included strategies, goals, objectives, implementation, and timelines to guide development and activities on the byway. A report prepared in 2006 by the Mid-Region Council of Governments presented the results of a special study that assessed transportation problems within the New Mexico State Highway 4 (NM4) corridor from San Ysidro to the Los Alamos County line.

Sandoval County funded the Jemez Valley Area Plan in 2007, which involved public input from the communities of the Jemez River Valley, including San Ysidro. From these public meetings, a long-range land use plan was developed that reflected the unique



SAN YSIDRO RED BLUFFS

development goals, strategies, and criteria for future land use for each community. The recommendations in the three reports are consistent with the strategies adopted by the Village of San Ysidro for this comprehensive plan.



SAN YSIDRO VILLAGE HALL

Typically, a Comprehensive Planning Steering Committee is appointed by the Village Council to oversee the planning process. Because of the rural nature and small size of the Village, the MRCOG planning staff worked directly with the Village Council and staff to develop the San Ysidro Comprehensive Plan. In addition to a public opinion survey distributed to Village residents, MRCOG planning staff also facilitated several public workshops. At these workshops, planning staff presented the results of the community survey (see Part VII for detailed information) and draft goals and objectives.

The survey results along with a brief discussion of the comprehensive plan process were presented at a public meeting in San Ysidro on April 13, 2010. The next month, on May 19, 2010, the draft goals and objectives were presented at a public workshop. On June 8, 2010, the Village Council adopted by resolution the

Comprehensive Plan Goals and Objectives (see Appendix A).

Consequently, on June 8, 2010, MRCOG staff presented the subsequent draft strategic action recommendations at the public workshop. The strategic action recommendations and priorities were then adopted at the regular Council meeting on June 8, 2010 and are found in Appendix B of this report.

In order to implement the adopted recommendations of this comprehensive plan, specific actions were formulated for each of the policy statements that comprised the strategic action recommendations. The Village Council then weighed each of the potential actions and assigned the action as to short (one-to-five years), medium (five-to-ten years), or long range (ten-to-twenty year) time frames (see Part VIII). An Action Plan Implementation Table (see Table 14) is placed at the end of this planning document, indicating priorities in terms of timing for potential actions to carry out this Plan. The Village Council adopted the Village San Ysidro Comprehensive Plan by ordinance on August 10, 2010 (see Appendix C).



RESIDENTS AT COMPREHENSIVE PLAN WORKSHOP

PART II COMMUNITY PROFILE

Prior to evaluating particular strategies for managing future development, it is necessary to assess both the historical background and present-day conditions of San Ysidro. The following community profile is a broad overview of San Ysidro and is intended to promote a common understanding of the Village and its residents, and how it functions as a small municipality in the State of New Mexico.

Regional Setting

San Ysidro is a small municipality in Sandoval County, located in north-central New Mexico and situated on the southwestern slopes of the Jemez Mountains. The Village lies at the intersection of two highways: U.S. Highway 550 (US 550) which links the Albuquerque metropolitan area to the northwestern corner of New Mexico; and N.M. Highway 4 (NM 4), a roadway of regional significance providing all-weather access into the scenic Jemez Mountains, the Santa Fe National Forest, and the Valles Caldera National Preserve (see Figure 1). The Village is located approximately 40 miles northwest of Albuquerque, the largest city in New Mexico, and about 70 miles southwest of Santa Fe, capital city of New Mexico.

The western end of NM 4 originates in the Village of San Ysidro, giving credence to the Village's position as the "Gateway to the Jemez" community for

tourists and visitors alike. Although the elevation of the Village is 5,466 feet above sea level, San Ysidro sits on a plateau near the base of the Jemez mountain range that has peaks well over 11,000 feet in elevation. The landscape of San Ysidro offers dramatic views of the foothills and mesas at the edge of the Jemez Mountains; and to the east, one can see the distant Sandia Mountains of the Rio Grande valley.

San Ysidro is noted as a point of interest on the Jemez Mountain Trail, which is one of six scenic routes in New Mexico that have been designated as a National Scenic Byway, an honor given to only 55 routes in the nation. The Jemez Mountain Trail is shown in its entirety in Figure 1 as it passes through the Village of San Ysidro, forming a loop with an appendage comprised of US 550, NM 126, and NM 4.



SCENIC BYWAY SIGN IN SAN YSIDRO



BLUFFS WEST OF SAN YSIDRO

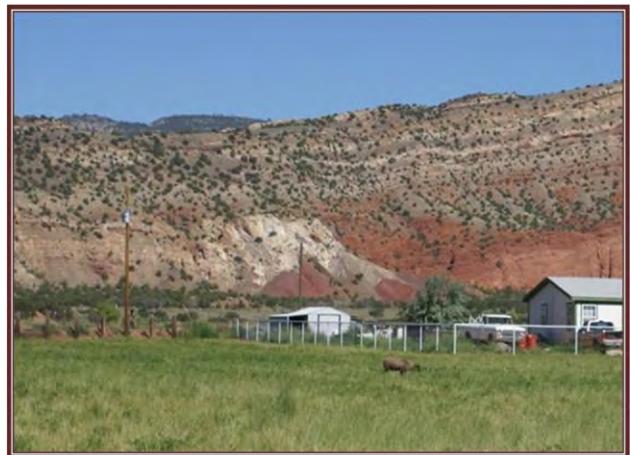
Situated in a semi-arid, Upper Sonoran Life Zone, the climate in San Ysidro is moderate with an annual precipitation of 8 to 10 inches, occurring primarily in July and August. Temperature ranges from an average January low of 19.7°F to an average July high of 90°F. Due to the limited amount and distribution of precipitation, irrigation is necessary to grow most crops. Spring snowmelt and summer rainfall in the Jemez Mountains provides water for irrigation in the Jemez River valley. Vegetation in the area around San Ysidro is predominantly piñon-juniper woodlands, sagebrush, and riverine plants such as cottonwoods, tamarisk, and willow. Drought tolerant grasses also provide scattered natural cover to the local soils.

History and Character of the Community

Humans have inhabited the Jemez Mountains region for thousands of years. Evidence of human habitation in the form of prehistoric artifacts found by archeologists indicates that Sandia Man lived and hunted along the Jemez River. When Spanish explorers came to the area in 1541, they encountered the ancestors of the modern Pueblo Indians. The Spanish expedition found five villages associated with present day Zia Pueblo and seven Jemez Pueblo villages. Historically, the Village of San

Ysidro has been an agricultural and sheep raising community originally settled in 1699 by Juan Trujillo and others.

During the Spanish colonial period (1598-1821), the Spanish government awarded land grants to the Jemez and Zia Pueblos. During this period, several large land grants were also made to Spanish citizens, including the San Ysidro Land Grant. On May 16, 1786, the Spanish Governor, Don Juan Bautista del Anza, granted Antonio Armenta and Salvador Sandoval the land where San Ysidro currently exists. The San Ysidro Land Grant was situated between the Jemez and Zia Pueblo Land Grants. Although not surveyed, the boundaries of the San Ysidro Grant were described as the area bounded on the north by the lands of Jemez Pueblo and on the south by the lands of Zia Pueblo, on the west by the mountain of the Espiritu Santo Spring, and on the east by the lands of Nerio Antonio Montoya which is the road leading from Cochiti to Jemez.



FARMLAND IN SAN YSIDRO

After New Mexico became a U. S. Territory in 1848 under the Treaty of Guadalupe Hidalgo, the San Ysidro grantees petitioned the Surveyor

General for confirmation of the original grant. On June 21, 1860, the San Ysidro Grant was approved by the Surveyor General and confirmed by Congress. The San Ysidro Grant was finally surveyed in 1877 in preparation for a patent, indicating a land base of 11,476.68 acres. That survey, however, came into question due to claims by Zia, Santa Ana, and Jemez Pueblos that would have reduced the lands of the San Ysidro Grant significantly. A resurvey was not carried out and a patent was never approved for the original San Ysidro Grant. Disputes among property owners within the Grant lands ultimately led to the formation of the San Ysidro Land Company in 1927. The San Ysidro Land Company eventually acquired the common lands by paying back taxes on the eastern and western portions of the San Ysidro Grant, obtained a patent for those lands, and transferred title to the U. S. Government.

In 1937, the Resettlement Administration (which was folded into the Farm Security Administration in 1937) purchased the eastern portion comprising the common lands of the San Ysidro Grant which was then placed in trust for Zia Pueblo. The western portion of the common lands of the Grant is currently part of a grazing district under the administration of the U. S. Bureau of Land Management.

San Ysidro was a crossing point of important trails in New Mexico during the late 1800s. It was on the supply route from the Rio Grande valley to Fort Wingate and Fort Defiance; and later was a rest stop on the stage route linking Santa Fe with Prescott, Arizona. The first post office in San Ysidro operated from 1874-79, and again from

1922 to the present. San Ysidro continues to this day as a highway related community situated on the major highway (U.S. 550) linking central New Mexico to southwestern Colorado. Furthermore, N.M. Highway 4 originates in San Ysidro and provides southern access into the Jemez Mountains along the scenic Jemez River Valley.



INTERSECTION OF NM 4 AND US 550 IN SAN YSIDRO

San Ysidro was incorporated as a municipality in 1967 with boundaries running parallel to N.M. Highway 4 and U.S. Highway 550. In 1974, the Village boundaries were extended by annexation in order to include additional agricultural lands that are inherently part of the San Ysidro community. The eastern boundary of the Village was placed along the railroad line of the Santa Fe Northwestern Railroad Company which had been abandoned since 1941.

San Ysidro is named after Saint Isidore of Madrid, Spain, the patron saint of farmers. Saint Isidore is also known as San Isidro Labrador (the Laborer). The patron saint of San Ysidro is still honored on a Village Feast Day held in May when an image of the saint is carried through fields as a blessing for the crops. Agriculture continues to be an important component of life in San Ysidro. A recent addition to the Village is the Branding Iron Arena, which is located southeast of the San Ysidro municipal buildings and is part of the Village park complex. In addition to the rodeo and horse riding events of the arena, the park also offers picnic areas, playground equipment, restrooms, and ball fields. San Ysidro is also building on its reputation as a growing arts community, as evidenced by several artisan galleries located throughout the Village.

Local Government Operations

The Village of San Ysidro is an incorporated municipality in Sandoval County, New Mexico. San Ysidro has a Mayor-Council form of government, which consists of the Mayor and a four-member Board of Trustees. The Mayor and Trustees are elected for four-year, staggered terms. In the Mayor-Council form of government, the Mayor is the

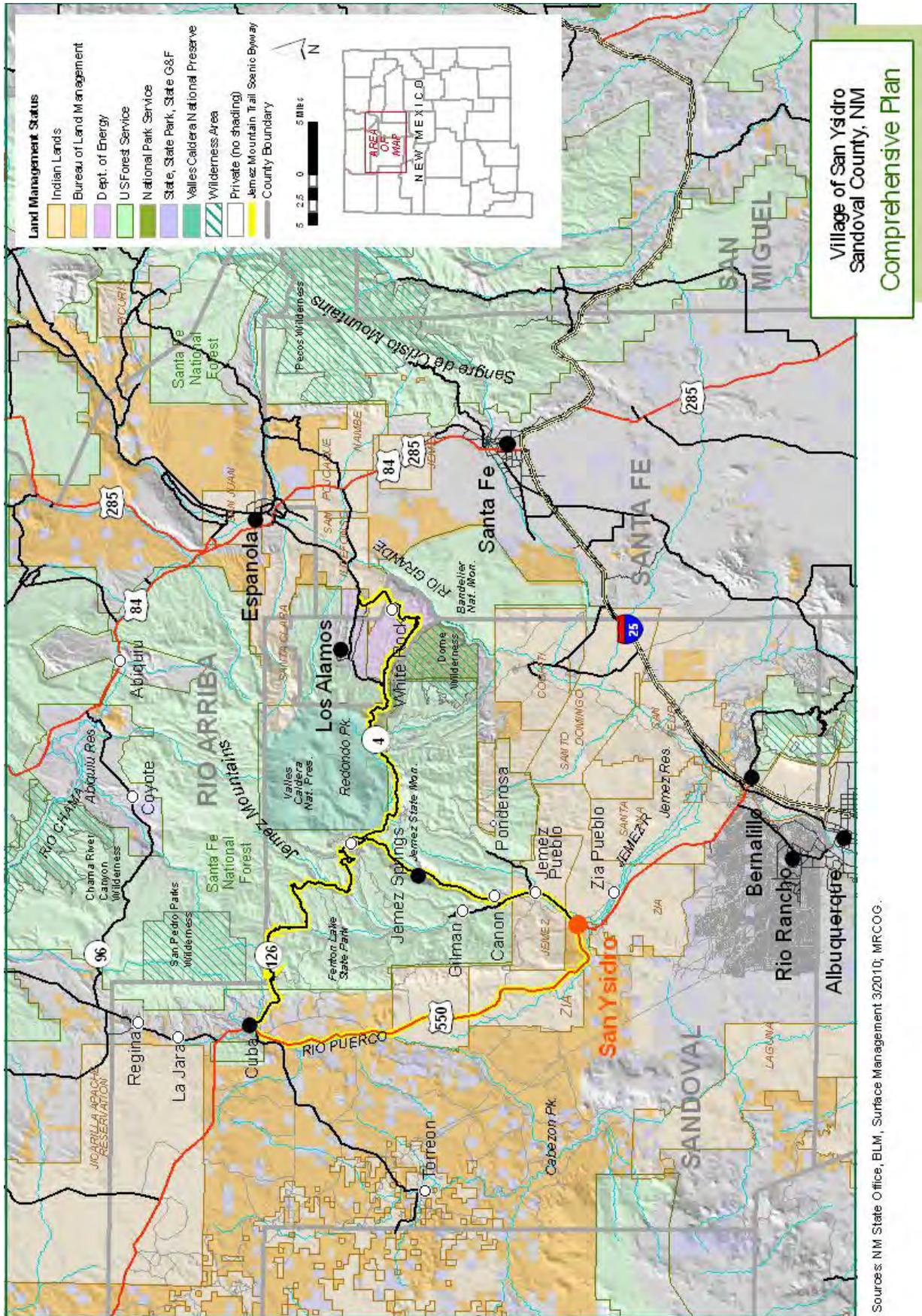
chief executive and administrator. The Mayor presides at the governing body meeting and votes only in case of a tie. The Village Board of Trustees elects one of their members to serve as Mayor Pro Tem, to perform duties of the Mayor in his or her absence. The Board controls all finances and property and passes ordinances and resolutions. For purposes of this report, the term, Village Council is used generally to mean either the Mayor and Board of Trustees or the Governing Body.

San Ysidro has some land use controls in the form of a subdivision ordinance that was adopted in January 2004. However, the Village does not have a zoning ordinance. The Village Council makes all land use decisions, since the Village does not have a Planning and Zoning Commission.

Residential and commercial building permits in the Village are administered by the State of New Mexico Construction Industries Division. The installation of manufactured homes is permitted by the State of New Mexico Manufactured Housing Division. Village staff are appointed and hired by the Mayor upon the consent of the Village Council and include the Clerk/Treasurer, the Marshal, the Public Safety Clerk, and the Water Clerk.



VILLAGE COMPLEX



Sources: NM State Office, BLM, Surface Management 3/2010; MRCOG.

Figure 1: Regional Map

Demographic Information

Historical population growth based on Census data for the Village of San Ysidro is shown in Table 1. Since San Ysidro was not incorporated until 1967, there is no Census data available for the Village prior to the 1970 census. In 1970, the Village had a population of 182. The Village experienced a 17 percent growth by 1980, with the Census reporting a population of 199. By the next Census in 1990, the Village had a population of 233, which means that the Village grew by 34 percent. The double-digit growth did not continue; by 2000, the Census reported a five percent growth in population, over the decade of the 1990s with 238 people in the Village. The most current population estimate (2008) by MRCOG is approximately 253 residents in the Village.

Table 1
San Ysidro Population, 1970 - 2000

Year	Total Population	Population Growth
1970	182	*
1980	199	17%
1990	233	34%
2000	238	5%
2008**	258	20%

Source: U.S. Bureau of Census and MRCOG

*Village incorporated 1967, data not available prior to 1970

**Estimates

According to the U.S. Bureau of Census, a household includes all of the people who occupy a housing unit. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as a separate living quarters.

A comparison of household data for the State of New Mexico, Sandoval County, Cuba, Jemez Springs and San Ysidro is provided in Table 2. On a regional level, New Mexico and Sandoval County had had a dramatic increase in the number of households since the 1980 Census was undertaken. The number of households in San Ysidro has increased since 1980, however, compared to the surrounding communities of Cuba and Jemez Springs; San Ysidro has the smallest number of households, but was increasing at a slightly higher rate between the years of 1980 and 2000.

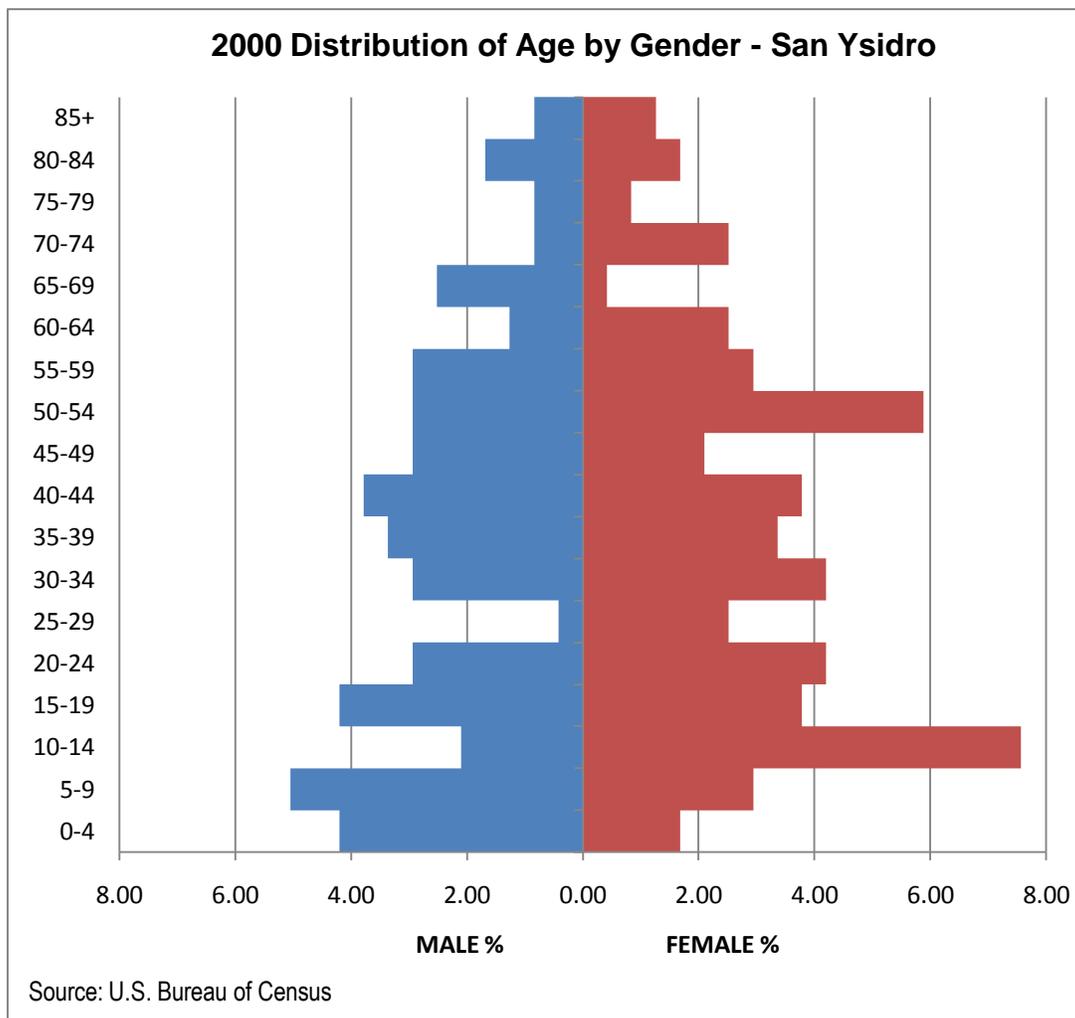
Table 2
Number of Households, 1980-2000
Comparison with Other Communities

Community	1980	1990	2000
New Mexico	441,466	542,709	677,971
Sandoval County	10,464	20,867	34,799
Village of Cuba	197	262	222
Village of Jemez Springs	90	144	113
Village of San Ysidro	68	76	86

Source: U.S. Census

Population pyramids show the distribution of the total population of a community categorized by gender and age. In order to analyze the population of San Ysidro, a population pyramid has been created for the year 2000. The population pyramid shown in Figure 2, indicates that females make up an unusually large proportion of the population San Ysidro. This is not just correct in certain age groups, but also applies to the overall population of 238, with 54 percent consisting of females and 46 percent males.

**Figure 2
Population Pyramid**



A closer look reveals that according to the 2000 U.S. Bureau of Census data, almost eight percent of the population fell within the 10-14 age groups for females. In contrast, the same age group (10-14) males made up only two percent of the population.

Looking at another school age group, that of children ages 5-9, there were more males with five percent compared to three percent of females. An

interesting trend occurs towards the upper end of the pyramid. The 65-69 age group shows a population distribution of almost three percent male and less than one percent female. When compared to the next ascending age group of 70-74, the female population now makes up almost three percent, with the male population less than one percent. This statistic reinforces the expectation that women tend to outlive men.

Table 3
Educational Attainment, 2000 - San Ysidro
[Shown as Percentage of Total Persons Age 25 and Over]

Education	New Mexico	Sandoval County	Cuba	Jemez Springs	San Ysidro
Less than HS	9.3	4.6	16.3	1.3	18.6
Some HS	11.9	9.4	18.7	2.6	21.2
HS Diploma	26.6	28.6	29.7	16.5	30.5
Some College	28.8	32.6	19.3	42.1	15.3
BA or higher	23.5	24.8	16	37.5	14.4

Source: U.S. Bureau of Census

The distribution of education levels for San Ysidro residents for the year 2000 is shown in Table 3. An analysis of education levels reveals some interesting statistics. Over twenty-six percent of New Mexico residents twenty-five years and over have a high school diploma compared to over thirty percent of San Ysidro who have obtained a high school diploma. There are a higher percentage of San Ysidro residents with a high school diploma than residents in the Villages of Cuba and Jemez Springs. However, when examining the attainment of higher education levels, San Ysidro had only fourteen percent of its residents with a Bachelor's degree or higher as compared to the State of New Mexico with twenty-three percent holding at least a Bachelor's degree.

Trends and Projections

Projecting future population change for San Ysidro is difficult because of the small population base of the community. Consequently, different statistical methods were applied to offer a range of possibilities for future population in the Village. Population estimates for San Ysidro were developed by taking an average of three projections. Each projection has a unique methodology with two of the methods involving

statistical analysis while the third incorporates land use practices. As all three methods are acceptable, and since the methods produced similar population totals, an average was taken. The methodology for developing population estimates is presented in Appendix E.

The population projections for San Ysidro are shown in Table 4 and extend over a twenty year period to 2030. The population for the Village is estimated to 259 for the year of 2010. Over the next twenty years, San Ysidro is projected to increase to a population of 293 by 2030.

Table 4
San Ysidro Population Projections

Year	Population
2000	238
2008	253
2010	259
2015	269
2020	278
2025	285
2030	293

Source: U.S. Census and MRCOG

Table 5 shows the projections of housing units for San Ysidro over a twenty year period. Using the land-use forecasting method, MRCOG assumes that housing development will occur on

existing vacant or abandoned residential parcels over the coming two decades. The new residential units were added to the existing housing unit total to develop a 2030 housing stock. The housing stock is expected to grow at a standard linear rate between 2008 and 2030. By 2030, San Ysidro is projected to contain approximately 124 housing units.

The occupancy rate from the 2000 Census was maintained constant for the following three decades in the land-use method estimate. The household size was also taken from the 2000 Census but was adjusted according to the national rate of change, which projects smaller household sizes over time.

**Table 5
San Ysidro Housing Unit Projections**

Year	Housing Units
2000	99
2008	105
2010	107
2015	111
2020	115
2025	120
2030	124

Source: U.S. Census and MRCOG

Employment in San Ysidro is comprised largely of small retail businesses and government workers. MRCOG data indicates there are about 53 jobs located within Village limits as of 2010. This number excludes individuals who farm for supplemental income or for additional food sources, and may exclude some self-employed individuals without formal businesses.

The 2030 employment estimate was developed from a land use inventory conducted by MRCOG as part of the comprehensive planning process. The inventory identified commercial land within the village limits that has the potential for future development.

**Table 6
San Ysidro Employment Projections**

Year	Employment (number of jobs)
2010	53
2030	75-85

Source: MRCOG

Table 6 displays employment (number of jobs) in San Ysidro for the year 2030. Projected employment is presented as a range of 75 to 85 jobs within the Village. The higher forecast number is the total if all available commercial land were utilized at current density rates and existing employment totals remained constant. The lower number represents a scenario in which some of the developable land in the Village is utilized leading to more moderate employment growth in the village. Since it is a range the actual employment total for 2030 may fall somewhere in the middle. More detailed methodology for the employment projection is in Appendix E.



SAN YSIDRO BUSINESS

PART III

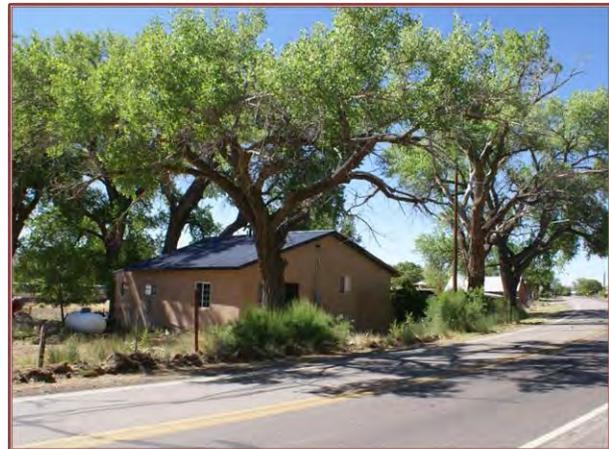
LAND USE AND HOUSING

The arrangement of land uses reflects the character and physical form of a community. These patterns of land development bind the community together and provide a sense of place to residents. The means by which the Village of San Ysidro influences development activities can affect the location, intensity, and use of land in the future. In order to visualize the development patterns of the village, a current land use map has been prepared specifically for this comprehensive plan (see Figure 5). This land use map is based on a field survey and an analysis of aerial photos covering the San Ysidro area. Also, generalized categories of land use activities have been color coded to illustrate potential patterns of future land uses and are shown in Figure 7. The San Ysidro Land Use Inventory Map is the basis for the creation of a potential development patterns map.

Land Use Characteristics

Development in San Ysidro has taken place along NM 4, US 550 and the Jemez River. San Ysidro is primarily an agricultural community consisting of residential, and some commercial land use. Figure 3 is a pie chart showing the current distribution of land uses in the Village. The land use categories were chosen for this inventory, and have been assigned to areas in the Village. It should be understood that acreages calculated for this inventory are not based on surveyed data or legal parcel

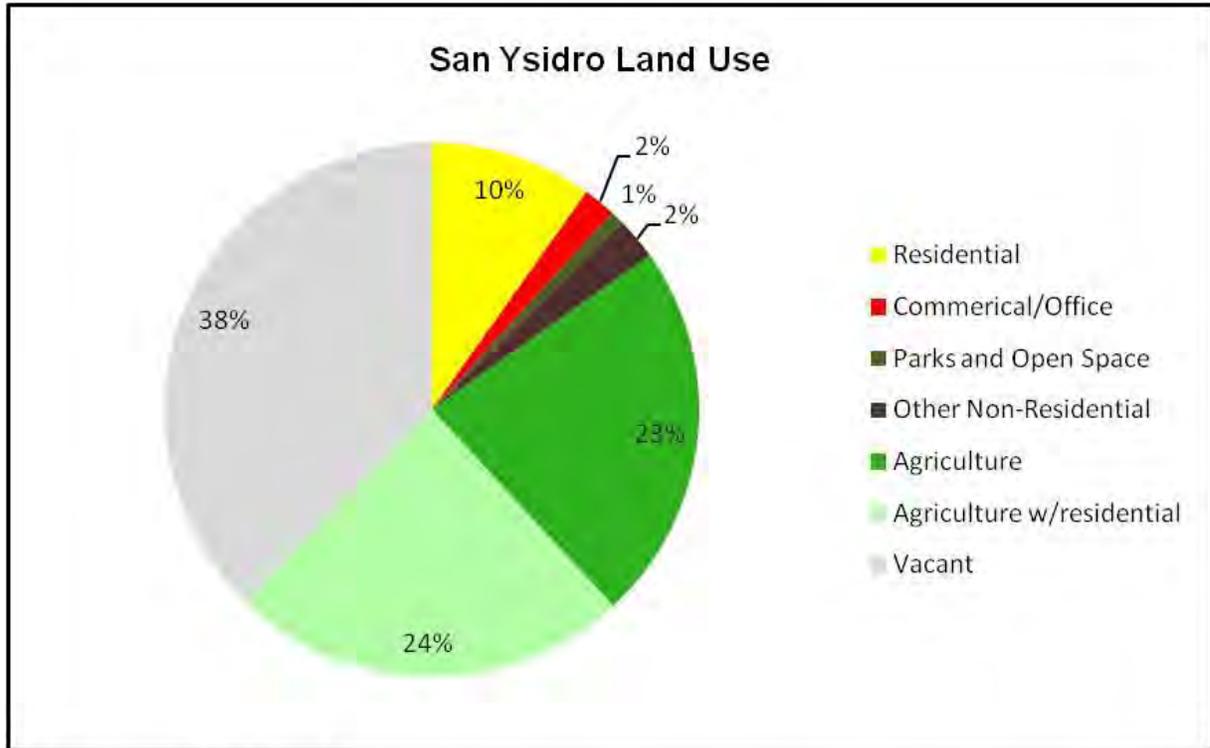
data, but are generated automatically by the geographic information system (GIS) software and are intended for general planning purposes only. Furthermore, the total acreage does not include dedicated rights-of-way within the Village limits.



SAN YSIDRO HOMES ON NM 4

The land use inventory estimates that there are approximately 1,428 acres within the municipal boundaries. As indicated in Figure 3, vacant land comprises the majority of the land and consists of about 535 acres or 38 percent of the total acreage. Some of the acreage classified as vacant is attributed to land owned by the Zia Pueblo and land situated in the floodplain. Agricultural land, which is used for irrigated cropland and livestock grazing, makes up 23 percent. In addition, there are 342 acres (another 24 percent) of land used for agriculture that contains at least one residence on the property. Property used predominately for residential use makes

**Figure 3
Distribution of Land Use**



Source: MRCOG staff

Note: Acreages are not based on surveyed data or legal parcel data, but on area calculations generated automatically by the (GIS) software and are intended for general planning purposes only.

up approximately 139 acres or 10 percent of the total acreage. The non-residential (36 acres) land use consists of churches, museums, other public buildings, and libraries. The two categories of non-residential land use with the smallest amount of acreage is commercial (28 acres), and parks and open space (12 acres) categories. The commercial land use category includes retail shops, offices, and general government offices. The San Ysidro Municipal Park is included in the parks and open space category.

Housing and Residential Land Use

Because the Village is mainly a farming and ranching community, two residential categories are used for the land use

inventory: the Residential, and Agriculture w/residential categories. Single family residences are located throughout the Village, primarily adjacent to the highways.

Although expansion of the Village through annexation is constrained by tribal and federal lands, there is available land for development within the municipal borders. The residences in San Ysidro are generally well maintained and in good condition. There are a small number of homes that could be considered as dilapidated.

Residences in San Ysidro consist of wood frame, adobe, and manufactured home construction. Residents felt that the existing housing stock was adequate

and multifamily housing was not a priority in the Village.



RESIDENCE IN SAN YSIDRO

According to the 2000 Census, San Ysidro had 68 percent of single family and 32 percent mobile home housing units (see Table 7). There were no multifamily or apartment housing units in the Village.

**Table 7
2000 San Ysidro Housing Units**

	Percentage of Homes
Single Family	68
Multi Family	0
Mobile Home	32

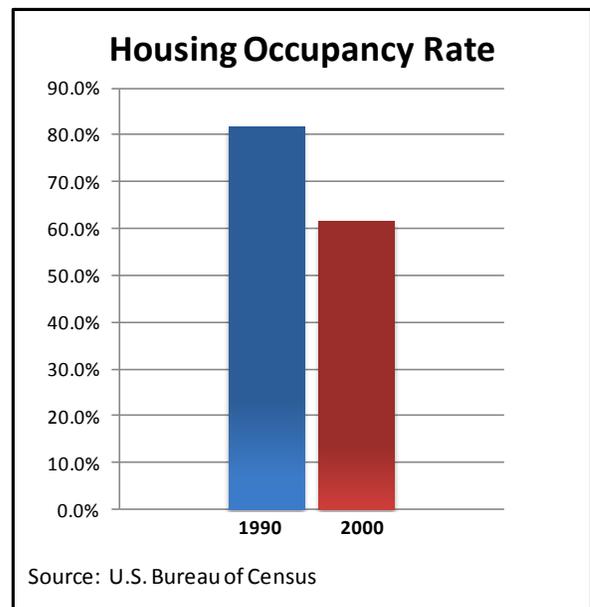
Source: U.S. Bureau of Census



ADOBE HOME IN SAN YSIDRO

Figure 4 shows a clear decrease in housing occupancy rates in San Ysidro for the period of 1990 to 2000. According to Census data, the occupancy rate in 1990 was approximately 82 percent, but by the year 2000, the occupancy rate had fallen to approximately 62 percent leaving a significant number of vacant dwelling units.

**Figure 4
San Ysidro Occupancy Comparisons**



Non-Residential Land Use

Agriculture currently occupies almost half of the total acreage in the Village or approximately 47 percent. There are two agriculture land use categories: Agriculture (326 acres) and Agriculture w/residential (342 acres). Agriculture land in the Village is located in proximity to the Jemez River and is irrigated by the acequia system of canals and ditches. It is conceivable that agricultural land may be subject to pressure for conversion to residential or commercial uses over the next twenty years. Current



COMMERCIAL AREA ON U.S. 550

constraints on development in the Village are water quality and the lack of a central wastewater treatment facility. In the survey developed for the Comprehensive Plan, residents felt that the preservation of agricultural land was important for the Village. Strategies adopted by the Village Council encourage research into agricultural land preservation techniques, conservation easements, development density regulations, and incentives to maintain rural land use throughout the community.

The Village should consider the benefits of supporting and maintaining local small-scale agricultural activities. An emphasis on the preservation of agriculture in San Ysidro is important to preserve the rural character of the Village that is treasured by residents. The land use inventory identified 28 acres of land used for commercial purposes in the Village. The commercial land use classification used in the San Ysidro inventory includes retail shops, offices, and general government offices. Since the Village does not have a zoning ordinance, there is not a designated commercial area. There are

commercial and business activities area spread throughout the Village. However, there is a significant cluster of commercial uses centrally located along U.S. 550 on the southern boundary of San Ysidro extending to the intersection of NM 4 and U.S. 550. Businesses in this area include retail uses such as a gas station/convenience store, restaurant, feed store, discount store, storage facility and propane sales.



BUSINESS ON NM 4 IN SAN YSIDRO

Additional businesses are located along NM 4, north of the intersection of NM 4 and U.S. 550. These businesses include several retail stores, a propane sales use, an insurance office and a commercial greenhouse/nursery. The Village offices located on NM 4 are also included in the Commercial category. According to survey results, residents felt that commercial development should be located along U.S. 550. Residents also felt that more businesses were not needed to locate along NM 4. These concerns are reflected in the goals and objectives and in the action plan recommendations adopted by the Village Council that encourage orderly development in appropriate locations in the Village.

Churches, museums, public buildings, and libraries are classified in the Other Non-residential land use category. San Ysidro has several churches of different denominations. The historic San Ysidro Catholic Church located on NM 4 is considered a significant building in the Village, though it is not listed on the State or Federal Historic Registers.



San Ysidro Business

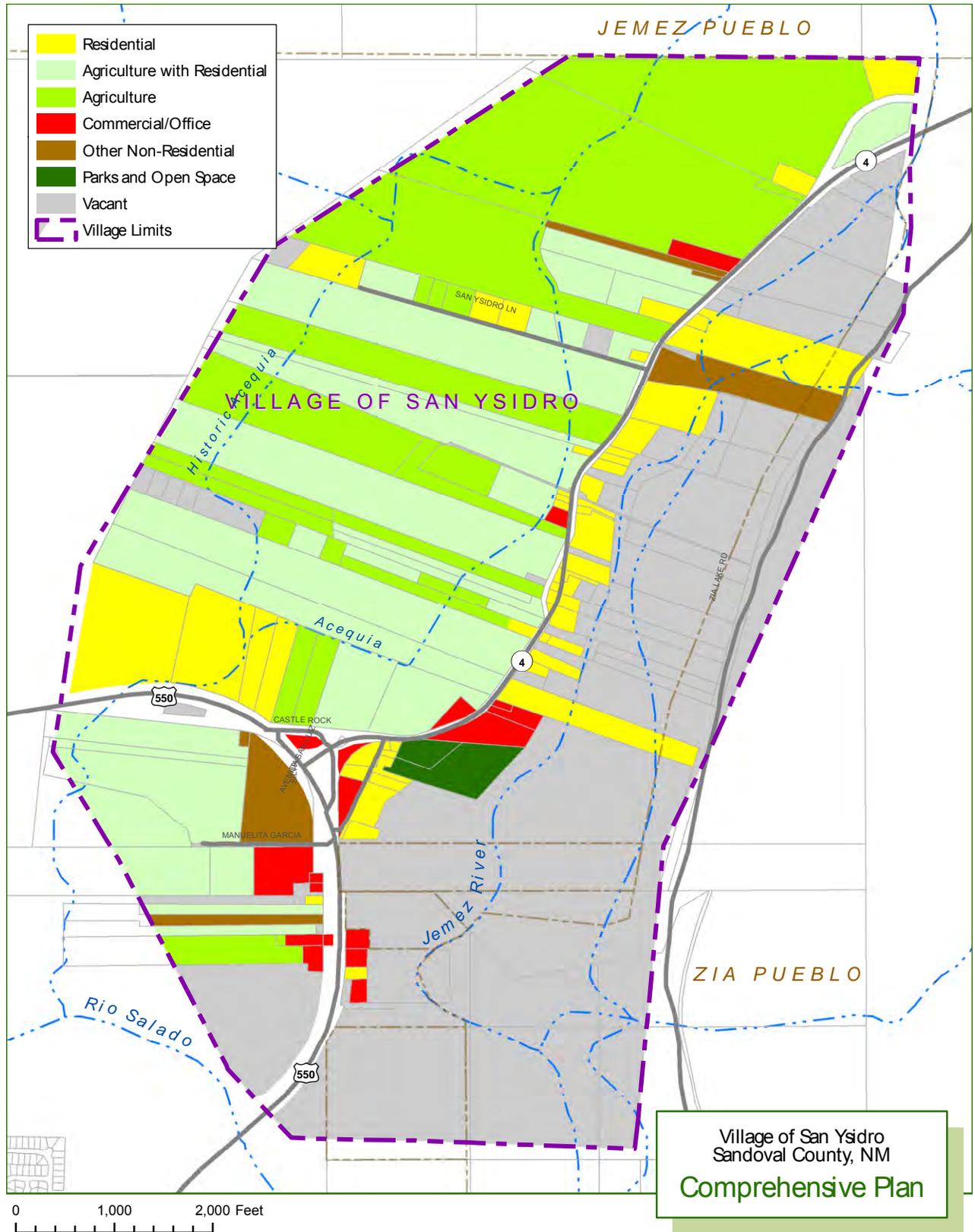


HISTORIC SAN YSIDRO CHURCH

The Land Management Map (Figure 6) shows the land management status in the municipal limits as well as land on the perimeter. The Bureau of Land Management (BLM), Zia Pueblo and Jemez Pueblo control a large portion of land outside the Village. The majority of land within the Village is managed by private land owners, with Zia Pueblo owning several acres of land in the Village.

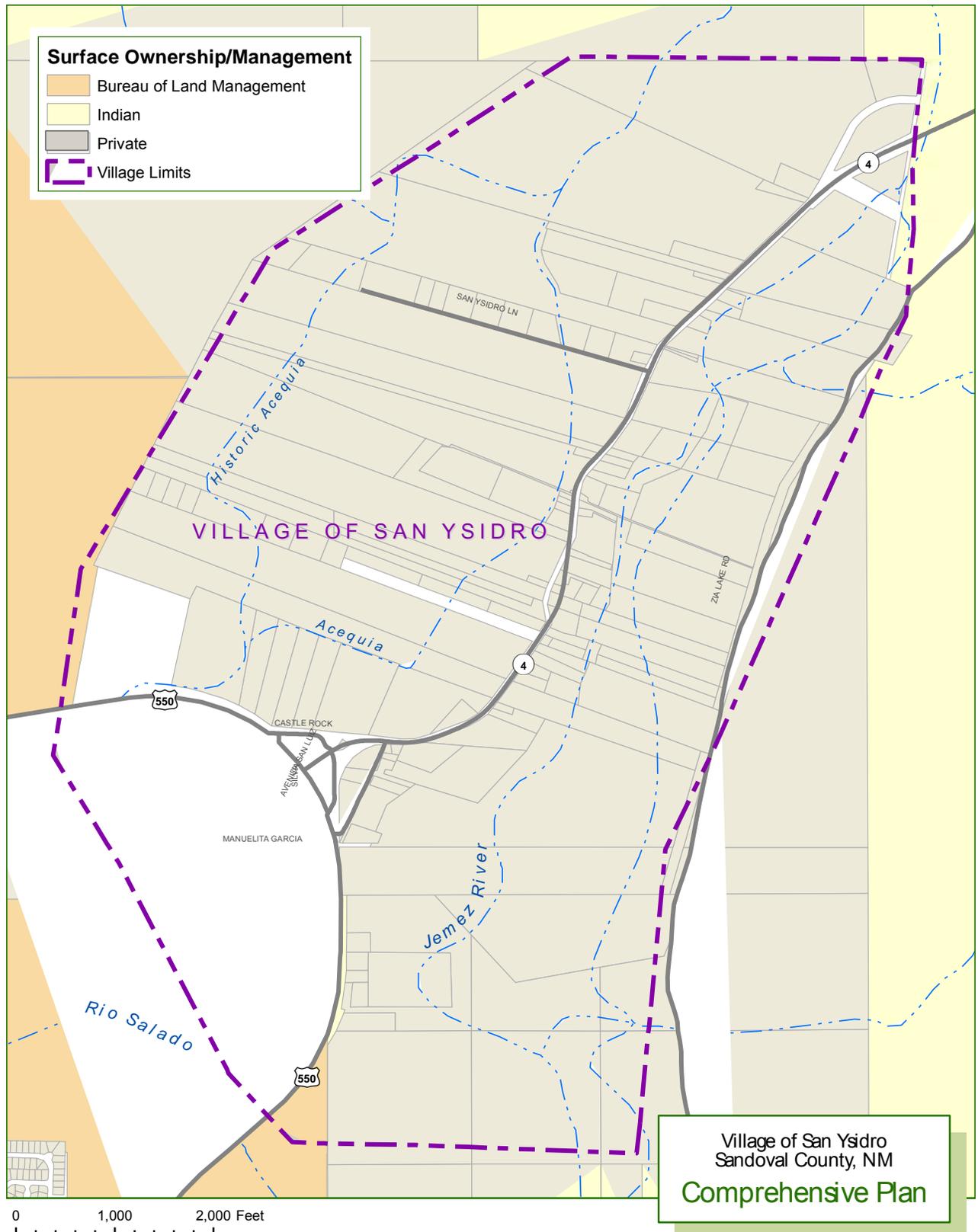


BUSINESS ON N.M. 550



Sources: MRCOG.

Figure 5: 2010 Land Use



Sources: Bureau of Land Management, NM State Office;
 March 2010 Surface Management digital data; Sandoval County; MRCOG.

Figure 6: Surface Management Status

Potential Land Development Patterns

Goals and objectives adopted for this Comprehensive Plan promote orderly development in the Village. The adoption of a Development Patterns Map within the framework of the Comprehensive Plan is similar to a zoning map but without the regulatory framework and may provide a basis for land use zoning in the future. The Potential Land Development Patterns Map shown in Figure 7 was developed from public input from community meetings, survey results and the current land use inventory.

Three land use classifications are used on the Potential Land Development Patterns map: Agriculture/residential Area, Mixed Use/Residential Corridor, and Commercial Area.



AGRICULTURAL LAND IN SAN YSIDRO

The Agriculture/residential area identified on Figure 7 makes up the majority of the development in the Village. San Ysidro residents felt strongly that the preservation of agricultural character of the Village was important and this category reflects the desire of Village residents.

According to the land use inventory, development immediately adjacent to NM 4 consists of residential, commercial and agriculture. In order to designate

the Mixed Use/Residential Corridor along NM 4, a 200 foot buffer was overlaid on both sides of NM 4 (see Figure 7). This is consistent with comments by San Ysidro residents who identified NM 4 as an area that should be developed for compatible neighborhood commercial and residential uses.

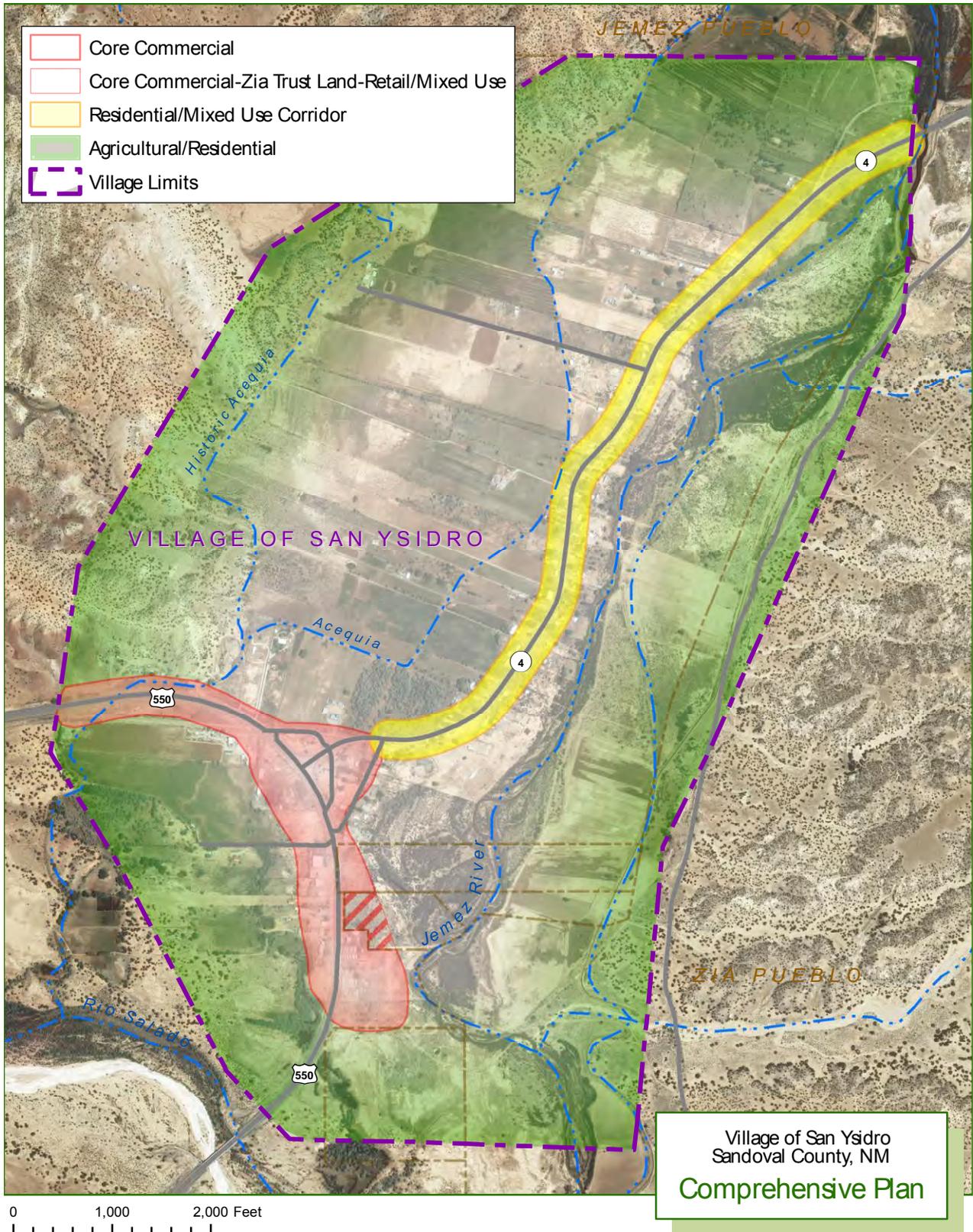


BUSINESS IN SAN YSIDRO

Current commercial uses have developed in a clustered pattern along US 550. The Potential Land Development Patterns Map reinforces this land use with the area designated as the Commercial Area. This is the commercial core of San Ysidro and begins at the intersection of NM 4 and US 550 continuing south along US 550 to the Village boundary. This commercial area consists of retail businesses that offer services to travelers as well as residents and further development of this area should be encouraged by the Village.



Homes on NM 4 in San Ysidro



Source: MRCOG.

Figure 7: Potential Land Development Patterns

PART IV

TRANSPORTATION AND CIRCULATION

Roads and highways help shape the economic health and quality of life of a community. Transportation systems provide for the mobility of people and goods, and influence the patterns of development and economic activities by providing access to land. The transportation planning process requires developing strategies for operating, managing, maintaining, and financing the area's transportation system in such a way as to advance the area's long-term goals. Although San Ysidro relies primarily on the operations of the state highway system, the Village can serve as an advocate for highway improvements and more efficient utilization of transportation functions that benefit the community.

Regional and Local Transportation Systems

The Village of San Ysidro is ideally located at the junction of two highways that serve quite different purposes. New Mexico Highway 4 (NM 4) is a scenic mountain road that ties in to a major commercial highway (US 550). The US 550 highway provides a primary connection between the Albuquerque metropolitan region and the "four corners" area where the states of New Mexico, Colorado, Utah, and Arizona meet. The Village of San Ysidro provides services to travelers on US 550 (refer to the regional map on Figure 1) between the Town of Bernalillo and the Village of Cuba, New Mexico. It is also

notable that the two highways accessing San Ysidro pass through Zia and Jemez Pueblo lands.

San Ysidro is also a gateway community where a refreshing transition is made as travelers leave the main highway (US 550) to begin the climb into the Jemez Mountain region. There are numerous Jemez Mountain communities located along NM 4 north of San Ysidro, including Jemez Pueblo, the Village of Jemez Springs, and the smaller settlements of Cañon, Ponderosa, Gilman and La Cueva.

The Jemez Mountain Trail, which is a federally designated National Scenic Byway, follows portions of NM 4 and US 550. The Jemez Mountain Trail National Scenic Byway (see Figure 8) was formally designated as a State Scenic Byway in December 1994 and as a National Scenic Byway in June 1998. The Scenic Byway programs provide federal funding to protect the scenic, historic, recreational, cultural, natural, and archeological integrity of highways and adjacent areas.

The highway network serving San Ysidro and the surrounding region can be technically described in terms of functional classification. For example, NM 4 is designated by the New Mexico Department of Transportation (NMDOT) as a Rural Minor Arterial highway and US 550 is classified as a Rural Principal Arterial highway (refer to Figure 8). All

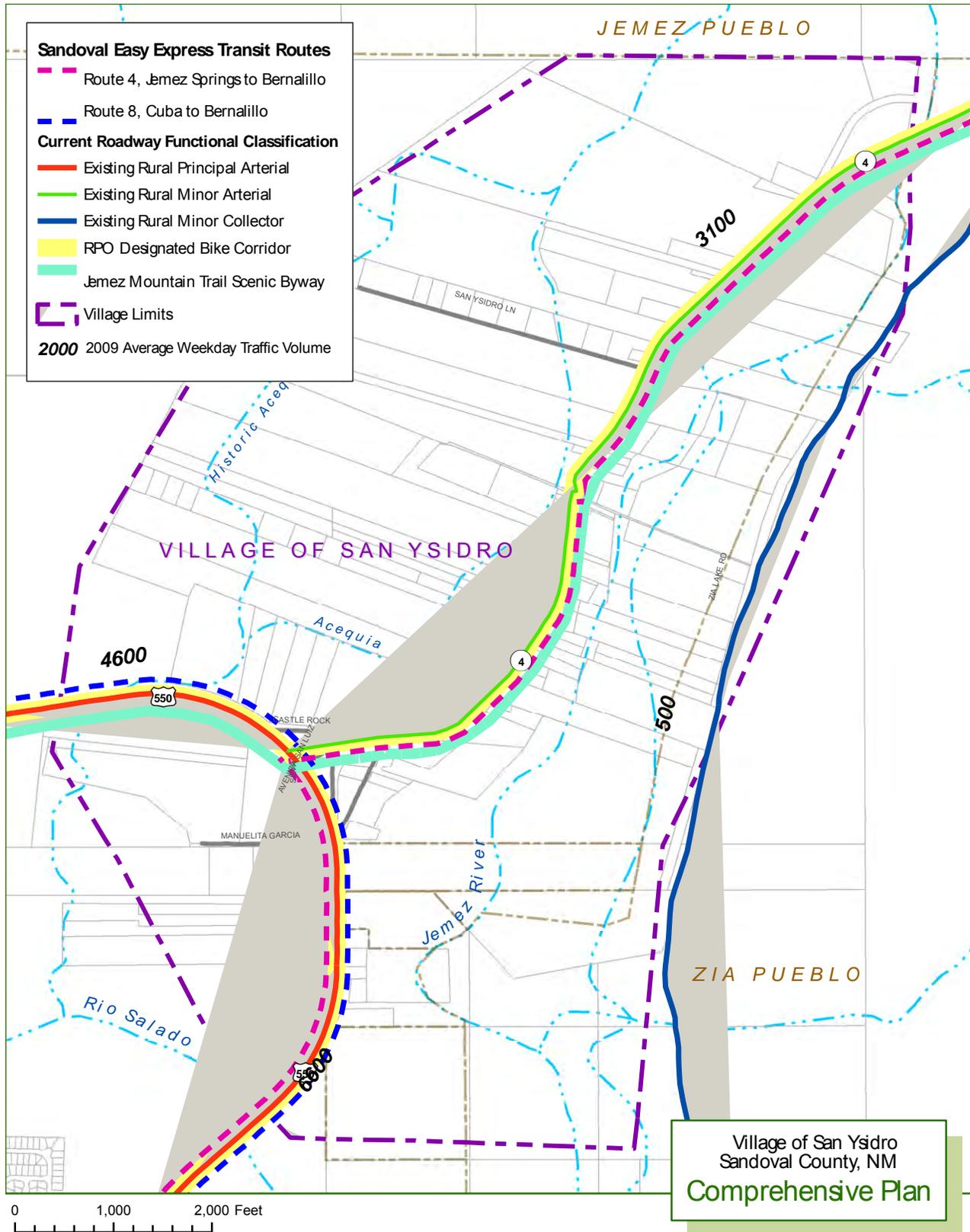
other roads are classified as local streets such as San Ysidro Lane in the Village. Functional classification of highways is typically defined in three categories: 1) arterials which consist of continuous or long-distance travel routes providing regional connections among urban and rural communities and emphasize a high level of mobility through the region; 2) collectors, which provide a linkage between local roads and arterial highways; and 3) locals, which provide direct access to adjacent lands and conduct traffic from individual driveways to the higher capacity collectors and arterials.

The functional classification of streets and highways is used to define how specific transportation routes are used in serving the community, both currently and in the future. Functional classification also implies design standards necessary to provide adequate traffic-carrying capacity on the street network.

Figure 8 shows current (2009) traffic volumes in terms of average weekday traffic on NM 4 and US 550 through San Ysidro. These traffic flow statistics are based on periodic traffic counts taken by MRCOG and indicate relatively low volumes for highways operating according to their designated functional classification (i.e., arterial highways); although perception about traffic often changes as these highways pass through the Village. Also, average daily traffic counts do not reflect the periods of congestion that may occur during the day. The information and data presented in Figure 8 includes functional classification of highways, regionally designated bike corridors, and transit routes for the Sandoval Easy Express.

NM 4 is a popular route for bicyclists and is a designated bike corridor of regional significance because it networks with other bike routes throughout the MRCOG four-county region (Sandoval, Bernalillo, Valencia, and Tarrant counties). The long-term vision for this bike corridor network is to connect with similar corridors or trails in neighboring counties (i.e., Sandoval, Los Alamos, Rio Arriba, San Juan, and Santa Fe counties). However, the narrow shoulders, insufficient sight distances, and the lack of sidewalks or pedestrian paths along NM 4 present serious dangers for both bicyclists and pedestrians.

The Village of San Ysidro is currently served by a regional public transit system called the Sandoval Easy Express (which began operations in April 2007). The Sandoval Easy Express provides fixed route bus service Monday through Friday from Rio Rancho to Jemez Springs (Route 4), with stops in Bernalillo, Zia Pueblo, San Ysidro, Jemez Pueblo, and Cañon. Another route (Route 8) with a stop in San Ysidro provides service from the Town of Bernalillo to the Village of Cuba on US 550. This public transportation service is crucial, because it provides residents of San Ysidro an option to get to major destinations in Albuquerque, Rio Rancho, the Town of Bernalillo, and even in the opposite direction towards Cuba or Jemez Springs. Current ridership data for the Sandoval Easy Express indicates that on average there are 10 to 15 passenger boardings per week at the San Ysidro bus stop.



Sources: FEMA, FIRM, # 35043C1375D, 3/18/2008;
Sandoval County; MRCOG.

Figure 8: Regional Transportation System

Transportation Statistics

Based on Year 2000 Census data, a majority of the residents of San Ysidro worked within Sandoval County (79 percent) while 21 percent worked outside of the County. Part of the reason for commuting to jobs outside Sandoval County may be the Village's proximity to major job centers in Bernalillo County. Retention of the local workforce is difficult for the Village due to the lack of local job opportunities; although one-third of the employed persons in the Village actually worked in the Village (see Table 8).

Table 8
Year 2000 Employed Persons that Worked in and Outside of County and Place of Residence: San Ysidro, Jemez Springs, and Cuba

Place of Work	San Ysidro	Jemez Springs	Cuba
Percent Worked in County of Residence (Sandoval)	79.0	60.2	83.1
Percent Worked outside County of Residence (Sandoval)	21.0	39.8	16.9
Percent Worked in Place of Residence (Village)	33.9	45.6	61.9
Percent Worked outside Place of Residence (Village)	66.1	54.4	38.1
Total Number of Employed Persons Age 16 and over	62	171	189

Source: 2000 Census; U.S. Bureau of Census

By comparison, San Ysidro has a lower percentage of employed residents who work in the Village than the Village of Jemez Springs or the Village of Cuba. This may be due to the fact that San Ysidro is closer in distance to major job centers in the Albuquerque area, and that there are simply fewer jobs available in San Ysidro.

Table 9
Travel Time to Work, 2000 - San Ysidro (for workers who did not work at home)

Travel Minutes	Percentage
Less than 5	17.0
5-9	3.8
10-14	0.0
15-19	0.0
20-24	3.8
25-29	0.0
30-34	13.2
35-39	0.0
40-44	17.0
45-59	7.5
60-89	7.5
90 or more	30.2

Source: U.S. Bureau of Census

Almost two-thirds of workers who commute to jobs outside the Village of San Ysidro spend 40 minutes or more driving. This is reflected in Table 9 (travel time to work). The largest percentage of resident commuters travelling to work outside San Ysidro spends 90 minutes or more in drive time. If travel costs increase, lengthy home-to-work trips could be a disincentive to potential new residents for the Village unless more local job opportunities become available.

The means (or mode) of travel to work is presented in Table 10. Nearly two-thirds (64.5 percent) of residents of San Ysidro drove to work alone (i.e., single occupant vehicle), while 11.3 percent of residents participated in carpools as a means to travel to work, but nobody used public transportation. San Ysidro workers did not utilize carpooling for work trips nearly as much as the other communities shown in Table 10, which reveals that more than a quarter of work trips were made by carpooling in those communities. Significantly, 9.7 percent of San Ysidro residents walked to work in San Ysidro (at the time of the 2000 Census); and a number of Village residents (14.5 percent) worked at home, thus eliminating the need for a work trip.

It should be noted that public transportation was not available or was a special needs service in 2000 when the census was taken. That has changed with the start-up of regional transit services provided by the Sandoval Easy Express. In any case, this mode of alternative transportation leads to the reduction of single occupancy vehicle trips and fewer vehicle miles traveled; thus contributing to regional goals of decreasing greenhouse gas emissions and cutting the use of non-renewal fuels for vehicular travel. These same goals can be accomplished by non-vehicular trips such as walking and bicycling.

**Table 10
Means of Transportation to Work for San Ysidro Residents
With Comparisons to other Communities (by percentage)**

Municipality or CDP	Total Work Trips	Car, Truck, Van	Drove Alone	Carpooled	Public Transportation	Walked	Other Means	Worked at Home
Village of San Ysidro	62	75.8	64.5	11.3	0	9.7	2.3	14.5
Village of Jemez Springs	171	70.8	46.8	24.0	0	2.9	2.3	24.0
Jemez Pueblo CDP	528	85.4	58.1	27.3	1.2	5.9	4.4	3.2
Ponderosa CDP	159	95.0	71.7	23.3	0	5.0	0	0
Zia Pueblo CDP	236	95.8	65.3	30.5	0	1.7	0	2.5
Average		86.2	60.1	26.0	0.5	4.7	2.3	6.3

Source: 2000 Census

PART V

PUBLIC SERVICES AND FACILITIES

One of the primary purposes of any community planning process is to determine the appropriate public services needed to provide for the residents' needs. This portion of the comprehensive plan describes the various facilities and services currently available to San Ysidro residents. While the Village government provides some basic services, there are also other public agencies and private organizations that serve the community as well. The Community Facilities and Institutions Map (Figure 11) show the location of Village facilities, such as the community park, post office and recreation areas.

Water Resource Management

The headwaters of the Jemez River originate in the volcanic formation known as the Valles Caldera, picking up water flow from several long tributaries and numerous intermittent streams draining the southwestern portion of the Jemez Mountains and part of the San Juan Basin. The Jemez River itself is the largest tributary to the Rio Grande in the Middle Rio Grande Basin. The watershed of the Jemez River is known for its natural beauty; but it is also a significant historical, cultural, and geologically unique area in New Mexico.

Although water from the Jemez River serves a variety of purposes, it is primarily used for irrigation of farmlands on private and tribal lands, and for sport fishing within the boundaries of the

Santa Fe National Forest. The scenic value of the Jemez River is a high priority throughout the region. The quality of Jemez River water itself is considered deficient because of natural elements and minerals influenced by the geothermal properties of the Valles Caldera, and by human activities in settlements and other developments near or along the river valley. Consequently, domestic use for drinking water from the Jemez River is not currently practical without expensive treatment.



JEMEZ RIVER IN SAN YSIDRO

The Village of San Ysidro is located along the Jemez River just north of the confluence of the Rio Salado. The Rio Salado is a highly mineralized tributary stream to the Jemez River and changes the water quality dramatically in the Jemez River downstream of San Ysidro. Jemez River water is diverted into the northern end of San Ysidro for agricultural purposes and is distributed through an acequia network in the Village by the San Ysidro Ditch

Association. The San Ysidro acequia is shown on Figures 9 and 10. All of the communities along the Jemez River rely on groundwater for their drinking water needs. Domestic wells provide water supply to individuals who are not connected to the community water systems.



Construction on the San Ysidro Acequia, 1959
Source: Village of San Ysidro

The Village of San Ysidro owns and operates a water supply system to serve its residents. The quality of the groundwater source does not meet drinking water standards and requires treatment, primarily to remove arsenic and fluoride in the water supply. In addition to the arsenic and fluoride concentrations, there are aesthetic problems concerning taste, color, and odor primarily due to the presence of iron, manganese, and TDS (total dissolved solids). In addition, there are occasional violations of coliform bacteria in the water supply system. The Village has also had problems meeting water demands due to low water pressure and slow water production.

The San Ysidro water system therefore utilizes a special water treatment process to ensure a safe and

acceptable drinking water supply pumped from groundwater. The San Ysidro water system is unique in that it incorporates “point-of-use” water treatment with reverse osmosis (RO) units installed in individual households and businesses. This decentralized system was considered more cost effective for small communities with high levels of arsenic in the water source. San Ysidro was chosen as a test community by the EPA (U.S. Environmental Protection Agency) and RO units were installed in the Village during the 1980s. The individual point-of-use treatment system still relies on water to be pumped, pretreated, stored, and distributed by the Village.



SAN YSIDRO WATER SYSTEM INFILTRATION GALLERY

The current facilities of the San Ysidro water system include one drilled well, two infiltration galleries, a pump house, three storage tanks, and distribution water lines. An infiltration gallery is basically a horizontal drain consisting of a large perforated pipe that penetrates the water table and collects groundwater. Infiltration galleries are typically used to collect sub-surface flows from rivers. Figure 9 identifies the location of the water system facilities in San Ysidro.

In the San Ysidro water system, water is pumped from a drilled well and one or both of the infiltration galleries (one is in poor condition and needs replacement) into a 10,000 gallon raw water storage tank. The water from that tank is passed through a small pump house and treatment facility that houses ozonation (currently offline), filtration, disinfection, and booster pump systems. Water that is backwashed through a pumice and activated carbon filter media is discharged to a lined evaporation pond.

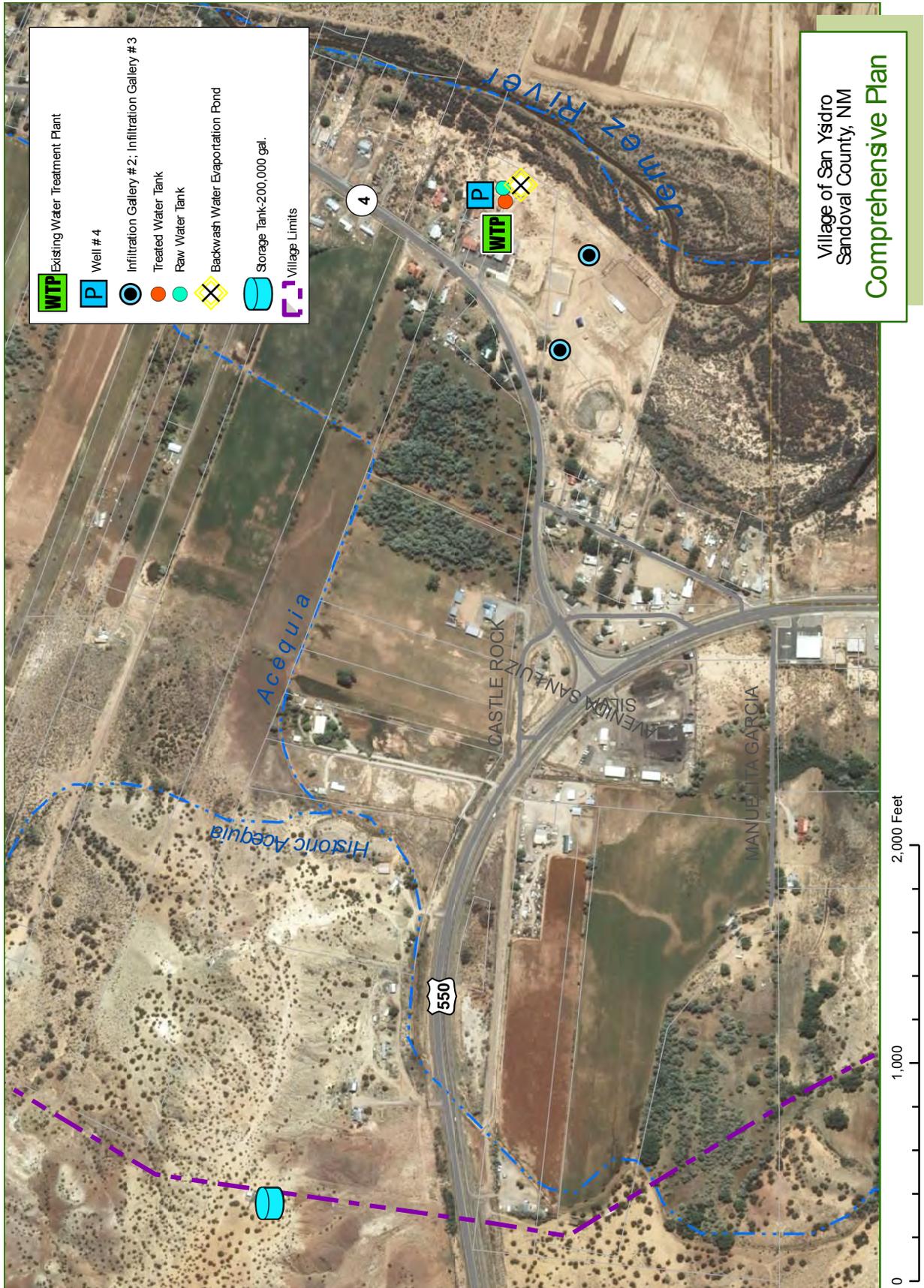
From the pump house, water is moved into a nearby 30,000 gallon finished water storage tank. An additional 200,000 gallon storage tank is located west of the Village on a hill overlooking the community. These tanks feed into the distribution lines to the households and businesses of the community where the finishing treatment is achieved by the point-of-use RO systems. The Village has a current project underway to improve the central water treatment system.

The effects of climate and topography in the Jemez River valley may result in heavy storm water runoff and drainage through the Village of San Ysidro. Such runoff affects travel on roads and the protection of local property. The potential exists for the Jemez River to overflow its banks; and ponding may occur from runoff flowing down from the western slopes of the Village.

The Village of San Ysidro is designated by the Federal Emergency Management Agency (FEMA) as a participating, flood-prone community. This means that federally-subsidized flood insurance is available to residents and businesses within San Ysidro. It also means that any development in flood prone areas is subject to special regulations. There are areas within San Ysidro, primarily in the flood plains of the Jemez River and Rio Salado that are delineated as flood zones (see Figure 10) requiring design of structures within those zones to be protected from potential flood damage.



STANDING WATER ALONG NM 4



Village of San Ysidro
Sandoval County, NM
Comprehensive Plan

Figure 9: Water System Facilities

Sources Village of San Ysidro; MRCOG; 2009 NAIP Photography.

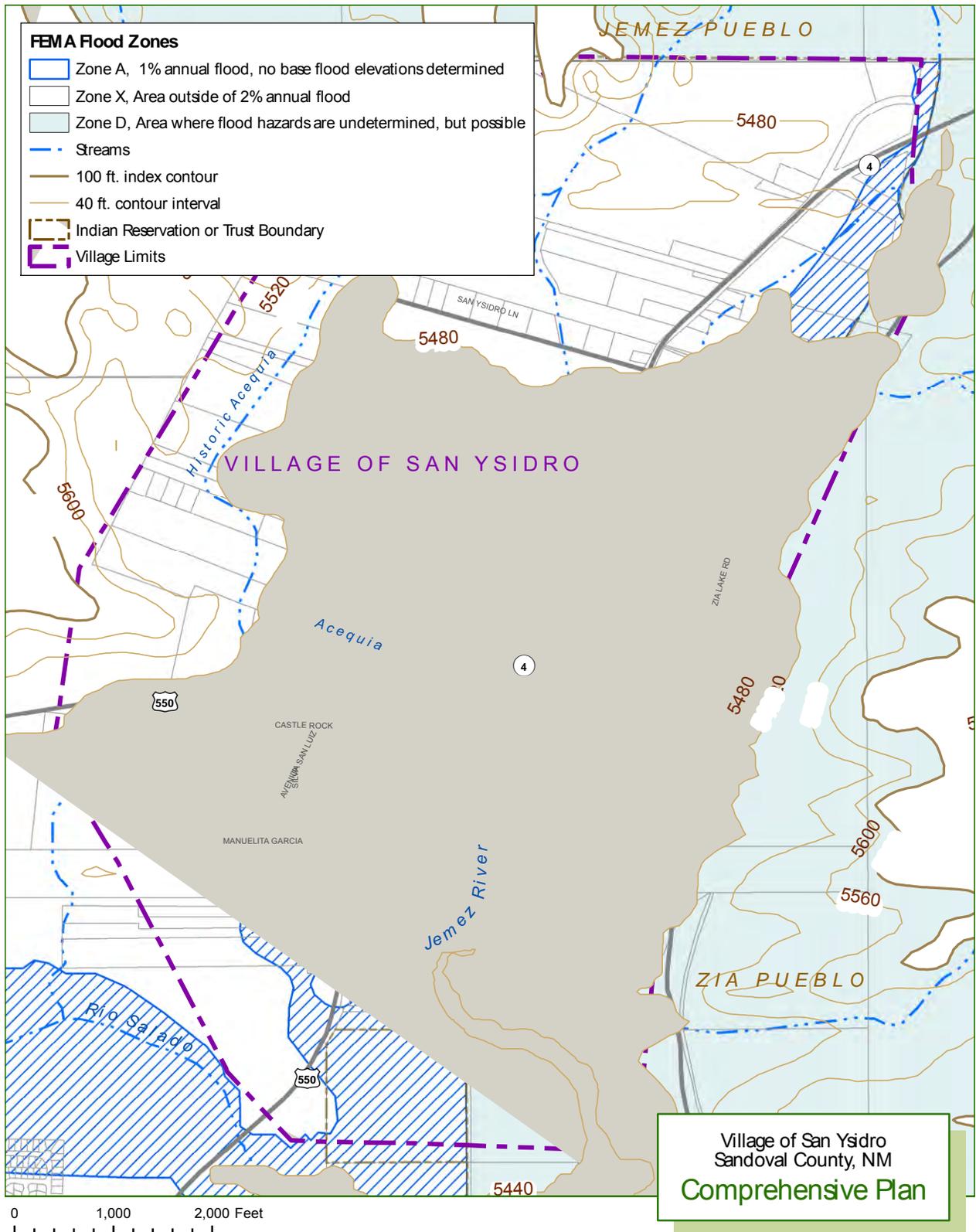
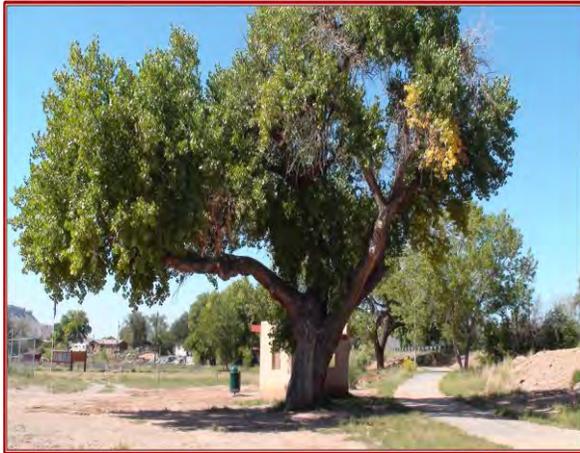


Figure 10: FEMA Flood Hazard Areas and Topography

Sources: FEMA, digital FIRM, # 35043C1375D, 3/18/2008; Sandoval County; MRCOG.

Parks and Recreation

San Ysidro has one major recreation area that is owned and operated by the Village, which is located on the site of the San Ysidro Village Municipal Complex on NM 4 (Figure 11). The San Ysidro Park offers many recreational opportunities to residents and visitors. Large cottonwood trees line the multipurpose trail and provide shade to picnic areas in the community Park. Also located on Park property is a playground area which offers colorful playground equipment for the younger Village residents.

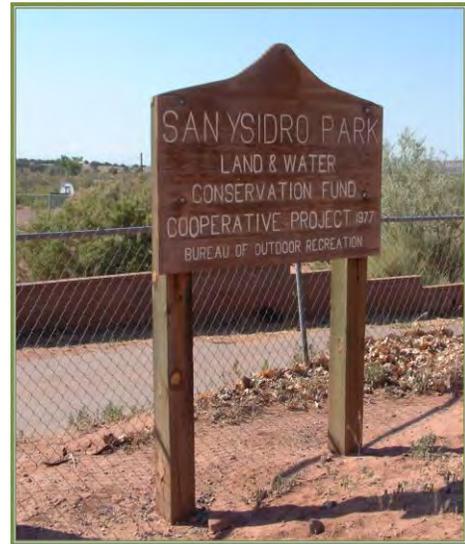


SAN YSIDRO PARK

Little league teams play ball at the ball field situated southwest of the Village offices. The newest facility at the Park is the Branding Iron Arena, which is located east of the ball field near the Jemez River. The Branding Iron Arena provides venues for events, as 4-H roping workshops, rodeos, and equestrian events.

Recreational opportunities outside Village limits include the Perea Nature Trail, which is south of the San Ysidro on US 550. (see Figure 11). This BLM trail offers a place to hike and bird watch in this diverse wetland area. Also on US

550, west of San Ysidro, the White Mesa Trials Recreation Area offers biking and hiking opportunities. Further west on US 550, the Ojito Wilderness Study Area offers hiking, biking, camping and horseback trails as identified on Figure 1.



PARK SIGN

In addition to recreational activities, parks and open spaces typically provide other benefits, such as groundwater recharge, air cleansing scenic beauty, as well as increased property values and public health benefits.



PLAYGROUND EQUIPMENT AT SAN YSIDRO PARK

Health, Education, and Social Services

The Village of San Ysidro does not have permanent local health care facilities; however, the Jemez Valley Medical Clinic located in Cañon provides basic medical services to area residents. The clinic has an MD, nurse practitioners, and a psychologist. For more complete health care services, San Ysidro residents must travel to other municipalities such as Cuba, Rio Rancho, Bernalillo, or Albuquerque.

Currently, residents have another option for their health care needs without having to travel outside the Village. A visiting nurse practitioner, working through a pilot program, sees patients twice a week at the San Ysidro Village Municipal Office complex.

School-age children in San Ysidro attend school in the Jemez Valley Public School District. San Ysidro has a board member on the Jemez Valley School Board.



SANDOVAL EASY EXPRESS STOP IN SAN YSIDRO

Sandoval County provides services to San Ysidro seniors at the Jemez Valley Senior Center located in the community of Cañon. The Center provides transportation to and from the Center for medical appointments, exercise classes in Rio Rancho, shopping, special events and field trips and activities throughout New Mexico. Meals are also served to senior clients Monday through Friday at the Center and to homebound clients.

The Edith Murray Memorial Center is a building recently acquired by the Village that is proposed for the Village Community Center (see Figure 11).

Communications and Energy

San Ysidro residents use propane that is provided by various commercial distributors in the area. Windstream Communications offers telephone and high-speed internet services to the Village. The Jemez Mountain Electric Cooperative (JMEC) supplies electrical power to San Ysidro. The average cost per kilowatt hour is eight cents. The Cooperative offers a Net Metering program to their customers that allow meters to register positive (forward) for power used by the consumer or negative (backward) for excess power generated by the consumer. JMEC credits the customer account for extra power produced by the consumer. The Cooperative has already interconnected a number of photo voltaic (PV) systems across the service area. JMEC also offers its members the option of participating in a renewable energy program by purchasing green power at an additional cost of nine cents per kilowatt hour. Green power is from wind, solar electric, geothermal, small hydroelectric and biomass resources.

New Mexico has significant solar energy resources. According to information supplied by the Department of Energy's National Renewable Energy Laboratory (NREL), New Mexico is ranked with Arizona and Nevada as having the greatest amounts of continuous solar radiation (300+ days/year) in the United States. Information obtained from NREL indicates that San Ysidro and the Jemez Valley in general have good solar resources. The NREL Wind Program published a wind resource map that indicates that New Mexico has good wind resources for utility-scale production. However, Jemez Valley area may not have the ability for large-scale turbines, and may be more conducive for small-scale wind turbines. Site specific studies would have to be done to determine the feasibility of wind turbines. The Jemez Valley already has a history of harnessing the Jemez River for hydroelectric power. Biomass is another alternative energy option for the Jemez Valley area. With the availability of water and solar, crops could be grown for oil, e.g. sunflowers and canola and the remaining plant burned for heat and power.

Police/Fire/Rescue

Law enforcement for San Ysidro is provided by the Village Marshal and several deputies as backup from Sandoval County Sheriff Department and the New Mexico State Police. The Public Safety Clerk is the administrative assistant for the Marshal's office and also provides administrative support for the San Ysidro Municipal Court. The public safety offices are located adjacent to the Village Hall on NM 4.

San Ysidro fire and rescue services are provided by the Sandoval County Fire

Department and staffed by volunteers of the Ponderosa Fire District 6. Fire and rescue equipment is housed in San Ysidro at the Village Municipal Complex. The current Insurance Services Office (ISO) Fire rating for San Ysidro is 9. The lower the ISO rating, on a scale of 1 to 10, the better the insurance rates are generally. The ISO rating is used by insurance companies to determine insurance premiums.

The Village is also served by the Sandoval County CodeRED Emergency Notification System. This system allows the County to telephone all or targeted areas in case of an emergency situation that requires immediate action, such as a boil-water notice, missing child, or evacuation notices.



SAN YSIDRO FIRE STATION

Hazards Mitigation

While the Village has their own emergency response plan, they are also part of the Sandoval County All-Hazards Emergency Operations Plan. This plan describes how local governments will handle emergency situations and disasters within their jurisdictions. The plan also assigns responsibilities for emergency preparedness, planning and coordinating emergency response activities and resources before, during, and after an emergency or disaster. This plan provides broad guidelines for

emergency management, and allows individual local governments to write detailed operational plans of their own.

The plan identifies potential hazards that Sandoval County could confront at some point in the future. The hazards were listed in order of probability, from high to low. The hazard with the highest probability was severe weather storms (high winds/flash floods/rain, snow and ice), which received a high to medium probability rating. Hazardous material accidents (highway/railroad/fix facility/nuclear) received the next highest probability rating of high to medium/low. Hazards in the medium probability rating included large fire, mass casualty incident, and earthquake. Hazards in the medium to low category included severe, prolonged utilities loss, aircraft incident and civil, gang, and prison disturbance. The rest of the hazards were listed as a low probability rating. These included the following: major epidemic, enemy or terrorist attack, accidental missile launch or warhead detonation, drought, dam failure/slow rising water, and volcanic eruption.

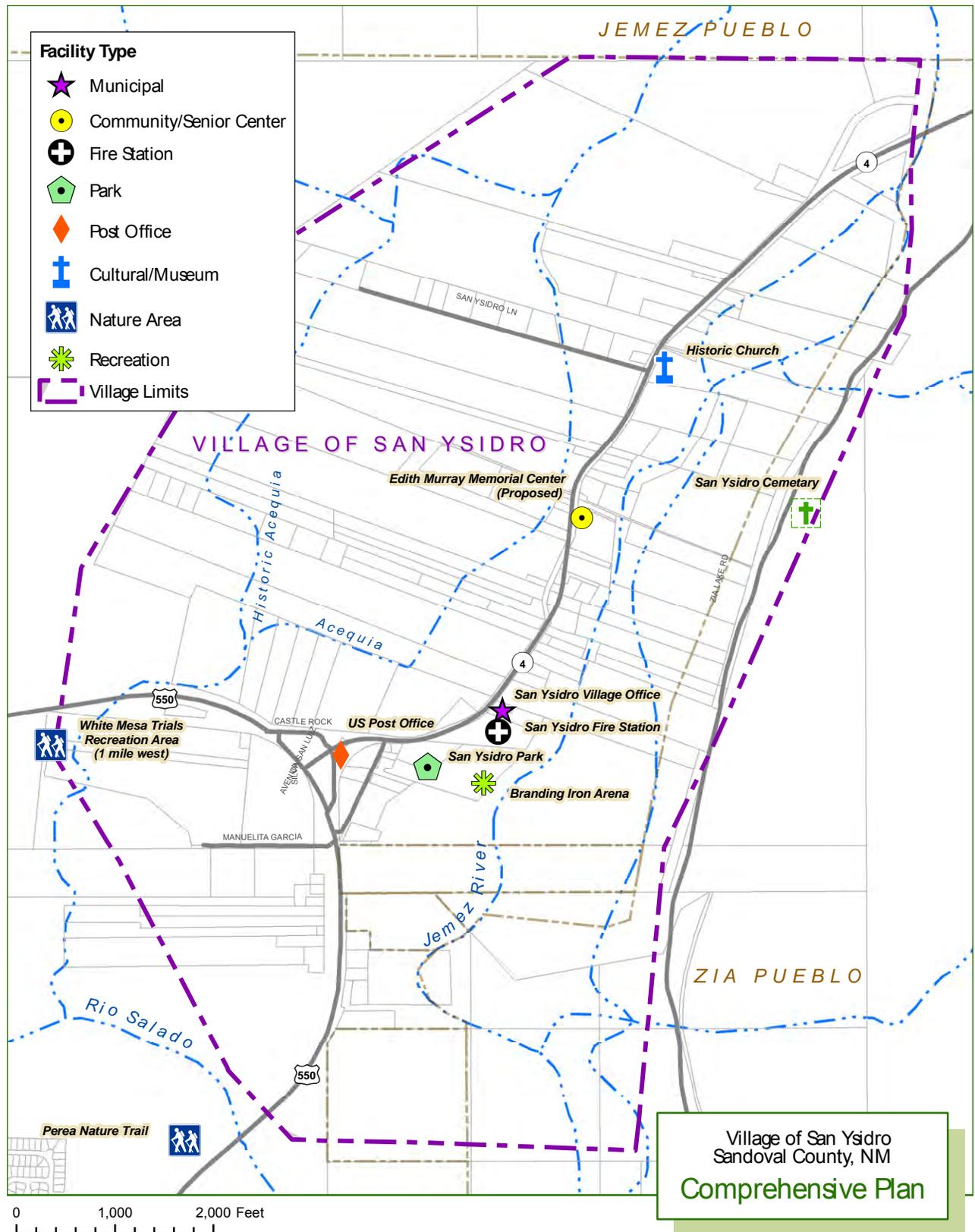
Local governments will deal with emergencies by participating in the Incident Command System (ICS) for responders, and training in support coordination at the Emergency Operations Center (EOC). Village of San Ysidro officials along with Sandoval County officials have been trained in ICS and in EOC management. The Mayor of the Village of San Ysidro has the overall emergency management responsibility for the Village. However, depending on the hazard or emergency this authority could be superseded by either state or federal officials. The Village of San Ysidro has also created a

civil preparedness organization to function in the event of an emergency that would endanger the lives and property of the Village residents.

As a result of this organization, a Director of Civil Preparedness has been appointed by the Mayor with the concurrence of the Village Council. The Director is in charge of this office and is responsible to the Mayor and the governing body for carrying out the civil preparedness program of the Village. The Director has all necessary power and authority to form committees and to cooperate with all civil preparedness agencies of other governmental units, including the state and federal governments. The Director is also further authorized to formulate written plans, gather information and keep written records to govern the functions of the organization. In the event of an emergency situation, the Mayor is responsible for activating an EOC. The EOC shall operate under the direction of the Mayor, while the Director of Civil Preparedness shall act as the chief executive assistant to the Mayor in the execution of these duties.

Community Beautification and Waste Disposal

The Village of San Ysidro has organized several community cleanup and trash pickup events. A private company, Desert Ridge, Inc. provides weekly curbside pickup for residential and commercial solid waste disposal in San Ysidro. Residents can also dispose of trash and recyclables at the Sandoval County transfer station located in the community of Cañon. The County administers the billing system for all solid waste disposals.



Sources: MRCOG.

Figure 11: Community Facilities and Institutions

PART VI ECONOMIC DEVELOPMENT

A viable local economy requires employment opportunities for residents and a stable tax base for the community. In order for San Ysidro to maintain and improve its economic base, the community should work together to build on its strengths and carry out effective strategies that address its shortcomings. San Ysidro has several advantages due to its location at the junction of two major highways, and can benefit by promoting the Village as a Gateway to the Jemez Mountains which exists as a major tourist and recreational destination in New Mexico.

Socioeconomic Data

The potential for economic development often lies within the resident population itself. As indicated in Table 11, thirty percent of San Ysidro residents are employed in occupations that involve management, professional and related occupations. Also more than one

quarter of San Ysidro residents are employed in sales and office occupations. Although there is agricultural land in the Village, the land owners did not report their occupation as farmers. These occupations do not necessarily reflect the jobs available in the Village. These are characteristics of the local workforce in San Ysidro. The occupations of local residents indicate knowledge and skills that may be attractive to a potential employer considering the Village as a location for business or industry.

Indicators of economic health in a community include income levels, particularly household, median and per capita incomes. Demographic data in this section is shown for the Village of San Ysidro, New Mexico, Sandoval County, and two neighboring communities. By comparing data for these communities with San Ysidro, similarities and differences are evident. A household is defined by the US

**Table 11
Occupational Categories, 2000 - San Ysidro**

Occupation Category	Percentage of Workers
Management, Professional, and related occupations	30.7
Service Occupations	16.1
Sales and Office Occupations	25.8
Farming, Fishing, and Forestry Occupations	0
Construction, Extraction, and Maintenance Occupations	4.8
Production, Transportation, and Material Moving Occupations	22.6

Source: U.S. Bureau of Census

Bureau of Census as consisting of all people who occupy a housing unit. Household income is the sum of money received in calendar year 1999 by all household members 15 years and over.

Income statistics also reveal an aspect of the economic character of a community. Table 12 reports income categories as a percentage of total workers. This table indicates that a majority of the residents in the Village earn between 15 and 50 thousand dollars per year. Very few households in San Ysidro earned more than \$75,000 in 1999. Although this data is considerably out of date, new data on income and other socioeconomic statistics for 2010 is not yet available.

Table 12
1999 Household Income – San Ysidro

Income Category	Percentage of Households
Less than \$10,000	11.4
\$10,000 to \$14,999	5.6
\$15,000 to \$24,999	22.5
\$25,000 to \$34,999	23.9
\$35,000 to \$49,999	22.5
\$50,000 to \$74,999	8.5
\$75,000 to \$99,999	0
\$100,000 to \$149,999	5.6
\$150,000 to \$199,999	0
\$200,000 or more	0

Source: U.S. Bureau of Census

Other socioeconomic indicators relating to income of the residents of the Village of San Ysidro are presented in Table 13, which provides data on median household and per capita income from the 2000 Census. Per capita income is the mean income for every man, woman and child in a geographic area; in this case, the Village of San Ysidro. It is

derived by dividing the combined total income for all people 15 years old and older living in the Village by the total population in that area. Median income is the amount which divides households into two equal groups, one having incomes above that amount and the other having incomes below that amount. Median income should not be confused with average, or mean, income.

Table 13
1999 Median and Per Capita |

Community	Median Household Income	Per Capita Income	Percent Living Below Poverty Level
San Ysidro	\$30,521	\$14,787	15.1
Jemez Springs	\$36,818	\$19,522	20.9
Cuba	\$21,538	\$11,192	41.3
Sandoval County	\$44,949	\$19,174	19.0
State of New Mexico	\$34,133	\$17,261	18.4

Source: U.S. Bureau of Census

As presented in Table 13, the median household income of San Ysidro is lower than that of the State of New Mexico and most other neighboring communities with the exception of Cuba. Per capita income in San Ysidro is similar in its comparison with other neighboring municipalities, the County and the State. However, the percentage of the San Ysidro population living below the poverty level rates better than all other communities by comparison as shown in Table 13.

There are between 50 and 55 jobs currently (2010) in San Ysidro as

estimated by MRCOG staff (see Appendix E). The number of jobs is projected to increase some 25 to 35 new jobs by 2030. The forecast methodology for employment is also discussed in Appendix E. It should also be noted that jobs reported to the Census may not include all home-based businesses. Such jobs exist in the San Ysidro, however the Village does not issue business licenses that would provide a more accurate inventory of employment in the Village.

Village Economy

Because San Ysidro is located at the crossroads of two highways, US 550 and NM 4, the Village should be able to capitalize on the vehicle travel through the community by encouraging highway-related businesses to locate in the Village, particularly on the NM 550 highway. Businesses that offer convenient services to travelers such as restaurants and vehicle services provide a reason to stop and spend time in the Village. San Ysidro would benefit by actively recruiting targeted businesses to develop along the highway.

San Ysidro has several unique recreational assets that can attract visitors to the community: the Branding

Iron Arena, the Perea Nature Trail, and the multi-use recreational fields located next to the Village offices. These facilities offer visitors a special experience that is only available in San Ysidro. The Branding Iron Arena is relatively new and has a substantial potential for horse riding events and related activities. Advertising signs and innovative “way-finding” devices might draw attention to these facilities. Also, landmark structures for a “Gateway to the Jemez Mountains” work well capturing the interest of travelers passing through the community.

A unique aspect of land ownership in the Village is the presence of lands owned by the Pueblo of Zia, and includes federal trust land as well as land held in fee simple by the Pueblo. Zia Pueblo is considering development on trust land that is abutting NM 550 in the center of the Village business area. Current ideas expressed by Pueblo officials include planning for retail commercial and mixed-use development with direct access to the highway. Such development would be an additional attraction to the San Ysidro business corridor wherein other land owners may benefit.



BRANDING IRON ARENA

PART VII

GOALS AND OBJECTIVES

Goals and objectives are the foundation of the comprehensive plan and should be used as a basis for current and future programs and projects. The goals and objectives in this comprehensive plan were generated through a planning process involving a citizen survey, a public workshop, and interviews with Village and County officials as well as the Village staff. The Village Council adopted Goals and Objectives on June 8, 2010.

Community Survey Findings

In March 2010, a public opinion survey was distributed to all of the households within the Village of San Ysidro. The purpose of the survey was to seek a diverse range of opinions from residents regarding local preferences and expectations about the future of San Ysidro. These responses coupled with input from public meetings and conversations with local officials provide a basis of the Comprehensive Plan goals and objectives.

A total of 120 surveys were sent out, and sixty-two were returned, for a response rate of fifty-two percent. The opinions expressed in this survey provide additional public input on a variety of issues regarding community development. The survey instrument, relevant data tables, and verbatim comments written on the survey form are all available in Appendix D of this comprehensive plan.

The mail-out survey form (see Appendix D) consists of three parts. The first part presented twenty-one questions about

future growth and development in San Ysidro. Survey questions required a yes or no answer; the survey also provided a “need more information” space next to each question. Of the twenty-one questions, nine elicited a “yes” response of 65 percent or higher. The questions, phrased in the form of a statement, are as follows, and are listed in order from *higher to lower* scores:

- Water quality is a problem (89%).
- San Ysidro needs a sewer system (84%).
- Preserving agriculture is important (79%).
- The Village should provide more services to senior citizens (76%).
- San Ysidro has enough parks and recreational areas (74%).
- The Village needs more commercial development on US 550 (66%).
- San Ysidro needs more local medical services (65%).
- The Village should promote future business development (65%).
- San Ysidro should support the arts community (65%).

In addition to the questions that received affirmative responses, there were four questions that received a “no” response of fifty percent or higher. These questions are phrased in the form of a negative statement and are listed in order from *higher to lower* scores:

- The Village does not need more parking spaces (71%).

- San Ysidro does not need new types of housing, such as duplexes and apartments (61%).
- Flooding is not a problem in San Ysidro (60%).
- San Ysidro does not need more commercial on NM 4 (52%).

The second part of the survey asked the respondent to rank a list of community services in order of importance from 1 through 8, with 1 being the most important and 8 the least important. By averaging all of the rankings for each service, the following community services emerged in rank order from the *most to least* important:

- Water and sewer
- Police/fire/rescue
- Elderly services
- Health care
- Natural gas
- Solid waste
- Parks and recreation
- Local streets

While all of the community services listed above are important, forcing survey respondents to rank them in a priority order can help the governing body to develop capital programming and budgeting for Village improvements. Virtually all communities in New Mexico are concerned about future water resources, and the San Ysidro residents are no different in that perspective. While water supply is a key responsibility for the Village government, most of the other community services can be improved through coordination and collaboration with other agencies, particularly at the County level.

The third part of the survey provided space on the form for individual

comments and suggestions. All of the written comments have been compiled and are included verbatim in Appendix D of this comprehensive plan document. In general, the few written comments were miscellaneous in nature, but of interest to Village officials.

Adopted Goals and Objectives

Goals are broad, visionary statements describing a desirable and sometimes idealized future condition of the community. Each goal can be further defined by one or more statements of objectives for achieving that goal. Goals and objectives promote a common understanding of the community's expectations of growth and development.

The formulation of goals and objectives helped to set the stage for the development of action plan recommendations. There were a total of 13 goals and 43 objectives approved and adopted by resolution of the Village Council on June 8, 2010. These goals and objectives were classified into the following categories:

- land use and housing,
- transportation and circulation,
- water resources
- public services and facilities, and
- economic development.

Many of these goals and objectives reflect the community beliefs and principles expressed in the public involvement process, while others are designed to improve the public health, safety, and welfare of the community. The objectives are numbered for organizational purposes, and do not indicate priority.

Category: Land Use and Housing

Goal A: The Village presents an attractive and inviting character.

Objective 1: Protect historical and cultural features in the Village.

Objective 2: Maintain an ongoing program to remove weeds and litter along the major highways.

Objective 3: Encourage preservation of trees and landscaping.

Objective 4: Preserve and enhance the Village's dark night sky from any adverse effects of night lighting.

Goal B: Orderly development is evident in the Village.

Objective 1: Designate appropriate areas for commercial activities.

Objective 2: Maintain existing agricultural lands.

Objective 3: Preserve and protect residential areas in the Village.

Goal C: Adequate housing is available to all residents

Objective 1: Support housing rehabilitation and other assistance programs.

Objective 2: Provide opportunities and incentives for building new housing in the community.

Category: Transportation and Circulation

Goal D: There are a variety of transportation services in San Ysidro.

Objective 1: Ensure continuing maintenance and improvements to NM Highway 4 and US Highway 550

Objective 2: Provide off-road parking areas for carpooling, transit pick-up, and park-and-walk activities.

Objective 3: Develop a plan for pedestrian trails and walkways throughout the Village.

Goal E: The Village has a long range plan and short range program for transportation.

Objective 1: Prepare a long-range road system map for the Village and surrounding area.

Objective 2: Maintain a current listing of local transportation-related projects.

Category: Water Resources

Goal F: Safe and sustainable drinking water is available in the community.

Objective 1: Ensure proper maintenance and operation of individual water treatment (point-of-use) systems.

Objective 2: Continue investigating the feasibility of a centralized water treatment facility for the Village.

Objective 3: Prepare for a water shortage contingency plan.

Objective 4: Continue investigating additional sources of public water supply.

Goal G: Wastewater from the Village is safely treated or removed.

Objective 1: Ensure proper maintenance and operation of on-site wastewater treatment systems.

Objective 2: Continue investigating the feasibility of a centralized wastewater collection and treatment facility for the Village.

Goal H: Water for agriculture is protected for use in the Village.

Objective 1: Retain local water rights to the Rio Jemez.

Objective 2: Maintain and improve the functions of the San Ysidro Acequia.

Objective 2: Encourage and support agricultural activities in the Village.

Category: Public Services and Facilities

Goal I: Public safety is assured by adequate police, fire, and rescue services.

Objective 1: Maintain a Police Department in the local community.

Objective 2: Maintain a Fire Department in the local community.

Objective 3: Provide for emergency rescue services and facilities that serve the local community.

Goal J: A multi-purpose Community Center is a major landmark in San Ysidro.

Objective 1: Provide facilities and programs for senior citizens in the community.

Objective 2: Provide a center for youth programs in the community.

Objective 3: Provide a community gathering place for indoor activities.

Objective 4: Establish a multi-media center for education and training.

Goal K: Recreational opportunities are abundant in San Ysidro.

Objective 1: Maintain San Ysidro Park as a major recreational complex.

Objective 2: Provide a trail system leading to the San Ysidro Park.

Objective 3: Continue making improvements to Branding Iron Arena.

Goal L: Additional public services are available to Village residents.

Objective 1: Solid waste collection is available to all residents.

Objective 2: Health and social services are available to Village residents.

Objective 3: Provide a temporary animal holding facility for the Sandoval County animal control program.

Objective 4: Provide wildfire protection by means of vegetation management.

Category: Economic Development

Goal M: San Ysidro supports a stable and growing economy.

Objective 1: Recruit new business into the Village.

Objective 2: Encourage and support improvements to existing businesses in the Village.

Objective 3: Promote San Ysidro as an artist community.

Objective 4: Capitalize on San Ysidro as the “Gateway to the Jemez Mountains.”

Objective 5: Promote community celebrations and festivals in San Ysidro.

Objective 6: Promote San Ysidro as a center for farmers and ranchers.

PART VIII

ACTION PLAN RECOMMENDATIONS

While goals and objectives establish guiding principles for the comprehensive plan, the action plan recommendations describe specific actions that can and should be undertaken by the Village. An action plan recommendation typically identifies the responsible party or parties, the time frame within which that action might occur, and other details considered necessary for implementation. Taken together, all of the goals, objectives, and recommendations that are included in this comprehensive plan provide a basis for enacting governmental policy and making decisions to ensure a vital and desirable future for the Village of San Ysidro.

Adopted Action Plan Recommendations

The Village governing body has formulated fifteen recommendations with assistance provided by the staff of the Mid-Region Council of Governments in researching and drafting the statements. These recommendations identify various courses of action that the Village should pursue over the next two decades. Each recommendation consists of an action statement that is accompanied by a brief narrative explanation with background information and a description of the range of options that are available to carry out the action. In this section of the comprehensive plan, recommendations for action are presented in numerical order for purposes of organization and common reference; but do not indicate priority or preference in implementing the actions.

The San Ysidro Village Council approved a resolution adopting these Strategic Action Recommendations following a public hearing at a regular council meeting conducted on June 8, 2010 (see Appendix B).

Strategies for Land Use and Housing

1. Protect and enhance the rural character of the Village.

The Village is proud of its rural character and has strong ties to agricultural and ranching activities in the area. To protect its rural/agricultural character, the Village should research agricultural land preservation techniques, conservation easements, development density regulations, and incentives to maintain rural land use throughout the community.

One of the desirable elements of a rural community is the beauty of dark skies at night. The Village should develop standards for the protection of dark skies by establishing regulations that minimize the effects of night lighting without sacrificing security and safety in the Village.

As a settlement, the Village has a rich history going back hundreds of years to the time of Spanish exploration and land grants along the Rio Grande basin. Historical and cultural features within the Village need to be identified and preserved to the extent possible.

2. Improve the general appearance of the Village.

The most lasting image of a community is the visual experience people have when driving through on the highway. The highways through the Village should be well maintained and provide amenities for pedestrians and parking for visitors. Healthy mature trees and abundant landscaping can provide a sense of cool relaxation amid the surrounding arid brushlands and massive cliffs of the mesas nearby.

Ongoing removal of overgrown weeds and trash will improve the overall appearance of the Village. Community beautification and clean-up efforts can be instrumental in attracting new residents and businesses to move into the Village, as well as instilling community pride among the residents. Residents along the highways should be encouraged to remove or hide junk and inoperative vehicles.

3. Promote orderly development in appropriate locations.

The Village of San Ysidro should seek to manage or influence the placement of new residential, commercial, and other types of development within established or designated areas in the community. Appropriate locations for new development should be recommended in order to protect established neighborhoods, minimize negative impacts on individual properties, and avoid incompatible uses between neighboring lands. The Village Council has already adopted regulatory controls for the subdivision of land within its jurisdiction, but the use of that land is not controlled by ordinance. Current and future land use in the Village can be

suggested by adopting and maintaining a “San Ysidro Development Patterns Map” similar to a zoning map but without the regulatory framework. Such a map may provide a basis for land use zoning in the future if so desired by the community.

4. Encourage housing improvements and promote safe living conditions.

Housing is an asset to the Village of San Ysidro. Although homes in the community are privately owned, the Village governing body can and should promote safe, attractive, and energy efficient housing by providing information and ideas for improving the living conditions of residents. The Village can serve as an information center for housing assistance programs available to the community. The Village can also develop an inventory and assessment of the housing in the community, including data on the housing market and the overall conditions of the local housing stock. According to the Year 2000 Census, 13 percent of the housing in San Ysidro was vacant at the time; and about 82 percent of the occupied housing units were owner occupied. These data indicate a relatively stable community of home owners and it wouldn't take much of an effort to encourage home improvements.

Strategies for Transportation and Circulation

5. Adopt plans and programs to improve the local road system.

The Village of San Ysidro is situated at the intersection of two major highways of regional significance (U.S. Highway

550 and N.M. Highway 4). Village roads and private driveways all feed traffic into these main highways which serve both local trips as well as long distance travel. A future road system may include new routes for circulation within or through the Village without accessing the existing major highways. In order to plan for a more extensive and convenient local road system, the Village should establish a long-range road system plan to protect future rights-of-way for possible development. The long-range road system plan should be reviewed annually and updated when necessary by the Village Council.

In addition to a long range plan for roads, the Village should also maintain a short-range program that identifies priorities for more immediate needs for highways, local roads, multi-purpose trails, and sidewalks. Local roads should be planned and developed as “complete streets” (i.e., multipurpose) for shared use by vehicles, pedestrians, bike riders, and equestrians.

6. Maintain a multimodal transportation system in the Village.

Due to the increasing costs of travel to work, shopping, medical facilities and other destinations, public transportation can reduce the total number of miles travelled by personal vehicles of Village residents. Although travel is an individual choice, the Village should encourage and support alternatives to trips made by one person per vehicle. The benefits of transit trips also include greater fuel savings and reduced vehicle emissions that would be generated by traffic on the local and regional transportation systems. The Village of San Ysidro should continue to promote

and support the public transit services of the Sandoval Easy Express that provides multiple stops in the Village throughout the day on weekdays.

The Village should maintain and improve the existing transit stop at the Village Office to encourage and accommodate more park-and-ride trips, parking for ridesharing, and transfers to other modes of travel such as bike trips and pedestrian/equestrian trails. Connections from the Village Office to pedestrian trails and walkways currently exist but can be extended to a more regional network. Amenities such as benches, shelters, security lighting, and restrooms can be added over time to create a multi-use “transportation hub” for the Village.

Circulation throughout the Village can be enhanced by developing a system of trails and walkways for pedestrians, bike riders and equestrians. Such non-vehicular modes of travel should have connections to the Village Office transportation hub to support intermodal (i.e., switching from one mode to another mode of travel) choices within the community. Due to the proximity of the Branding Iron Arena, for example, equestrian trails would be an added benefit and attraction to such a uniquely diverse transportation hub in San Ysidro.

Strategies for Water Resources

7. Maintain a sustainable water management system.

Water resources in the San Ysidro area are problematic. Groundwater resources are of poor quality and must be treated to provide a drinking water supply for Village residents. Nevertheless, the

Village of San Ysidro must guarantee the future water supply for the community. The Village can preserve and protect its water resources by developing and implementing a water management program that includes as a minimum the following elements: a secure drinking water system, assured water rights, conservation strategies with a drought contingency plan, safe disposal of wastewater, and storm water management. The implementation of a diverse water management program will ensure a sustainable water supply for the Village.

8. Protect water for agriculture in the Village.

Agricultural activities in San Ysidro have a long history and retain a cultural significance in the community. The San Ysidro Acequia provides traditional irrigation to farmlands from the surface waters of the Rio Jemez. The Village should support the local agricultural activities, and if necessary, provide regulatory protections to preserve agricultural lands. The Village should also use its authority to protect the water rights essential to the farming community.

Strategies for Public Services and Facilities

9. Enhance public safety and law enforcement within the Village.

The Village of San Ysidro is isolated by distance from other communities and urban-type facilities and services. A more serious problem however is a lack of resources to provide adequate local services for public safety, which is typical of most small municipalities. The Village employs a Marshal to maintain

law enforcement; while fire protection and emergency rescue are covered by local volunteers from a Sandoval County Fire District. As San Ysidro grows in population, the Village should become the administrator of police, fire, and rescue services for local residents.

10. Establish a multi-purpose community center in San Ysidro.

The Village of San Ysidro lacks a multi-purpose, all-weather center for community activities. A single facility can provide a local gathering place for all the residents of the community. Such a facility could house numerous programs and activities for both senior citizens as well as the youths of the community. As a general purpose facility, the community center should be able to accommodate recreational activities (both indoor and outdoor), multi-media programs, and provision of materials for education and training opportunities benefiting residents and visitors alike.

11. Continue improving San Ysidro Park and the Branding Iron Arena.

San Ysidro Park is ideally situated on a large tract of land adjacent to the Village offices, the Branding Iron Arena, and the proposed transportation hub for the community. The Village should be able to capitalize on this combination of land use activities to create a vibrant activity center for the community and region. San Ysidro Park is visible and readily accessible from Highway 4 and provides a major recreational complex for the community. The Village should conduct a citizen-based needs assessment and a listing of improvement priorities for the park. Over time, maintenance and

continued improvements will make this park a truly great asset for the Village.

12. Expand the availability of public services in the Village.

The Village of San Ysidro is lacking in various public services primarily due to its small population and limited revenues as a municipality. Some of the public services that should be investigated or evaluated are as follows:

- a) Solid waste collection/disposal and recycling programs for residents,
- b) Local facilities for providing health and social services available to residents,
- c) Temporary animal holding facility in conjunction with the county animal control program, and
- d) Wildfire management and vegetation treatments for the wooded areas near the Village.

Strategies for Economic Development

13. Increase promotional activities and recruit new businesses to the Village.

New businesses and industries must be recruited and encouraged to locate in the Village. By working in cooperation with other governmental agencies and economic development organizations, the Village should support recruitment activities to bring employers into the San Ysidro area. In particular, the Village should work with the Sandoval County Economic Development Office and the New Mexico Economic Development Department.

14. Encourage and support improvements to existing businesses in the Village.

Because San Ysidro is located at the crossroads of two major highways, the Village should encourage businesses that provide services to travelers on these routes. These types of businesses are essential to promote San Ysidro as the “Gateway to the Jemez Mountains.” Other activities that promote the Gateway theme are community celebrations and festivals that are promoted regionally. Businesses that serve the community on a day-to-day basis should also be supported by the Village governing body on behalf of the residents.

15. Allow for the public support of economic development in San Ysidro.

The State of New Mexico enacted the Local Economic Development Act [5-10-1 through 5-10-13 NMSA 1978] in order to promote economic development in local communities. The Act authorizes municipalities to adopt an Economic Development Plan ordinance. This ordinance would allow San Ysidro to provide public support of economic development efforts while continuing to protect the unauthorized use of public money and public resources. The ordinance also allows the Village of San Ysidro to enter into one or more joint powers agreements with other local governments to plan and support regional economic development projects. The Village should consider the adoption of an Economic Development Plan Ordinance.

Implementation of the Plan

The success of this San Ysidro Comprehensive Plan depends on the initiative and directions taken by the Village governing body to implement the Action Plan Recommendations presented above. However, these recommendations may be carried out only to the extent that the Village has adequate resources and there is a demonstrated need to pursue the specified actions. It is the role of the Village governing body to determine priorities for implementation of this comprehensive plan; and to carry out appropriate policies. Actions and decisions to implement this comprehensive plan must be relative to factors such as overall costs, staffing requirements, organizational structure of the Village government, ease of implementation, and time scheduling.

An Action Plan Implementation Table is presented at the end of this section. Table 14 displays all of the recommendation statements with reference to goals and objectives (see Part VII) that provide a background for the recommendations in this comprehensive plan. References are made with a letter-number combination that corresponds to the appropriate goals and objectives. For example, C-2 would refer to the second objective under Goal C. The numbers that are used to identify the objectives as well as the recommendations are solely for organizational purposes, and not for setting priorities. The purpose of this is to provide an easy reference framework of the action plan recommendations for establishing development policy, and for the programming of operations, projects, and services of the Village government.

For purposes of implementation, each of the recommendation statements has been rendered into one or more potential actions (38 in total) by Village officials and the public who were surveyed to rate the potential actions assigning short, medium, or long range and ongoing priority in relation to the timing of the action. Consensus ratings are presented in the Table. Short range means an action that may be achieved within a one-to-five year timeframe. Medium range means an action that may be achieved within a five-to-ten year timeframe. Long range means an action that may be achieved within a ten-to-twenty year timeframe. Ongoing means an action which is already in effect, but may be subject to improvements or modifications in the future.

There is a great deal of flexibility inherent in any of these priority categories, but the point is to establish a general sequence of actions by focusing on those that are more urgent and achievable than other actions. This Action Plan Implementation Table is not binding and does not impose legal commitments on the governing body. Rather, it presents a consensus of priorities at the time of the adoption of this comprehensive plan. Subsequent reviews and evaluation of the recommendations and potential actions in this plan may be revised as warranted by future changes within the community. The comprehensive plan in general should be thoroughly reviewed and updated every five years or so to remain current and relevant to the community.

Table 14
Village of San Ysidro
Action Plan Implementation Table

N o.	Recommendation Statement [Reference to Goals & Objectives]	Potential Actions	Priority Level
1	Protect and enhance the rural character of the Village. [A-1, A-4, B-2, H-2, H-3, K-3, M-6]	<ul style="list-style-type: none"> • Conduct a study of techniques used for agricultural land preservation. 	Medium Range
		<ul style="list-style-type: none"> • Study the feasibility of land use management techniques including but not limited to zoning ordinances. 	Medium Range
		<ul style="list-style-type: none"> • Adopt a “Dark Skies Ordinance” with standards for night lighting fixtures. 	Short Range
		<ul style="list-style-type: none"> • Conduct an inventory of historic and cultural features in the Village and surrounding region. 	Short Range
2	Improve the general appearance of the Village. [A-2, A-3, C-1, D-1, M-2]	<ul style="list-style-type: none"> • Develop and print guidelines for recommended landscaping along highways through the Village. 	Medium Range
		<ul style="list-style-type: none"> • Conduct a periodic community program for weed and trash cleanup. 	Ongoing
		<ul style="list-style-type: none"> • Work closely with NMDOT to maintain and improve State and Federal highways through the Village. 	Ongoing
3	Promote orderly development in appropriate locations. [B-1, B-2, B-3, D-2, K-1]	<ul style="list-style-type: none"> • Prepare and adopt by resolution a Development Patterns Map. 	Short Range
		<ul style="list-style-type: none"> • Review and update Subdivision Regulations. 	Short Range
		<ul style="list-style-type: none"> • Work with property owners to encourage future development in appropriate areas indicated on the Development Patterns Map. 	Short Range
4	Encourage housing improvements and promote safe living conditions. [B-3, C-1, C-2]	<ul style="list-style-type: none"> • Conduct a housing needs assessment to identify housing supply and viability of the housing market. 	Long Range
		<ul style="list-style-type: none"> • Investigate and support housing improvement and homeowners assistance programs. 	Medium Range
		<ul style="list-style-type: none"> • Provide information to residents about home energy efficiency improvements. 	Ongoing

No.	Recommendation Statement [Reference to Goals & Objectives]	Potential Actions	Priority Level
5	Adopt plans and programs to improve the local road system. [D-3, E-1, E-2]	<ul style="list-style-type: none"> Adopt a Long-Range Road System Plan for the Village and surrounding region. 	Medium Range
		<ul style="list-style-type: none"> Adopt an annual road improvements program based on needs assessment and available funding. 	Medium Range
6	Maintain a multimodal transportation system in the Village. [D-2, D-3, E-2, K-2]	<ul style="list-style-type: none"> Support the Sandoval Easy Express and any other public transportation serving the Village. 	Ongoing
		<ul style="list-style-type: none"> Prepare a site development plan for a multimodal transportation hub at the Village Office. 	Ongoing
		<ul style="list-style-type: none"> Prepare a plan for pedestrian, bicycle, and equestrian circulation in the Village. 	Short Range
7	Maintain a sustainable water management system. [F-1, F-2, F-3, F-4, G-1, G-2]	<ul style="list-style-type: none"> Ensure ongoing maintenance of individual water treatment systems, including on-site wastewater disposal systems. 	Ongoing
		<ul style="list-style-type: none"> Continue to develop a centralized water treatment system for the Village and investigate new sources of water supply. 	Ongoing
		<ul style="list-style-type: none"> Continue to study the feasibility of a centralized wastewater treatment system. 	Long Range
		<ul style="list-style-type: none"> Adopt a water conservation and water shortage emergency plan for the Village. 	Short Range
		<ul style="list-style-type: none"> Implement a storm water management program for the Village. 	Long Range
8	Protect water for agriculture in the Village. [H-1, H-2, H-3]	<ul style="list-style-type: none"> Inventory and monitor water rights appropriated within the Village planning jurisdiction. 	Ongoing
		<ul style="list-style-type: none"> Support the San Ysidro Acequia and provide assistance as needed. 	Ongoing
9	Enhance public safety and law enforcement within the Village. [I-1, I-2, I-3]	<ul style="list-style-type: none"> Maintain the law enforcement staff employed by the Village. 	Ongoing
		<ul style="list-style-type: none"> Investigate the feasibility of establishing a Village department of public safety that provides police, fire and rescue services. 	Short Range and Ongoing

No.	Recommendation Statement [Reference to Goals & Objectives]	Potential Actions	Priority Level
10	Establish a multi-purpose community center in San Ysidro. [J-1, J-2, J-3, J-4]	<ul style="list-style-type: none"> Develop a single in-door facility within the Village that provides adequate space and services for multiple community-oriented activities. 	Short Range
11	Continue improving San Ysidro Park and the Branding Iron Arena. [K-1, K-3, M-6]	<ul style="list-style-type: none"> Survey Village residents to identify priorities for use of the park and seek funding to make improvements. 	Short Range
		<ul style="list-style-type: none"> Continue to advertise events in the Branding Iron Arena and increase usage of the facility. 	Ongoing
12	Expand the availability of public services in the Village. [L-1, L-2, L-3, L-4]	<ul style="list-style-type: none"> Review adequacy of solid waste disposal in the Village and consider recycling programs. 	Medium
		<ul style="list-style-type: none"> Work with State and County agencies to improve health and social services for Village residents. 	Ongoing
		<ul style="list-style-type: none"> Work with Sandoval County to build a temporary animal holding facility. 	Short Range
		<ul style="list-style-type: none"> Work with appropriate agencies to conduct vegetation thinning projects around San Ysidro for wildfire protection. 	Short Range
13	Increase promotional activities and recruit new businesses to the Village. [M-1, M-3, M-4, M-5, M-6]	<ul style="list-style-type: none"> Work with Sandoval County Economic Development and the New Mexico Economic Development Department to recruit new businesses in San Ysidro. 	Ongoing
		<ul style="list-style-type: none"> Improve the Village website and develop promotional materials to advertise San Ysidro: "Gateway to the Jemez Mountains," annual Village festivals, community of artists, and a center for ranchers and farmers. 	Short Range
14	Encourage and support improvements to existing businesses in the Village. [M-2]	<ul style="list-style-type: none"> Develop partnerships between the Village governing body and the local business community. 	Ongoing
15	Allow for the public support of economic development in San Ysidro. [M-1, M-2]	<ul style="list-style-type: none"> Adopt an Economic Development Plan Ordinance. 	Short Range

REFERENCES

- Bossert, Paul, et al. (2004). *The Rio Jemez Background Papers on the Adjudication Proceeding and Water Rights Issues*. Utton Transboundary Resources Center, University of New Mexico School of Law.
- Hebard, Elaine M. and Jennifer A. Johnson. (2004). *Rio Puerco & Rio Jemez Subregional Water Plan: 2000-2050, Middle Rio Grande Regional Water Plan, Volume II*.
- Mid-Region Council of Governments. (2006). *Jemez Valley Corridor Assessment*. New Mexico Department of Transportation.
- National Renewable Energy Laboratory (NREL), <http://www.nrel.gov>.
- Rural Planning Studio, Community and Regional Planning Program, University of New Mexico. (1985). *Village of San Ysidro de los Dolores, Sandoval County, New Mexico, A Handbook of Issues, Opinions, Choices for the Future*.
- Sandoval County Development Department. (2007). *Jemez Valley Area Plan*.
- Souder, Miller, and Associates. (2007). *Village of San Ysidro Water System Improvements Project*.
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APPENDIX A

Resolution adopting Goals and Objectives

VILLAGE OF SAN YSIDRO, NEW MEXICO

Resolution No. 2010-7

Adopting Goals and Objectives for the Future Development for the Village

Whereas, the Village of San Ysidro has received funding through the Community Development Block Grant program administered by the New Mexico Local Government Division for the purpose of developing and adopting a Comprehensive Plan for the Village; and

Whereas, the Village of San Ysidro governing body has entered into a Planning Services Agreement with the Mid-Region Council of Governments (MRCOG) to carry out a process for the development of a Comprehensive Plan; and

Whereas, the Village of San Ysidro has been working with the staff of the MRCOG for the past two years in preparing and carrying out a community planning process necessary for developing and implementing the Comprehensive Plan; and

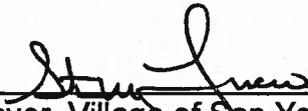
Whereas, the Village of San Ysidro has engaged in various activities to solicit community input through public meetings, opinion surveys, and a public workshop; and

Whereas, the staff of the MRCOG analyzed public input and conducted research concerning the history and operations of the Village in order to formulate relevant Goals and Objectives for the future development of the Village of San Ysidro; and

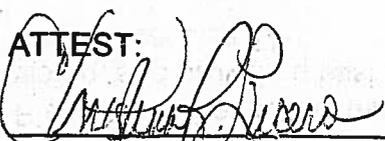
Whereas, Goals and Objectives presented in the Village of San Ysidro Comprehensive Plan define the local community's vision and suggest various means to achieve that vision, and provide a basis for identifying strategic planning recommendations in the Comprehensive Plan.

Now, Therefore be it Resolved that the San Ysidro Village Council does adopt the Goals and Objectives for Future Development for the Village of San Ysidro Comprehensive Plan, hereby attached and made a part of this Resolution.

Passed, Adopted, and Approved this 8th day of June, 2010, by the San Ysidro Village Council.



Mayor, Village of San Ysidro

ATTEST:


San Ysidro Village Clerk

APPENDIX B

Resolution adopting Action Plan Recommendations

VILLAGE OF SAN YSIDRO, NEW MEXICO

Resolution No. 2010-8

Adopting Strategic Action Recommendations for the Comprehensive Plan

Whereas, the San Ysidro Village Council has undertaken a process to develop a Comprehensive Plan for the Village, funded in part by a federal Community Development Block Grant administered by the New Mexico Local Government Division, and prepared by the Mid-Region Council of Governments under a Planning Services Agreement; and

Whereas, Goals and Objectives for the Village of San Ysidro have been adopted by the San Ysidro Village Council to provide guidance in making policy decisions regarding the future development of the Village of San Ysidro; and

Whereas, the adopted Goals and Objectives establish a basis for various planning strategies, entitled Strategic Action Recommendations, which present major actions and directives in the Comprehensive Plan for the Village of San Ysidro; and

Whereas, the proposed Strategic Action Recommendations were submitted for review and comment at a public workshop prior to the final consideration by the Village Council at a public meeting; and

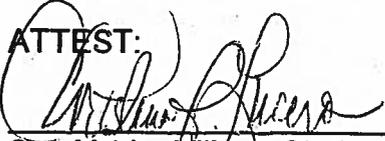
Whereas, the Strategic Action Recommendations constitute the central component of the Comprehensive Plan document for the Village and provide a basis for effective actions to implement the Comprehensive Plan.

Now, Therefore be it Resolved that the San Ysidro Village Council does adopt the Strategic Action Recommendations for the Comprehensive Plan hereby attached and made a part of this Resolution.

Passed, Adopted, and Approved this 8th day of June, 2010, by the San Ysidro Village Council.



Mayor, Village of San Ysidro

ATTEST:


San Ysidro Village Clerk

APPENDIX C

Ordinance adopting Comprehensive Plan

VILLAGE OF SAN YSIDRO

ORDINANCE #2010-3

AN ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN OF THE VILLAGE OF SAN SYDIRO, NEW MEXICO

Section 1: The purpose of this Ordinance is for the Village of San Ysidro to adopt a Comprehensive Land Use Plan by the authority to adopt ordinances as provided under Sections 3-17-1 through 3-17-7 NMSA 1978.

Section 2: The Comprehensive Land Use Plan for the Village of San Ysidro has been completed through an extensive planning process involving public information and citizen input to ensure general public acceptance of the Comprehensive Plan.

Section 3: Goals and Objectives for the San Ysidro Comprehensive Plan were adopted by resolution by the Governing Body to establish a basis for policy decisions regarding the future development of the Village.

Section 4: Action Plan Recommendations for the San Ysidro Comprehensive Plan were adopted by resolution by the Governing Body to identify the key issues, proposed strategies and potential policy directives for the Village.

Section 5: The adoption of the Village of San Ysidro Comprehensive Plan will provide a basis for establishing policy and implementation strategies for future development in the Village for providing a framework for the integration of special purpose plans and programs for the Village and for promoting a consistency with other plans at local, regional, state and federal levels.

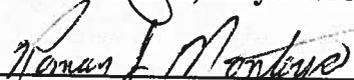
PASSED, ADOPTED AND APPROVED this 10th day of August 2010.



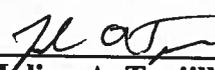
Steve M. Lucero, Mayor



John J. Urban, Mayor Pro-Tem Trustee

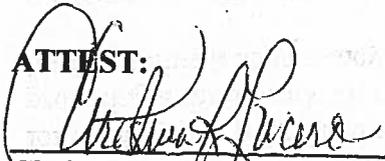


Roman J. Montoya, Trustee



Julian A. Trujillo, Trustee

Julie Ann M. Quintana, Trustee

ATTEST:


Christina R. Lucero, Clerk/Treasurer

APPENDIX D

Public Opinion Survey Form and Data Tables

Village of San Ysidro Comprehensive Land Use Plan
Future Directions: A Survey for Residents
RESULTS

Listed below are questions about future growth and development in San Ysidro. To answer the question, put a check mark in one of the **Yes, or No** boxes on the right. If you would like more information about any of the topics in the questions, please check the box on the left hand side of the question and write your comments or questions on the back of this survey form.

<i>Need More Information</i>	Community Development and Land Use Issues	<i>% Total Yes</i>	<i>% Total No</i>
3	1. Should San Ysidro identify and preserve its historic buildings?	71	11
4	2. Should the Village use zoning regulations to encourage new development?	39	44
0	3. Does San Ysidro need new types of housing, such as duplexes and apartments?	21	61
2	4. Do you feel that San Ysidro needs more commercial development on NM 4?	32	52
2	5. Do you feel that San Ysidro needs more commercial development on U.S. 550?	66	15
1	6. Does the Village need a sewer system?	84	11
3	7. Should the Village build more bicycle and walking trails?	47	29
4	8. Should the Village provide more services for senior citizens?	76	.06
3	9. Does the Village have enough parks and recreational areas?	74	16
1	10. Should the Village add more landscaping along the local highways?	58	29
3	11. Is flooding from rainstorms a problem in San Ysidro?	23	60
1	12. Is water quality a problem?	89	.05
2	13. Should there be more parking spaces throughout the Village?	19	71
0	14. Do residents need bus services?	53	29
1	15. Should a bypass road that directs traffic around the Village be considered?	39	50
2	16. Is preserving local agriculture important to residents?	79	11
1	17. Does San Ysidro need local medical services?	65	19
3	18. Should San Ysidro have a tourism/business center?	35	47
2	19. Should San Ysidro promote future business development?	65	16
2	20. Should San Ysidro promote itself as the "Gateway to the Jemez"?	60	24
3	21. Should San Ysidro support the arts community in the Village?	65	16

Rank the following community services in order of importance. Place a number (1 through 8) on the line next to the service with 1 being the most important, 2 the second most important, 3 the third most important, and so on through all eight community services listed here. The top three services are shown in bold below.

1 **Water and sewer** 2 **Police/Fire/Rescue** 4__ Health care 8__ Local Streets

6__ Solid Waste 3 **Elderly services** 5__ Natural Gas 7__ Parks and Recreation

Please write any comments you may have concerning the future of San Ysidro:

Village of San Ysidro 2010 Community Survey

Compilation of Written Comments by Category

Form of Development

- New people to the area cannot differentiate between public, private, and Indian lands. Perhaps a map should be developed where such things are identified. Is the road to the cementary public?
- The Village should discourage business near the residential areas.
- Should San Ysidro promote future business development? Future business development as long as it doesn't interfere with agriculture.
- No, No, No, zoning.
- (The Village has enough parks and recreational areas) For locals, yes.
- (The Village should use zoning regulations to encourage new development) Yes, but only Hwy 550 not on Hwy 4.
- Fix and work on park that is already there and upgrade it.

Community Appearance

- People should be fined for burning their trash and garbage in 55 [gallon] barrels. Buring leaves and yard cleanup is one thing but burning your trash and garbage is another. It stinks, it pollutes, it fouls up the air tremendously. Fifty-five [gallon] barrel burn cans should be banned and fined.
- San Ysidro should clean up. Force people/owners to fix old buildings or remove them. Some of the properties look like slum buildings. They look terrible, something has to be done.
- Also, landscape on intersection of 550 and 4 is very much needed.
- I believe we are the gateway to the Jemez and must make the Village more attractive, so visitors would be encouraged to stop.
- It would be nice if the sides of the roads were cleaned. There is a lot of trash.
- I think that the Park should have better signage (perhaps on Hwy 550) and rest rooms available to all at al times parks are open.
- San Ysidro should consider capitalizing on the aspects that are already here which is a small farming community, beautiful land and nature accessibility, and horse interests. I think that we could apply for grants that would support designing nature trails, community gardens and trees. Artists like sketching and painting and photograhing the old buildings. Outsiders love the natural beauty of the land.

Traffic & Circulation

- Walking areas, walks, bicycle areas should be identified and developed and/or identified.
- Better lighting on Hwy 4 through San Ysidro.
- Stop speeders.

- Local Streets and Sidewalk (added with number 1 rank).
- (The Village should build more bicycle and walking trails) If possible.

Water Resources

- If San Ysidro grows, sewage will be a problem for sure. However, new septic tank owners should be grandfathered for a period of time to recover costs.
- Work on the water and mosquito problems.
- As of right now, we need good water to drink and use at home.
- The arsenic issue is most important.
- I believe a sewer plant is vital to the business development on U.S. 550.
- Water and sewer are/should be #1 to Village officials.
- Does the Village need a sewer system?
- Is water quality a problem? I feel it is of great importance to the Village and its future growth.
- Water and sewer need to especially be addressed! I think that a sewer system is extremely beneficial and water has always been an issue just because of where we are located so I think that we need help as well.
- Better water.
- But we can't afford it (a sewer system).

Health & Social Services

- Medical clinic, senior center.

Arts & Culture

- What arts do we have?
- (San Ysidro should identify and preserve its historic buildings)Yes, if it's financially a good move.

Miscellaneous Comments

- I wish there was a way to encourage more community involvement.
- Additional Issues by ranking:
 1. Animal control
 2. Removal of dead vehicles
 3. Removal of salt cedar
 4. Horse trails/ATV trails
 5. Cementary
 6. Pedestrian bridge/walkway
- Natural gas please.

APPENDIX E

San Ysidro Population Projection Methodology

San Ysidro Population and Employment Projection Methodology

I. Population

Population estimates for San Ysidro were developed by taking an average of three projections. Each projection has a unique methodology with two of the methods involving statistical analysis while the third incorporates land use practices. As all three methods are acceptable, and since the methods produced similar population totals, an average was taken. The methods used for developing population estimates are described below.

Method One: Trend/Regression Model

A linear regression model attaches a line of best fit to known data and projects current trends forward. This model is meant to predict future population changes if current trends persist. In the case of San Ysidro, the regression model was performed for 10-year increments based on data from 1970 to 2000. The population was projected ahead to 2030.

Method Two: Natural Increase with Zero Net Migration

This method charts the change in population over time according to the number of births and deaths – or the natural increase. It assumes zero net migration; either the same number of individuals leaves San Ysidro as the number that moves in or there is zero movement in or out of the community. Birth rates and death rates vary by place and by age, and therefore affect populations differently depending on the age structure of a place. By applying age-specific birth and survival (death) rates, the age-specific natural increase can be determined. Population changes for San Ysidro were tracked using 5-year intervals. With each new interval and population projection, age-cohorts move from one interval to the next chronologically. Each cohort moves through the system and is subject to changes in birth rates and survival rates.

Birth rate is the number of births per 1,000 individuals of a given age range. The fertility years for women are considered 15-49, with different rates depending on the likelihood of giving birth (40-49 year-olds are least likely to have children in Sandoval County while 20-24 year-olds are most likely) The sum value of births per year was multiplied by 5 to arrive at the number of total births over a 5-year span. The births were evenly distributed between males and females and constitute the “Under 5” age-cohort for the following interval’s population.

Death rates are determined by cohort-survival rates, which calculate the likelihood that individuals in a given age-cohort will survive to the following interval (in this case 5 years from now). The likelihood of survival decreases with age. The survival rate was applied to the population by gender in 5-year cohorts (under 5, 5-9, 10-14...80-84, 85+) with the number of deaths rounded to the nearest integer. The number of deaths (as a negative number) was added to the number of births and the existing population from the previous interval to derive the new population total.

Note: Birth rates, the number of children born per 1000 individuals of a given age group, were taken from New Mexico Department of Health statistics for Sandoval County for the year 2000. The survival rate data used for this projection are based on national averages (U.S. Census Bureau 1996) and therefore neglect regional differences in areas such as healthcare.

Scenario Three: Land-Use Method

Under the land-use method, MRCOG assumes that a number of vacant or abandoned residential parcels will be developed and utilized over the coming decades. The new residential units were added to the existing housing unit total to develop a 2030 housing stock. (The housing stock is expected to grow at a standard linear rate between 2008 and 2030.) Population estimates by year were produced using the housing unit method.

Housing Unit Method:

$$\text{Housing Stock} * \text{Occupancy Rate} * \text{Household Size} = \text{Household Population}$$

The occupancy rate from the 2000 Census was maintained constant for the following three decades in the land-use method estimate. The household size was also taken from the 2000 Census but was adjusted according to the national rate of change, which projects smaller household sizes over time.

The result is that the housing stock and the population both grow, but the rate of population growth slows over time as the size of each household falls.

Year	1. Trend	2. Natural Increase	3. Land-Use	Average
2000	238	238	238	238
2008	253	253	253	253
2010	264	257	255	259
2015	273	272	263	269
2020	284	279	270	278
2025	294	284	278	285
2030	304	289	287	293

Year	Housing Units
2000	99
2008	105
2010	107
2015	111
2020	115
2025	120
2030	124

II. Employment

Employment in San Ysidro is comprised largely of a smattering of small retail business and government workers. MRCOG data indicates there are 53 jobs located within Village limits as of 2010. (The number excludes individuals who farm for supplemental income or for additional food sources, and may exclude some self-employed individuals without formal businesses.) The 2030 employment estimate was developed from a land use inventory conducted by MRCOG as part of the comprehensive planning process. The inventory identified commercial land within the village limits that has the potential for future development. The employment forecast assumes an employment density (jobs per acre) based on existing conditions in the Village and applies that density to the total acreage of developable land to develop future employment growth. Employment growth was added to the existing employment total to develop the 2030 employment forecast. (23 acres of developable land with a density of 1.3 jobs per acre produces an employment gain of approximately 30 jobs.)

Employment for San Ysidro is forecast as a range due to the uncertainty in the timeframe in which available commercial land may be utilized. However some degree of employment growth is likely due to the well-positioned location of the Village at the junction of NM 4 and US 550.

Year	Employment
2010	53
2030	75-85

The higher forecast number is the total if all available commercial land were utilized at current density rates and existing employment totals remained constant. The lower number represents a scenario in which some of the developable land in the Village is utilized leading to more moderate employment growth in the village. Since it is a range the actual employment total for 2030 may fall somewhere in the middle.