Bosque Farms Comprehensive Land Use Plan

Adopted August 28, 2006

Bosque Farms Comprehensive Plan Steering Committee

Eric Aragon
Sharon Eastman
Rick Eisen
Ginger Eldridge
Gloria Farnholtz
Dan Garrison
Lillie McNabb
Jan Quigley
Lee Wharton
Donna Baker, Bosque Farms Staff (P & Z Officer)

Bosque Farms Mayor and Village Council

Wayne Ake, Mayor
Bill Kennedy
Bob Knowlton
Virgil Proctor
Dolly Wallace
Ginger Eldridge (former Councilor until March 06)
David Linthicum (former Councilor until March 06)

Bosque Farms Planning and Zoning Commission

Sharon Eastman, Chairman
Dan Garrison
Rick Babcock
Margaret Chavez
Steve Thompson

Mid-Region Council of Governments of New Mexico

Lawrence Rael, Executive Director

Contributing Staff:

Joseph Quintana, AICP, Regional Planning Manager
Randall Falkner, Regional Planner
Dave Abrams, Demographer
Carol Earp, GIS Analyst/Cartographer
Ann Simon, Economic Development Planner
Kendra Watkins, Senior Data Analyst

P-06-05

COMPREHENSIVE LAND USE PLAN

for the

VILLAGE OF BOSQUE FARMS, NEW MEXICO

Adopted by the Planning & Zoning Commission
August 28, 2006

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

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

TABLE OF CONTENTS

PART		PAGE
I	INTRODUCTION	1
	Purpose of the Comprehensive Plan	1
	Plan Overview	1
	Plan Methodology and Process	1
	Previous Plans	1
	Steering Committee	2
	Public Participation	2
II	COMMUNITY PROFILE	3
	Regional Setting	3
	History and Character of the Community	5
	Demographic Information	7
	Population and Housing Data	7
	Employment Data	16
	Journey to Work Data	19
	Income and Poverty Data	20
	Transportation and Circulation Systems	22
	Streets and Highways	22
	Other Transportation Modes	24
	Community Facilities and Services	24
	Local Government Operations	24
	Water Supply and Wastewater Disposal	26
	Stormwater Management	28
	Parks, Recreation, and Open Space	30
	Public Safety	30
	Law Enforcement	31
	Fire and Rescue Services	31
	Hazards Mitigation	31
	Solid Waste Disposal	32
	Street Maintenance	32
	Health Care	32
	Communications and Energy	32
	Institutional Structures	32
III	TRENDS AND PROJECTIONS	33
	Demographic Projections	33
	Population and Housing	33
	Employment	39
	Current and Future Land Use	42
	Residential Land Use	45

Commercial and Industrial Land Use 46
Open Space/Recreation Land Use 46
Agricultural Land Use 47

IV GOALS AND OBJECTIVES 48
Citizen Participation Process 48
Community Survey Results 48
Overview of Goals and Objectives 49
Adopted Goals and Objectives 50
Land Use and Form of Development 50
Transportation and Circulation 51
Public Services and Facilities 52
Economic Development 54

V ACTION PLAN RECOMMENDATIONS 55
Overview of Recommendations 55
Adopted Recommendations 56
Land Development Strategies 56
Transportation Strategies 60
Public Service Strategies 62
Economic Development Strategies 68

VI IMPLEMENTATION OF THE PLAN 71
Establishing Priorities 71
Implementation Strategies 71

REFERENCES 77

APPENDIX A – Village Council Resolution No. 612-05

APPENDIX B – Village Council Resolution No. 617-06

APPENDIX C – Planning and Zoning Commission Resolution No. 638-06

FIGURES

FIGURE		PAGE
1.	Regional Map	4
2.	Cultural and Historical Attractions	8
3.	Data Analysis Subzones	9
4.	2000 Median Age	12
5.	2000 Median Year Structure Built	15
6.	1999 Median Household Income	21
7.	1999 Below Poverty Status	21
8.	Transportation Map	23
9.	Draft Proposed Bosque Trail Alignments	25
10.	Public Facilities, Water and Stormwater Facilities, and Institutions	27
11.	Flood Zones	29
12.	2005 Land Use Map	43
13.	Aerial Photograph	44

TABLES

TABLE		PAGE
1.	1980–2000 Population, Housing, and Households	7
2.	Bosque Farms 2000 Population and Housing by DASZ	10
3.	Bosque Farms 2004 Population and Housing by DASZ	10
4.	1960–2000 Historical Population: Valencia County, Incorporated Municipalities and Neighboring CDPs	10
5.	Trends and Comparisons Bosque Farms, Valencia County, and New Mexico: 2000 Age Distributions (by total and percentage)	12
6.	2000 Education Level for Persons Age 25 and Over for Bosque Farms, Valencia County, New Mexico, and U.S.	13
7.	2000 Minority Population by Community, Valencia County, and N.M.	13
8.	2000 Bosque Farms Hispanic or Latino and Race	13
9.	2000 Housing Tenure in Bosque Farms	14
10.	Vacant Housing Units and Rates in Bosque Farms and Valencia County	14
11.	2000 Age of Occupied Housing: Bosque Farms	15
12.	1990 and 2000 Housing Type: Bosque Farms (all housing units including vacant)	16
13.	2000 Housing Types in Valencia County, Incorporated Municipalities and Neighboring CDPs (percentage)	16
14.	2000 Industries for Residents of Bosque Farms	17
15.	2000 Employment in Bosque Farms by DASZ	17
16.	2004 Employment in Bosque Farms by DASZ	18

17. 2005 Bosque Farms Businesses 18
18. 2000 Place of Work 19
19. 2000 Commuting to Work (in percentages) 19
20. 2000 Travel Time to Work (in percentages) 20
21. 2000 Mean Travel Time to Work (minutes) 20
22. 1999 Household Income: Bosque Farms, Valencia County, and New Mexico 21
23. Parks and Recreation Resources 30
24. Historical Population and Housing for Bosque Farms 33
25. Population by Age Cohort 34
26. Scenario 1: Population Projection for Bosque Farms 2000 to 2025 Trend .. 36
27. Scenario 2: Population Projection for Bosque Farms 2000 to 2025, Increase Out-Migration of Persons Aged 75 and Over 37
28. Scenario 3: Population Projection for Bosque Farms 2000 to 2025, Build-Out Scenario 38
29. Population and Projected Population for Bosque Farms Scenarios to 2025 39
30. Housing Units and Projected Housing for Bosque Farms Scenarios to 2025 39
31. Total Employment in Bosque Farms 40
32. Employment Scenario 1: Constant Intensity of Employment Land Uses 40
33. Employment Scenario 2: Increased Intensity of Employment Land Uses ... 41
34. Employment and Employment Scenarios in Bosque Farms to 2025 42
35. 2005 Bosque Farm Land Uses 45
36. Action Plan Recommendations: Implementation Table 72

PART I

INTRODUCTION

Purpose of the Comprehensive Plan

A comprehensive plan provides direction to the governing officials and residents concerning the present and future development of their community. Typically, a 20-year vision or forecast scenario is used to assess the needs and expectations of the community in order to improve or maintain public services and facilities, and to protect the ongoing health, safety, and welfare of the community. This comprehensive plan provides a detailed characterization of the community; identifies goals and objectives for the future; and presents action plan recommendations that will provide a basis for managing governmental operations and physical development into the future. A comprehensive plan is advisory is nature but provides a legal basis for decisions regarding land use regulation such as zoning. This comprehensive plan has been adopted by resolution of the Planning and Zoning Commission (refer to Appendix C) as authorized by State Law (3-19-1, 3-19-9 and 3-19-10 NMSA 1978).

Plan Overview This Village of Bosque Farms Comprehensive Land Use Plan is organized into six distinctive chapters: 1) Introduction; 2) Community Profile; 3) Trends and Projections; 4) Goals and Objectives; 5) Action Plan Recommendations; and 6) Implementation of the Plan. The Introduction explains the purpose of the comprehensive plan and the methodology and process used to develop the plan. The Community Profile describes the basic character of the Village in terms of information on the regional setting, history and character of the community, demographic information, transportation and circulation, and an overview of the community facilities and services. The Trends and Projections chapter presents forecast data on population, housing, and employment to the year 2025. This chapter also analyzes land uses in the Village, both current and future. Goals and Objectives reveal a community vision that sets the stage for the formulation of specific action plan recommendations. The Action Plan Recommendations contain the final outcome of the planning process and serves to define the comprehensive plan for the Village. The last chapter of the plan presents a general strategy for the implementation process and provides guidance to the Village in determining priorities for carrying out the proposed action recommendations.

Plan Methodology and Process

Previous Plans There have been two previous master plans (i.e., general or comprehensive plans) prepared for the Village of Bosque Farms. The first was adopted by the Village Council on November 21, 1985, and the second was an update of the first plan that was adopted on April 20, 1995. The 1995 update was similar in structure to the original Master Plan, but they both

contained “Development Policy Goals” which are equivalent to the Goals and Objectives that were adopted for this comprehensive plan. These two master plans, various engineering reports and other special purpose plans, and a citizen survey completed in 2000 were all reviewed and analyzed by the Mid-Region Council of Governments staff for reference to the current planning and development issues.

Steering Committee The Bosque Farms Comprehensive Plan Steering Committee was appointed to oversee the development of this comprehensive plan. The steering committee consisted of ten members: seven residents who represented a broad range of interests in the Village; one member from the Village Council; one member of the Planning and Zoning Commission; and the Planning and Zoning Officer representing the Village staff. The steering committee was instrumental in the development of the plan and provided significant review and comment on the written portions of the plan. The steering committee approved the key elements of the plan document as they were developed prior to public review and recommendation to the Village Council. Most importantly, the steering committee reviewed and accepted the public opinion survey, goals and objectives, and action plan recommendations.

Public Participation In addition to the frequent meetings of the comprehensive plan steering committee, there were ample opportunities for the general public to participate in the development of the plan document. The public involvement strategy for this planning process included community-wide participation through the public opinion survey, publicly advertised workshops, and public hearings conducted by the Village Council. The public opinion survey results are discussed in more detail in Part IV of this comprehensive plan. Since all of the meetings of the steering committee were advertised, there were attendees who often joined in with the discussions of the steering committee and provided additional contributions to the information gathered for the comprehensive plan.

PART II

COMMUNITY PROFILE

This community profile describes the regional setting, historical background, population demographics, local transportation systems, and community facilities and services available to Village residents. This profile is an assessment of the community that provides a basis for defining the character of Bosque Farms for planning purposes and for projecting trends and expectations of development in the future. Consequently, future development in the Village will be influenced to a great extent by what has happened in the past and what is occurring at the present time. A community profile is intended to build a common understanding of local characteristics as well as the public services and governmental operations of the Village.

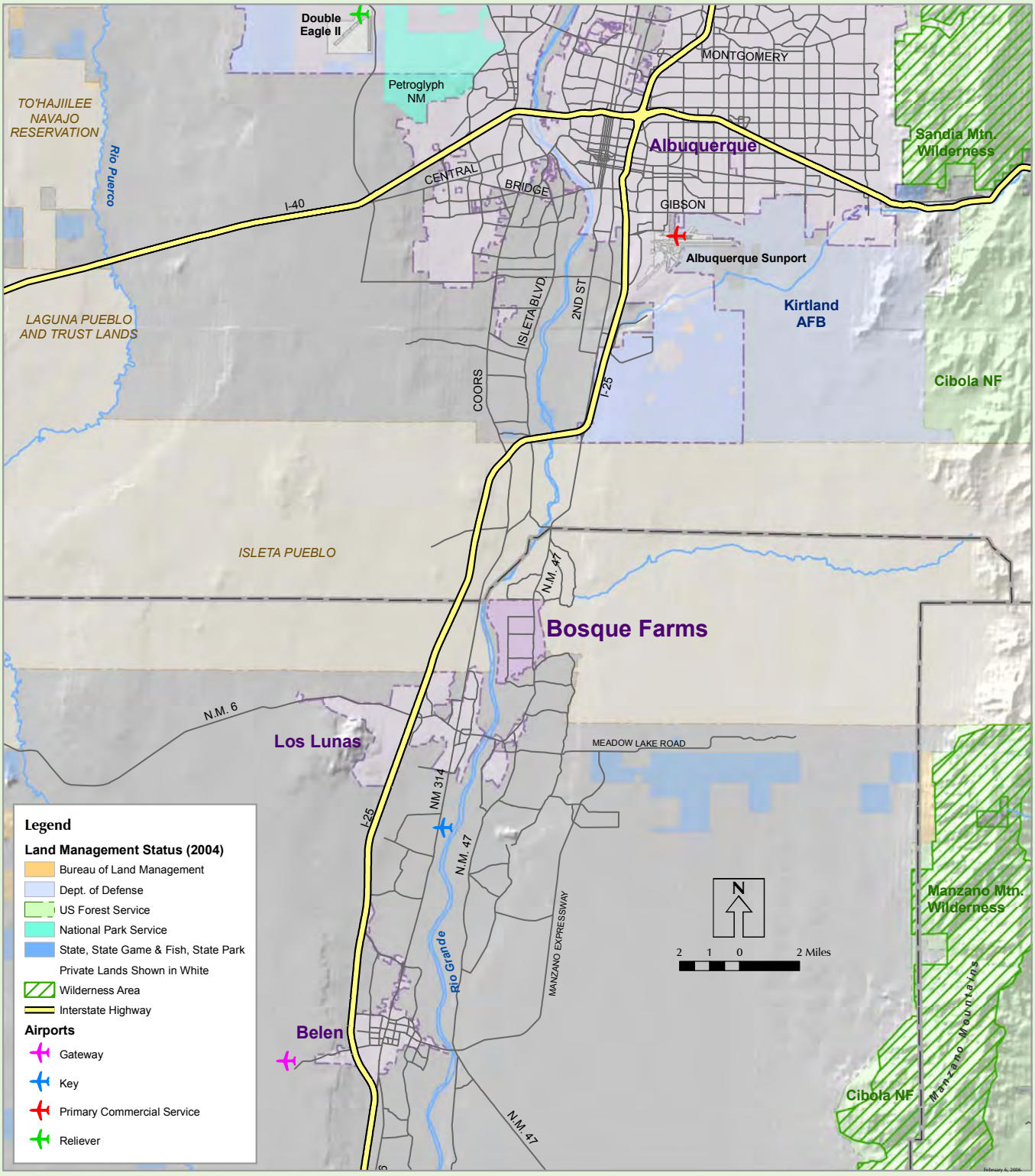
Regional Setting

The Village of Bosque Farms is located in north central Valencia County, approximately 18 miles south of Albuquerque. The Village is positioned on the east side of the Rio Grande, and lies on the relatively flat lands of the river floodplain between the riverside levee and the upper plateau sloping gradually east toward the Manzano Mountains. The Village is bordered on the north, east, and west by the reservation lands of Isleta Pueblo.

Bosque Farms

The incorporated Village of Los Lunas (the Valencia County Seat) is located 5 miles to the south; and the City of Belen is approximately 15 miles to the south (see Figure 1). There are also several unincorporated communities south of Bosque Farms which include the historic villages of Peralta, Valencia, Tomé, and Adelino. More recent development is occurring on the mesa southeast of Bosque Farms, including the unincorporated communities of Meadow Lake, El Cerro Mission, and Monterey Park.

New Mexico Highway 47 (NM 47) is the only north-south arterial route through the Village and provides a direct link to both Albuquerque to the north and Los Lunas and Belen to the south. The majority of commercial activity in the Village is found along NM 47, locally named Bosque Farms Boulevard. The location of NM 47 is both an opportunity and a nuisance to the Village. Although the roadside businesses benefit significantly from the many traveling motorists that pass through the Village, a majority of Village residents have to endure heavy weekday rush hour traffic and congestion.



Source: BLM, NM State Office, 2004 Surface Ownership Data; MRCOG.

Figure 1
Regional Map

Mid-Region Council of Governments
809 Copper Ave. NW
Albuquerque, NM 87102
505-247-1750

February 2006

The form of development that is characterized by the Village is a continuous commercial strip along NM 47, flanked by low density residential neighborhoods and some agricultural croplands. Bosque Farms is attractive to many people because of its rural lifestyle, which includes relatively large lots and various agricultural activities. Local residents have also expressed a keen desire to preserve the unique pastoral heritage and low density of the Village.

History and Character of the Community

Bosque Farms is situated along the braided routes of the famous Camino Real (the Royal Road) which follows the Rio Grande, and provided connections among historic trading centers scattered throughout the Rio Grande valley. What is historically referred to as the *Rio Abajo*, or lower Rio Grande valley, has attracted settlers and traders to the region for hundreds of years.

Before the Spanish came to the *Rio Abajo*, Tewa Indians roamed the area and settled in as many as five Pueblos (settlements). The nearby Isleta Indians became allies to the Spanish, who first came to the area in 1540. Bosque Farms was originally part of the Antonio Gutierrez and Joaquin Sedillo land grant in 1716. The Gutierrez and Sedillo properties were sold to Nicolas Duran de Chaves in 1736 and eventually to Clemente Gutierrez. A few years later in 1739 a flood moved the course of the river two miles to the west, and the area became known as “Bosque de Los Pinos” or “Los Pinos.”

Over the next 200 years, Los Pinos (now Bosque Farms) was owned by several different people. In 1819, Francisco Xavier Chavez (Mexican Territorial Governor in 1822) purchased the land from the heirs of Clemente Gutierrez. Francisco’s son, Jose Mariano Chavez, moved to the area with his family and lived in a large hacienda that had been built by his father. Jose Mariano Chavez later died; however, his wife Dolores held on to the land and eventually was remarried to Henry Connelly, a successful businessman from Virginia. Connelly was appointed Territorial Governor of New Mexico by President Abraham Lincoln on September 4, 1861.

Following the appointment of Connelly to serve as the Territorial Governor, Los Pinos became part of Civil War history. In February 1862, Los Pinos was occupied by Confederate soldiers. Following the Battle of Glorieta Pass (March 26-28, 1862) the Confederate army began to retreat from New Mexico; however, the Confederates remained at the well fortified hacienda in Los Pinos. Following a canon bombardment on April 15, the Confederates fled across the river to present day Los Lunas. This battle, known as the Battle of Peralta, led to the deaths of three Union and four Confederate soldiers, and was the last Civil War skirmish of any significance in New Mexico.

Governor Connelly never did reoccupy his Los Pinos estate; however, Los Pinos became a supply center for the U.S. Army’s Indian fighters. In 1866,

Governor Connelly died from an accidental opiate overdose, so the property was returned to his widow Dolores who lived there until her death in 1890. Following the death of Dolores, the property was owned by her son Jose Francisco Chavez, and a daughter-in-law, Francisca Romero Connelly. In 1906 Francisca Connelly sold the property to Eduardo Otero, a wealthy land owner from Los Lunas (Taylor, 2005).

In the 1920s, Otero sold some of the land to private individuals. However, because of the Great Depression during the 1930s, many of the landowners were unable to make payments. Otero repossessed the land, and in 1934 sold 2,420 acres to the New Mexico Rural Rehabilitation Corporation. The resettlement area was eventually taken over by the Federal Resettlement Administration (part of President Franklin D. Roosevelt's New Deal) in 1935 and named the Bosque Farms Project. This project divided the Bosque Farms tract into 42 parcels of 40 to 80 acres in size. Forty-two families were chosen by a lottery in May 1935, and paid $140 per acre on forty-year mortgages. The Works Progress Administration (WPA), after digging trenches, and building wastewater systems, then constructed 42 modern 2 to 3 bedroom homes, a school and a loop road, thus beginning the community of Bosque Farms.

While Bosque Farms is known today as a fertile agricultural area, the soils were first considered to be too alkaline for growing crops; so many of the local residents turned to dairy farming. The completion of the drainage ditches and irrigation system by the Middle Rio Grande Conservancy District (MRGCD) in the 1930s permanently drained the marshy areas and provided, to some extent, flood protection to the valley communities. Subsequently, Bosque Farms became a well-known dairy and farming community.

Agricultural Land in Bosque Farms

By 1964, Bosque Farms was referred to as the "Heart of the Rio Grande Dairy Land." In the early 1960s both landowners and developers began subdividing lands into small tracts of one acre or less. Many of these home sites appealed to non-farm families that wanted to live in a rural setting, while still having easy access to Albuquerque.

Bosque Farms was incorporated as a municipality in 1974 which enabled the community to elect its own governing body. Housing and commercial development is the primary source of revenues in the Village. However, the residents of Bosque Farms are prideful of their agricultural heritage and the associated pastoral character, creating uncertainty over the future of an

agricultural base in the Village. Today, the larger tracts of land in Bosque Farms continue to be subdivided, as small-scale farming is becoming less desirable to the property owners.

Transportation routes linking Bosque Farms to the Albuquerque area were greatly improved during the late 1960s and early 1970s, and facilitated a growth in population (from 1,600 residents in 1970 to 3,353 residents in 1980). El Camino Real (meaning Royal Road or King's Highway) is a national scenic byway that runs along NM Highway 47. El Camino Real served as the primary route for Spanish and Mexican caravans for over three hundred years, and originally extended 1,150 miles from Mexico City to Santa Fe. Today this national scenic byway stretches from Santa Fe to the Mexico/U.S. border.

The Village has three designated historic properties listed on the New Mexico State Register. A list of historic properties, along with the dates they were established on the State Register is as follows: the Dust Bowl Home (January 7, 1988), the Bosque Cooperative Building (March 15, 1996), and the Woodall House (February 18, 2000). These and other historic properties close to Bosque Farms in Valencia County are displayed in Figure 2.

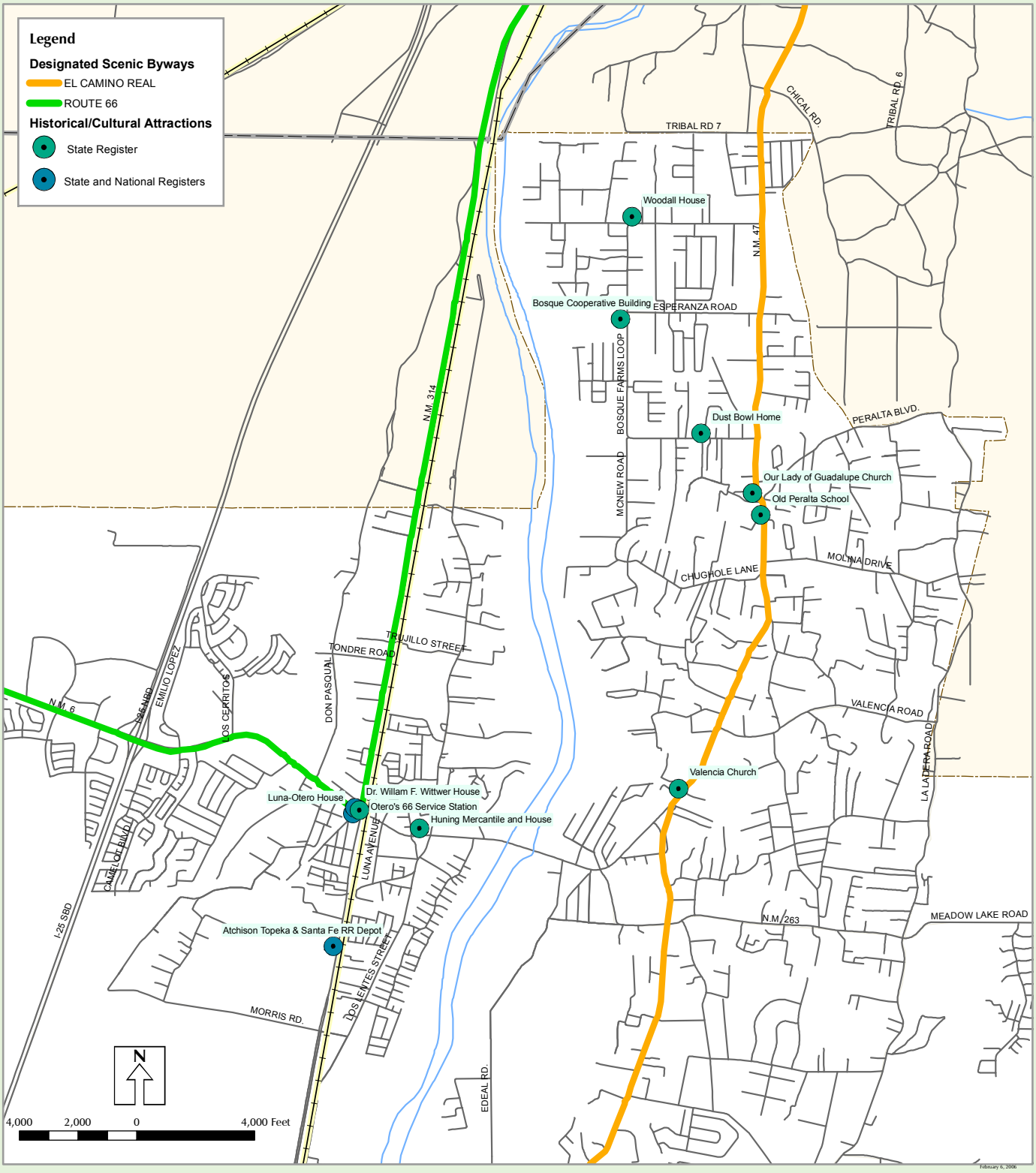
Demographic Information

Population and Housing Data The year 2000 Census population for the Village of Bosque Farms was 3,931, while the most recent estimate of the population published by MRCOG is 4,094 people in 2004. Table 1 displays the Village population, number of households, and housing data from U.S. Census information since 1980, while Tables 2 and 3 show statistical information by Data Analysis Subzones (DASZ) for 2000 and 2004. The DASZ information provides interim data relative to the Census numbers. DASZ boundaries are defined and maintained by MRCOG, and are generally bounded by major roads and other physical features that inhibit travel. In some cases, a major concentration of land use activities would be a reason for creating a DASZ boundary line. For purposes of data conformity, DASZs are often subdivisions of U.S. Census Tracts. The DASZ boundaries that are relative to the Village of Bosque Farms extend slightly south of the Village boundaries. A map of the DASZs covering Bosque Farms can be seen in Figure 3.

Table 1
1980-2000
Population, Housing, and Households

Year	Population	Housing Units*	Households	Bosque Farms Average Household Size**	National Average Household Size
1980	3,353				2.76
1990	3,791	1,310			2.63
2000	3,931	1,476	1,422	2.76	2.59

Source: U.S. Bureau of the Census and MRCOG
* Includes vacant units **A portion of the population may not live in households, but in group quarters, dormitories, etc.

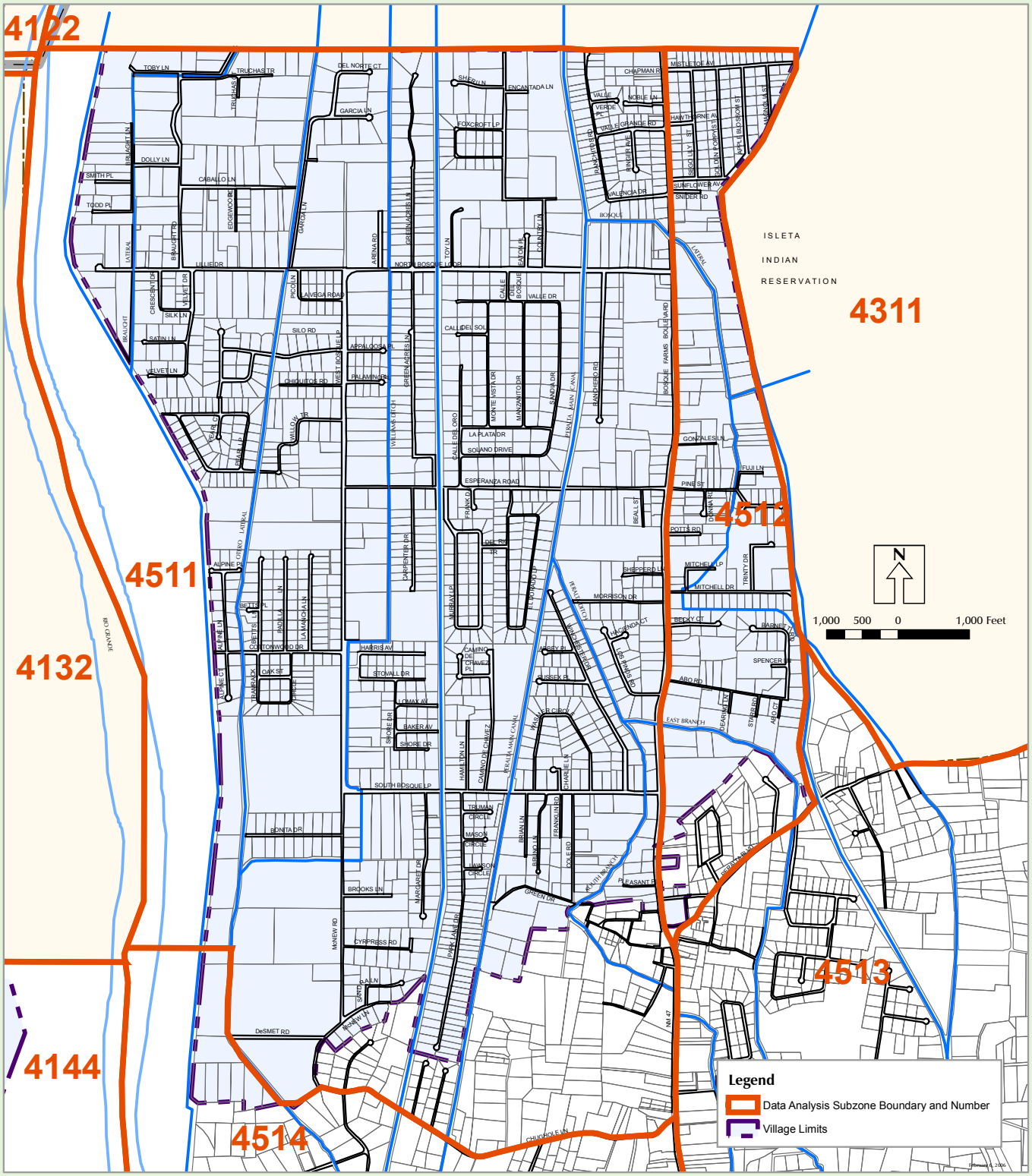


Source: Historic Preservation Division, NM Dept. of Cultural Affairs; MRCOG.

Figure 2
Cultural and Historical Attractions

Mid-Region Council of Governments
809 Copper Ave. NW
Albuquerque, NM 87102
505-247-1750

August 2006



Source: MRCOG.

Figure 3
Data Analysis Subzones

Mid-Region
Council of Governments
809 Copper Ave. NW
Albuquerque, NM 87102
505-247-1750

February 2006

Table 2
Bosque Farms 2000 Population and Housing by DASZ

DASZ	Total Population	Total Households	Total Housing Units
4511	3,743	1,343	1,393
4512	615	237	247
DASZ Totals	4,358	1,580	1,640

Source: MRCOG

Table 3
Bosque Farms 2004 Population and Housing by DASZ

DASZ	Total Population	Total Households	Total Housing Units
4511	3,829	1,382	1,439
4512	635	246	257
DASZ Totals	4,464	1,628	1,696

Source: MRCOG

Table 4 displays the total population for Bosque Farms since 1960, in comparison with other municipalities and "Census Designated Places" in Valencia County. Census Designated Places (CDPs) are unincorporated village settlements. There has been a slow but steady increase in Bosque Farms' population over the past 20 years. The population has increased by over 2,000 residents since 1970 to approach almost 4,000 people in 2000. The 1970s experienced the fastest growth, with the population nearly doubling during that ten year period. As the available land is subdivided and developed, the Village is exhibiting a trend of progressively slower growth towards a point of saturation (i.e., full build-out with virtually no vacant land).

Table 4
1960-2000 Historical Population:
Valencia County, Incorporated
Municipalities and Neighboring CDPs

	1960	1970	1980	1990	2000
Bosque Farms	-	1,699	3,353	3,791	3,931
Belen	5,031	4,823	5,617	6,547	6,901
Los Lunas	1,186	973	3,525	6,013	10,034
Peralta CDP				3,182	3,750
Meadow Lake CDP				1,590	4,491
Valencia CDP				3,917	4,500
Valencia County	16,146	20,451	30,769	45,235	66,152

Valencia County was split into two counties in 1981. Population for 1960 to 1980 is computed from Census data for the Los Lunas and Belen Census Divisions which approximated the current boundaries of Valencia County.
Source: U.S. Bureau of the Census

While the Village has experienced slow but steady growth, Bosque Farms' neighbors have grown much more quickly; especially Los Lunas and Meadow

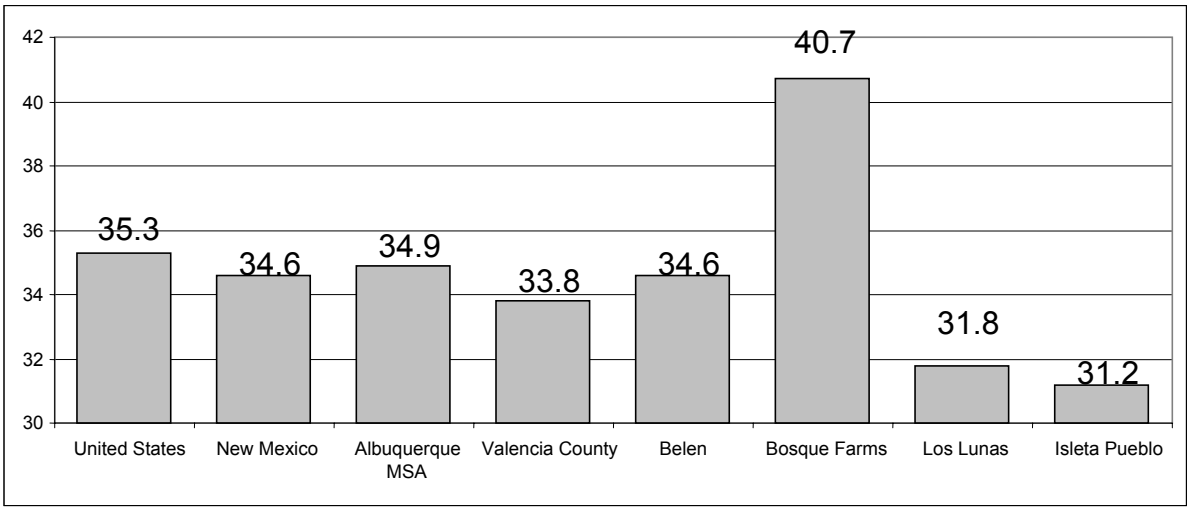
Lake (refer to Table 4). One of the reasons for slower growth is the fact that the Village is partially surrounded by lands of the Isleta Indian Reservation. Valencia County increased by more than 20,000 people in the 1990s. This rapid growth in Valencia County has impacted Bosque Farms, especially as it relates to traffic congestion on Bosque Farms Boulevard (NM 47). On the east side of the Rio Grande in Valencia County, NM 47 is the only north-south route linking the County with Albuquerque. As the population in Valencia County continues to grow, traffic congestion on NM 47 is expected to increase as well.

The median age and age distributions of Bosque Farms residents in comparison with those in Valencia County and the State of New Mexico are displayed in Figure 4 and Table 5. These data reveal that Bosque Farms residents are significantly older than the inhabitants of the County and the State. The median age in 2000 for the Village was 40.7 years old, while every other community in the County was under 35 years old. Two of Bosque Farms neighboring communities, Los Lunas and Isleta Pueblo, both had an average median age nearly 10 years younger.

The age distribution by total number of people and by percentage can be seen in Table 5. Bosque Farms had a significantly lower percentage of people in all of the age groups under the age of 45, than the same age groups in Valencia County and the State of New Mexico. However, the percentage of residents in the 45 and over age groups was significantly greater than both the State and the County. Furthermore, the high proportion of the population that is over 65 will also increase considerably over the next 20 years, as the Village's most populous age group (45-64) will jump into the 65 and over group.

These age group statistics suggest that the Village will need to place a strong emphasis on addressing issues concerning the elderly now and in the future; in particular, issues relating to housing, transportation, recreation, and medical care. At the same time, there is a need to continue to improve services and facilities for the youth in the community, who currently make up the second highest percentage (28.5) among age groups in the Village. Another important finding is that the disproportionate numbers of both the young and the elderly residents indicates that Bosque Farms has a substantial percentage of its population that is typically not in the work force.

Figure 4
2000 Median Age



Source: 2000 Census

Table 5
Trends and Comparisons
Bosque Farms, Valencia County, and New Mexico:
2000 Age Distributions (by total and percentage)

Age Group	Bosque Farms		Valencia County		New Mexico	
	Total	Percentage	Total	Percentage	Total	Percentage
< 20	1,122	28.5	21,745	32.9	564,859	31.0
20-24	147	3.7	3,719	5.6	121,291	6.7
25-44	998	25.4	19,598	29.6	516,100	28.4
45-64	1,155	29.4	14,367	21.7	404,571	22.2
65-over	509	13.0	6,723	10.2	212,225	11.7
Totals	3,931	100.0	89,908	100.0	1,819,046	100.0

Source: 2000 Census

Even though a significant percentage of the resident population is not part of the work force within Bosque Farms, those that are working are well educated; which is another indicator of labor force capability. The educational attainment is noticeably higher for Bosque Farms residents than for the residents of Valencia County or the State as a whole, based on the statistics from the 2000 Census. Compared to both Valencia County and the State, a considerably higher percentage of Bosque Farms residents had graduated from high school; and a greater percentage of the Village population had finished college (see Table 6).

Table 6
2000 Education Level for Persons
Age 25 and Over for Bosque Farms, Valencia County, New Mexico, and U.S.
(in percentages)

	Bosque Farms	Valencia County	New Mexico	U.S.
High School Graduate	89.8	76.1	78.8	80.3
College Graduate	24.6	14.8	23.4	24.4
Total Persons	2,557	10,556	1,134,801	182,211,639

Source: 2000 Census

Only 33 percent of Bosque Farms residents are identified with a minority group (see Table 7). The term "Hispanic" is an ethnic label although many believe it to be a racial category. Nonetheless, "Hispanic" is typically defined as a minority group, and the bulk of minorities in New Mexico are Hispanic. In Bosque Farms, 1,161 persons (29.5 percent) of the population have classified themselves as Hispanic (see Table 8). The percentage of Hispanics and minorities in Bosque Farms is low compared with other communities in the County. All the communities shown in Table 7 have a minority percentage of greater than 50 percent, except for Bosque Farms.

Table 7
2000 Minority Population by Community, Valencia County, and N.M.

	Total Pop	White Not Hispanic	Minority Total	Minority %
State of New Mexico	1,819,046	813,495	1,005,551	55.3%
Valencia County	66,152	26,087	40,065	60.6%
Belen City	6,901	1,920	4,981	72.2%
Bosque Farms Village	3,931	2,616	1,315	33.5%
Los Lunas Village	10,034	3,715	6,319	63.0%
Meadow Lake CDP	4,491	1,596	2,895	64.5%
Peralta CDP	3,750	1,649	2,101	56.0%
Valencia CDP	4,500	2,067	2,433	54.1%

2000 Census

Table 8
2000 Bosque Farms Hispanic or Latino and Race

	Number	Percent
Total population	3,931	100.0
Hispanic or Latino (of any race	1,161	29.5
Not Hispanic or Latino	2,770	70.5
White alone	2,616	66.5

2000 Census

Housing tenure (i.e., owner-occupied versus renter-occupied) data are provided in Table 9. The vast majority of the homes are occupied by their owners (91.5 percent), which is slightly higher than in 1990 (90.85 percent). The

percentage of homes occupied by renters decreased from 9.2 percent in 1990 to 8.5 percent in 2000.

Table 9
2000 Housing Tenure in Bosque Farms

	2000 Number	1990 Number	2000 Percent	1990 Percent
Occupied Housing Units	1,422	1,310	100.0	100.0
Owner Occupied	1,301	1,189	91.5	90.8
Renter Occupied	121	121	8.5	9.2

Source: 2000 Census and 1990 Census

The vacancy rates in Bosque Farms are very low when compared to surrounding communities. Only 3.7 percent of the housing units in Bosque Farms were vacant in 2000, compared with 12.1 percent in Belen, 6.3 percent in Los Lunas, and 8.0 percent in Valencia County. Both homeowner and rental vacancy rates are also lower in Bosque Farms than in other Valencia County communities (see Table 10).

Table 10
Vacant Housing Units and Rates in Bosque Farms and Valencia County

	Total Housing Units	Vacant Housing Units (%)	Homeowner Vacancy Rate	Rental Vacancy Rate
Valencia County	24,643	1,962 (8.0%)	2.8%	11.8%
Belen	2,952	356 (12.1%)	2.6%	18.3%
Bosque Farms	1,476	54 (3.7%)	1.8%	8.3%
Los Lunas	3,845	244 (6.3%)	3.2%	7.8%

Source: 2000 Census and 1990 Census

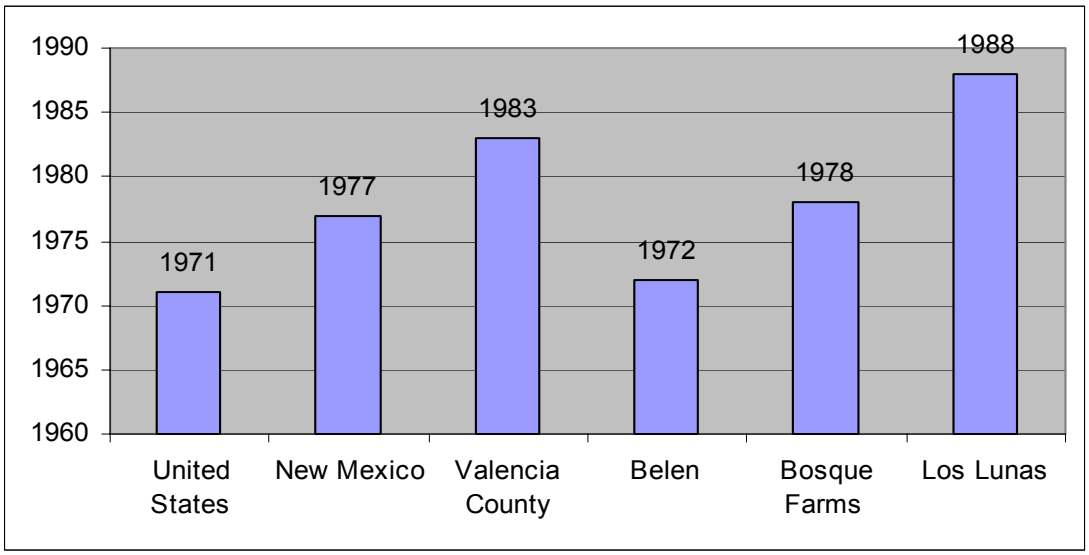
The housing stock of Bosque Farms is well established, with 59 percent of the structures built prior to 1980. The age of occupied housing is reported in Table 11. Figure 5 shows the median year in which structures were built in Bosque Farms. The Village's housing stock is generally older (i.e., the median year the structure was built was 1978) than the rest of the County (median year was 1983), with the exception of Belen (median year was 1972).

Table 11
2000 Age of Occupied Housing: Bosque Farms

Year Structure Built	Number of Units
1999 – March 2000	23
1995 – 1998	130
1990 – 1994	145
1980 – 1989	308
1970 – 1979	527
1960 – 1969	284
1950 – 1959	38
1940 – 1949	0
1939 or Earlier	15
Total	1,470

Source: 2000 Census

Figure 5
2000 Median Year Structure Built



Source: 2000 Census

Single family housing is the dominant housing type in Bosque Farms. In 2000, single family houses accounted for 73.2 percent of the housing, while 26.8 percent were defined as mobile homes (see Table 12). According to the 1990 and 2000 Census, the number of single family homes increased by nearly seven percent (from 66.4 to 73.2 percent), while mobile homes decreased by six percent (from 32.9 to 26.8 percent). This is significant, because in almost every other Valencia County community the percentage of mobile homes increased between 1990 and 2000. For example, the Valencia County housing portion of mobile homes increased from 33.3 to 34.5 percent, while the Belen housing portion increased from 14.4 to 18.9 percent. There were no multi-family housing units in Bosque Farms reported in the 2000 Census.

It should be noted that the Census questionnaire does not differentiate between mobile homes and manufactured housing (previously defined in State Statutes as a double-wide mobile home, although not in current law). The long form Census questionnaire in 2000 did not offer manufactured housing as a choice for a householders' type of housing. As a result, householders who lived in manufactured housing could have selected either "a mobile home" or "a one-family house detached from any other house" to describe their housing. Therefore, the percentage of mobile homes could be greater than what Census statistics show.

While there has been an historical perception that mobile homes are less desirable than conventional housing and could affect the property values of the community, new manufactured housing is now being designed and constructed with the appearance of conventional housing and with equivalent design standards. Therefore, when compared with neighboring communities in Valencia County, the Village has a high percentage of single family housing, a relatively low percentage of mobile homes, and a very low percentage of multi-family housing (see Table 13).

Table 12
1990 and 2000 Housing Type: Bosque Farms
(all housing units including vacant)

Type	2000 Number of Units	1990 Number of Units	2000 Percent	1990 Percent
Single Family	1,076	919	73.2	66.4
Multifamily	0	4	0	0.3
Mobile Homes	394	456	26.8	32.9
Other Housing Units	0	5	0	0.4
Total	1,470	1,384	100.0	100.0

Source: 2000 Census and 1990 Census

Table 13
2000 Housing Types in Valencia County, Incorporated Municipalities and Neighboring CDPs (percentage)

	Single Family	Multifamily	Mobile Homes
Bosque Farms	73.2	0	26.8
Belen	64.3	15.1	18.9
Los Lunas	71.4	12.5	16.0
Peralta CDP	56.1	2.8	41.0
Meadow Lake CDP	12.5	0	87.5
Valencia CDP	66.9	1.6	31.5
Valencia County	57.0	8.5	34.5

Source: 2000 Census

Employment Data Table 14 shows the types of jobs being held by residents of Bosque Farms according to common industry categories. This data should not be confused with the types of jobs that are located within the Village,

which may be held by non-residents of the Village. The largest job type category among the residents of the Village is education/health/social services, followed by professional/scientific/management/administrative/waste management services, construction, and then retail trade.

Table 14
2000 Industries for Residents of Bosque Farms

Industry Categories	Number	Percent
Agriculture/Forestry/Fishing/Hunting/Mining	20	1.2
Construction	187	10.9
Manufacturing	118	6.9
Wholesale Trade	75	4.4
Retail Trade	183	10.7
Transportation/Warehousing/Utilities	88	5.1
Information	36	2.1
Finance/Insurance/Real Estate/Rental/Leasing	148	8.6
Professional/Scientific/Management/ Administrative/Waste Management Services	220	12.8
Education/Health/Social Services	336	19.6
Arts/Entertainment/Recreation/Accommodation/ Food Services	127	7.4
Other Services (except public administration)	90	5.3
Public Administration	86	5.0
Total jobs	1,714	100.0

Source: 2000 Census

The estimated number of jobs located within the Village of Bosque Farms is assigned to DASZs (Figure 3) and can be found in Tables 15 and 16 below. Basic Employment refers to agriculture, mining, construction, wholesale, military, manufacturing, transportation, and communications. Retail Employment refers to the wide range of commercial sales jobs. Service Employment refers to civic government, hospitals and medical services, research and development firms, business services, legal services, lodging, entertainment, finance, insurance, and real estate.

Table 15
2000 Employment in Bosque Farms by DASZ

Data Analysis Subzones	Basic Employment	Retail Employment	Service Employment	Total Employment
4511	248	149	175	572
4512	103	105	43	251
DASZ Totals	351	254	218	823

Source: MRCOG

Table 16
2004 Employment in Bosque Farms by DASZ

Data Analysis Subzones	Basic Employment	Retail Employment	Service Employment	Total Employment
4511	188	209	303	700
4512	89	85	109	283
DASZ Totals	277	294	412	983

Source: MRCOG

Home occupations or home-based businesses are a very significant proportion of the employment in Bosque Farms. Of the 344 businesses in the Village, 147 are home occupation businesses. In 2005, the Village issued 15 home occupation licenses out of a total of 68 new business licenses. Retail businesses are the second most common type of business in the Village, followed by Business and Personal Services and Contractors. Table 17 lists all licensed Bosque Farms businesses by type of business as of November 2005.

Table 17
2005 Bosque Farm Businesses

Type of Business	No.	Type of Business	No.
Home Occupation	147	Food Services	4
Retail Business	63	Self-storage, Mini Warehouses	3
Business & Personal Services	24	Commercial Garage	3
Contractor	23	Consultant	2
General & Professional Services	19	Clubs & Bars	1
Conditional Use	15	Agriculture Products	1
Auto Dealer	12	Flea Market	1
Eating & Drinking Establishments	12	Winery	1
Banking & Financial Services	6	Child Care Center	1
Non-conformant	5	Itinerant Traveling Shows	1
Total Number of Businesses			344

Source: Village of Bosque Farms

Workers, in terms of Census data were defined as those persons who went to work during the week prior to the Census date. The place of work was determined to be the primary work location during the week prior to the Census date. Two thirds (66.4 percent) of the 1,689 workers residing in Bosque Farms found work outside Valencia County, and over 80 percent of Village residents worked outside of Bosque Farms (see Table 18). This is a result of Bosque Farms being within a short commuter distance to Albuquerque.

Table 18
2000 Place of Work

	New Mexico	Valencia County	Belen	**Bosque Farms**	Los Lunas
Total Workers 16 years and over	759,177	26,696	2,511	1,689	4,404
Worked in county of residence	84.6%	46.1%	71.6%	32.2%	45.9%
Worked outside county of residence	12.1%	53.3%	28.3%	66.4%	53.2%
Worked outside place of residence	26.8%	72.1%	55.4%	80.8%	74.3%

Source: 2000 Census

Journey to Work Data Statistics relating to the means of transportation and the amount of travel time to work are found in Tables 19, 20, and 21. According to the 2000 Census, nearly 78 percent of Bosque Farms workers drove alone to work, while nearly 20 percent carpooled to work. The percentage of Bosque Farms workers that carpool to work is the highest in the County. Travel time data also revealed that 45 percent of Bosque Farms workers spend between 30 to 59 minutes traveling to work, reflecting the large percentage of workers that travel to jobs outside the County. Average travel time to work for Bosque Farms workers is 31.7 minutes. In contrast to the large proportion of workers who commute to jobs outside the Village, Bosque Farms also has the highest percentage of workers in the County that worked at home (7.2 percent).

Table 19
2000 Commuting to Work (in percentages)

	New Mexico	Valencia County	Belen	**Bosque Farms**	Los Lunas
Drove alone	79.1	80.4	82.4	77.9	81.0
Carpooled	15.5	17.1	16.0	19.8	15.9
Public transportation	0.8	0.2	0.2	0.3	0.0
Bicycle	0.6	0.1	0.0	0.0	0.0
Walked	2.9	1.4	0.5	0.3	2.9
Other means	1.1	0.8	0.9	1.8	0.3

Source: 2000 Census

Table 20
2000 Travel Time to Work (in percentages)

	New Mexico	Valencia County	Belen	**Bosque Farms**	Los Lunas
Under 10 minutes	18.5	11.2	29.7	8.6	16.4
10 to 19 minutes	33.7	20.2	27.3	12.1	21.0
20 to 29 minutes	18.5	13.5	9.4	22.1	16.8
30 to 59 minutes	19.9	43.3	26.5	45.3	38.1
60 minutes or more	5.2	7.9	4.2	4.6	4.7
Worked at home	4.2	3.9	2.9	7.2	3.0
Total	100.0	100.0	100.0	100.0	100.0

Source: 2000 Census

Table 21
2000 Mean Travel Time to Work (minutes)

Bosque Farms	31.7
Belen	22.0
Los Lunas	26.1
Meadow Lake CDP	44.0
Valencia CDP	33.0

Source: 2000 Census

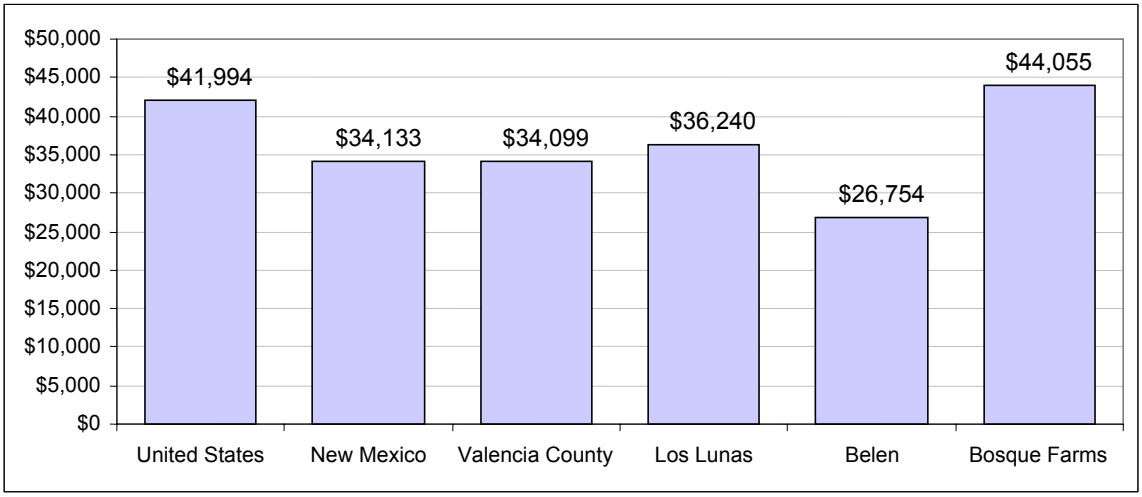
Income and Poverty Data A distribution of the reported 1999 household income data is provided in Table 22; while median household income is shown in Figure 6. The 1999 median household income for Bosque Farms was $44,055, well above the median for Valencia County ($34,099). It is also considerably higher than the New Mexico median of $34,133 and is even higher than the United States median household income of $41,994. As would be expected, poverty levels in Bosque Farms (see Figure 7) are very low compared to the rest of the communities in Valencia County. In fact, the percentage of Bosque Farms residents living below the federally-designated poverty status (7.7 percent) is significantly lower than that for the United States (12.4 percent).

Table 22
1999 Household Income: Bosque Farms, Valencia County, and New Mexico

Income Category	Bosque Farms		Valencia County	New Mexico
	Number	Percent	Percent	Percent
Less than $10,000	80	5.8	9.8	12.5
$10,000 to $14,999	84	6.1	8.7	8.4
$15,000 to $24,999	170	12.3	17.0	15.8
$25,000 to $34,999	228	16.4	15.6	14.4
$35,000 to $49,999	223	16.1	19.0	17.0
$50,000 to $74,999	348	25.0	17.1	16.5
$75,000 to $99,999	135	9.7	8.2	7.8
$100,000 to $149,999	77	5.5	3.2	5.0
$150,000 to $199,999	23	1.7	0.8	1.3
$200,000 or more	19	1.4	0.6	1.3
Totals	1,387	100.0	100.0	100.0

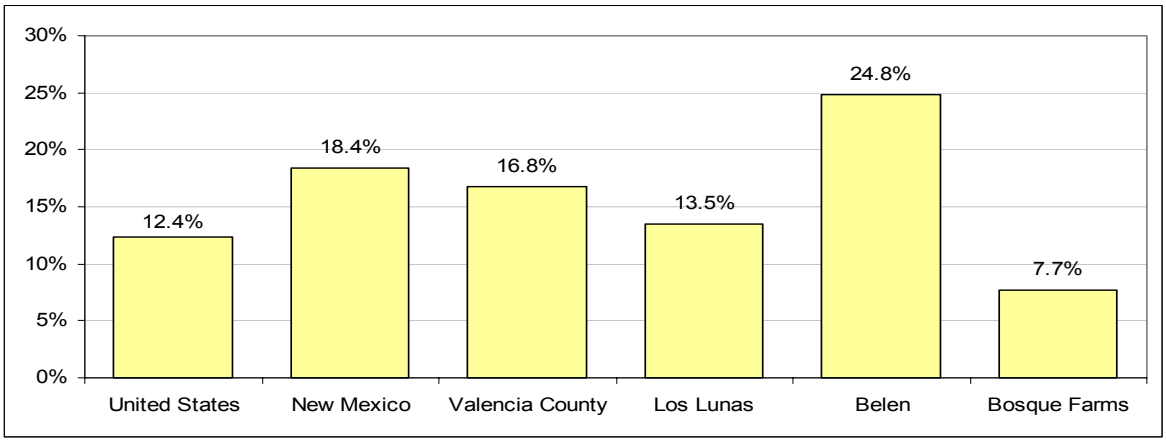
Source: 2000 Census

Figure 6
1999 Median Household Income



Source: 2000 Census

Figure 7
1999 Below Poverty Status



Source: 2000 Census

Transportation and Circulation Systems

Streets and Highways The primary access thoroughfare in Bosque Farms is NM 47 (Bosque Farms Boulevard), which is the only highway connecting the east side (i.e., east of the Rio Grande) of Valencia County to the Albuquerque area. The NM 47 corridor also serves as the Village's main street. NM 47 is a parallel route to Interstate 25 and NM 314 located on the west side of the Rio Grande. Obviously the north-south traffic carrying capacity of NM 47 is greatly inferior to the north-south capacity of the highways west of the river.

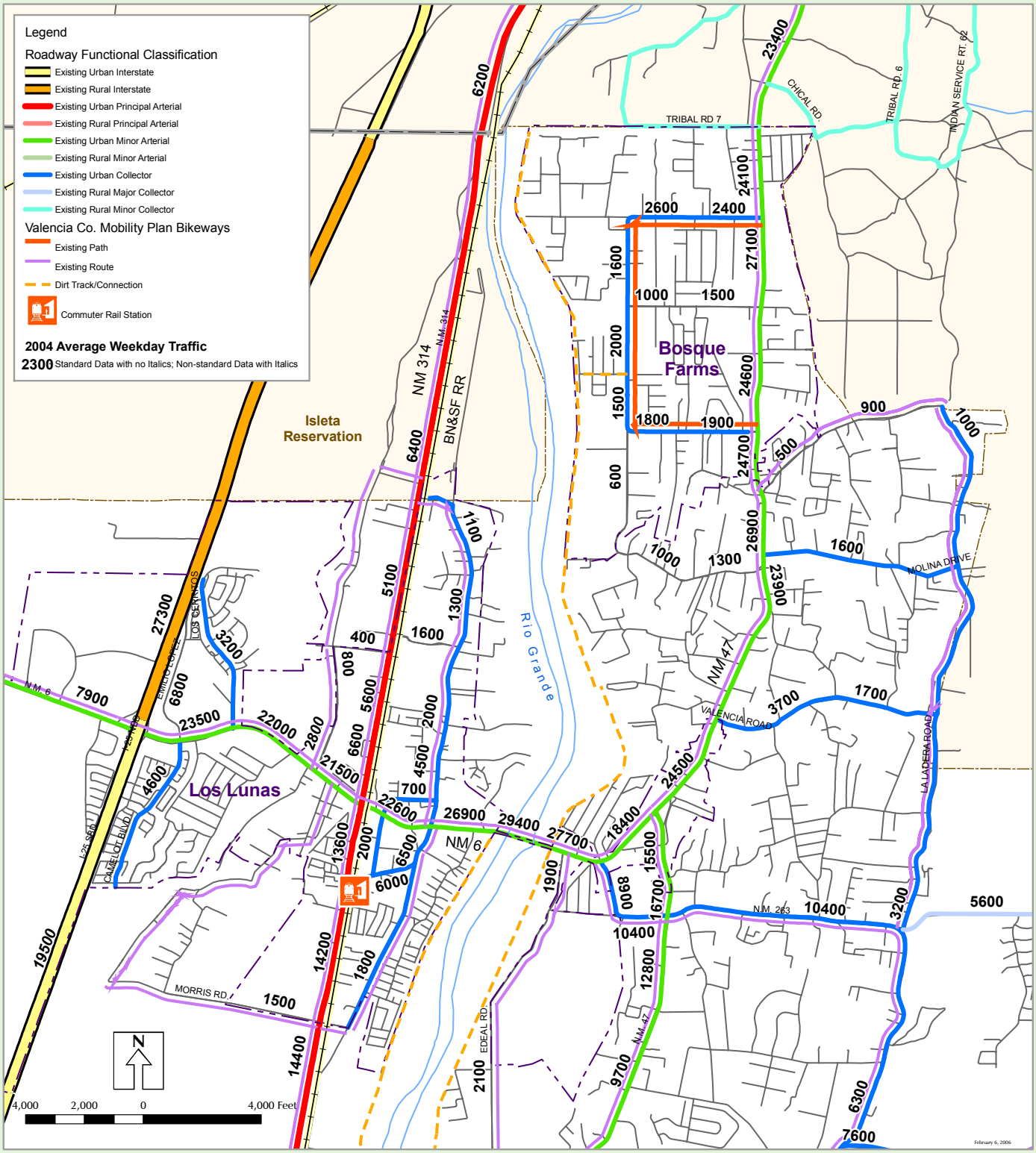
Because the Rio Grande presents a barrier to east-west traffic flow, there are limited alternatives for the traffic on NM 47 moving through Bosque Farms. Almost all of the commercial business establishments in Bosque Farms are located along this highway, leading to greater congestion due to the high number of turning movements and driveway access points that hinder the flow of through traffic.

NM 47 in Bosque Farms

The streets and highways in Bosque Farms can be characterized by functional classification which reflects traffic flow and trip purpose. Functional classification is divided into three categories: 1) Arterial streets or highways, which consist of continuous or long-distance travel routes providing regional connections among urban and rural communities, and emphasize a high level of mobility for movement through the region; 2) Collector streets, which provide a linkage between local roads and arterial highways; and 3) Local streets, which provide direct access to all abutting lands and carry traffic 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. The street design and right-of-way standards related to the functional classification are typically established in the adopted Subdivision Regulations for the community. Bosque Farms Boulevard (NM 47) is an Urban Minor Arterial, and the Bosque Loop is an Urban Collector. All other roadways in Bosque Farms are classified as local streets; however many of those local streets intersect NM 47 contributing to the overall congestion of that corridor.

A map showing the functional classification of streets and average daily traffic flow in and around Bosque Farms is shown in Figure 8. This map also identifies



Source: NMDOT; MRCOG.

Figure 8
Transportation Map

Mid-Region Council of Governments
809 Copper Ave. NW
Albuquerque, NM 87102
505-247-1750

February 2006

Valencia County Mobility Plan Bikeways in and around Bosque Farms, as well as the location of the Commuter Rail Station in Los Lunas (Courthouse Road and NM 314).

Other Transportation Modes Other transportation modes comprise those that do not require use of a single occupant vehicle. This would include bicycling, walking, equestrian, and public transportation by bus, van, or train.

The Bosque Loop Trail was recently completed in 2004. The Loop Trail is a paved 3.1 mile long trail that is separated from the Bosque Loop Road. The Loop Trail parallels the Bosque Loop road, and provides connections to the local business district, Bosque Farms elementary school, Village offices, library, parks, community center, and local neighborhoods. In addition to the Loop Trail, another bikeway called the Rio Grande Bosque Trail may soon extend into Valencia County. The Bosque Trail is a popular bicycle/pedestrian trail in Bernalillo County. A plan is currently underway to build future extensions or portions of the Rio Grande Bosque Trail through Valencia County, which could include a connection to the Bosque Loop Trail (see Figure 9). The Valencia County extension of the Bosque Trail is also expected to include equestrian access (that is separated from the bicycle/pedestrian trail, but along the same corridor). The long range goal of the Bosque Trail is to have a continuous trail along the Rio Grande Bosque from the Town of Bernalillo to the City of Belen.

Bosque Farms recently received Section 5310 (Federal Transit Act) funding for a van to provide public transportation services for elderly and disabled persons that reside in the Village. The van is equipped to serve disabled residents and can carry ten people. The van is primarily used to transport elderly Bosque Farm residents to and from the community center.

Community Facilities and Services

This portion of the community profile identifies and describes the facilities for public use and community wide services that are currently provided to Bosque Farms residents.

Local Government Operations The Village of Bosque Farms is an incorporated municipality in Valencia County, and has a Mayor-Council form of government. There are six elective positions in the Village: the Mayor, the four Village Council members, and the Municipal Judge. Each one of the six elective positions has term lengths of four years.

Bosque Farms Village Hall in 2005

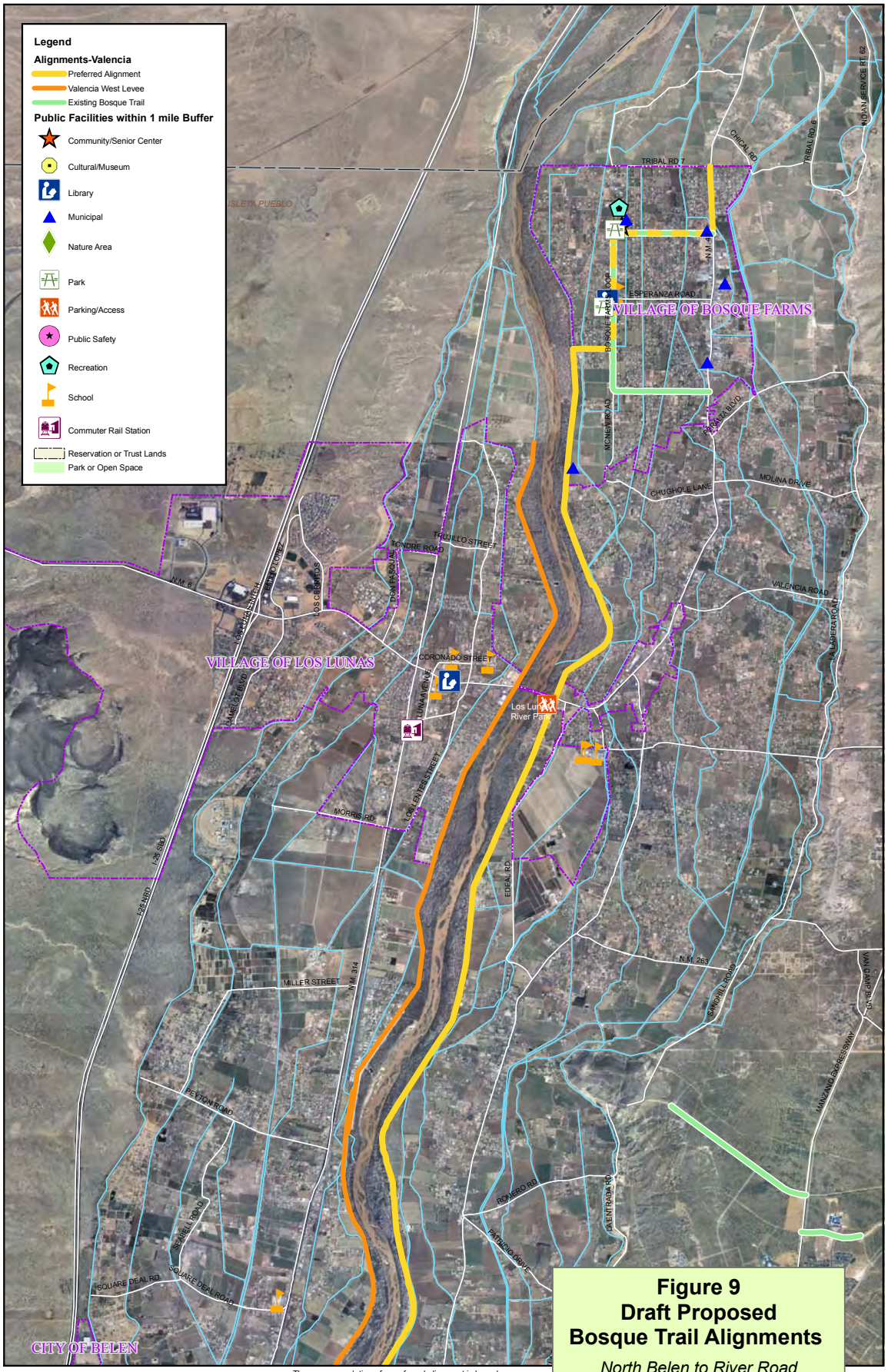


Figure 9
Draft Proposed Bosque Trail Alignments

North Belen to River Road

1 0.5 0 1 Miles

Mid-Region Council of Governments
809 Copper Ave. NW
Albuquerque, NM 87102
505-247-1750

May 2006

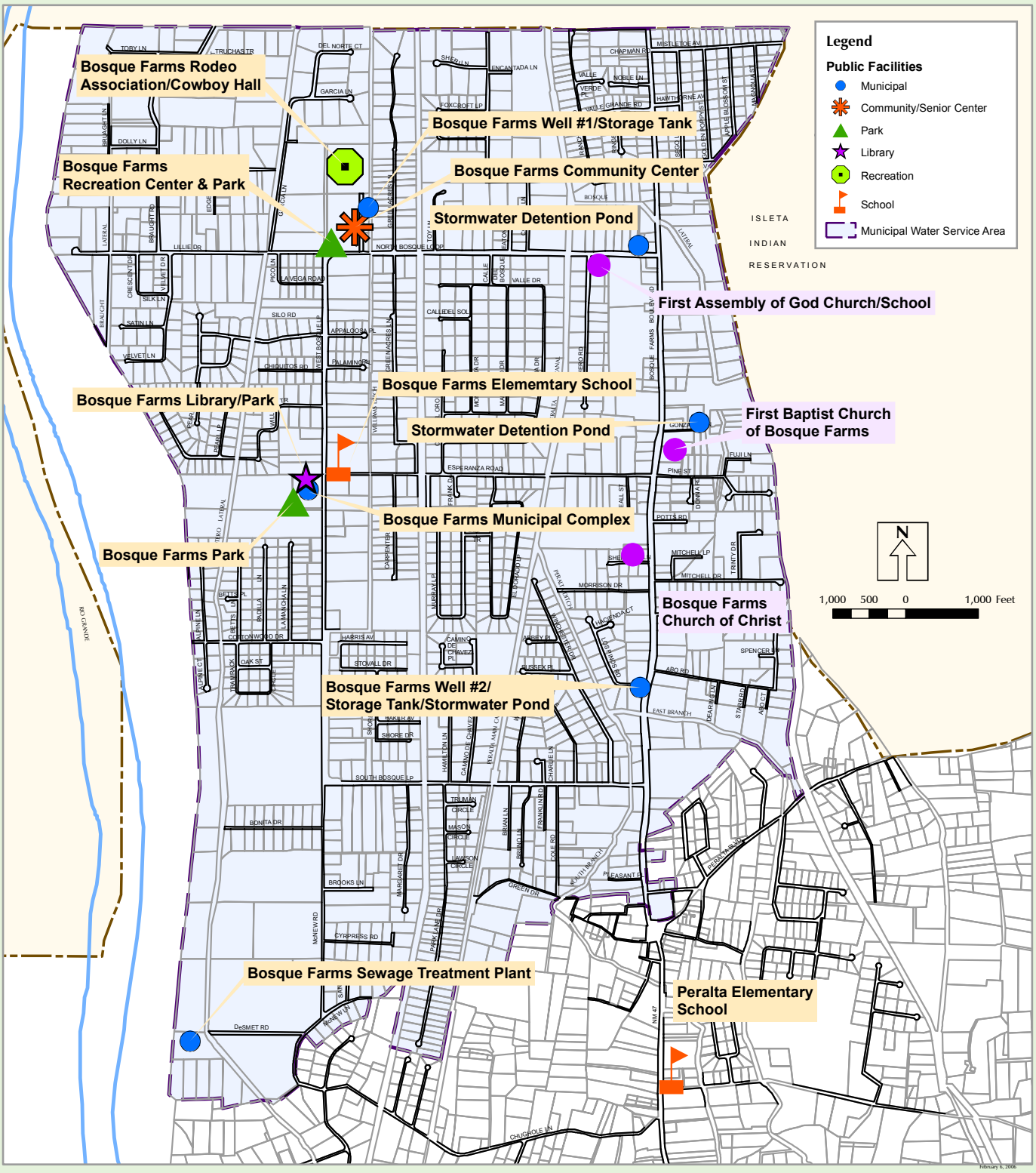
The recommendation of a preferred alignment is based on multiple criteria, including connectivity, character, local preference, safety, and environmental concerns. The preferred alignment is undergoing further analysis to determine feasibility. In some jurisdictions, such as Isleta Pueblo, additional work is needed prior to identification of a preferred alignment.

The Village department heads include the following: Public Utilities Director, Maintenance Supervisor, Planning and Zoning Officer/Administrator, Clerk/Administrator, Head Librarian, Community Center Director, Police Chief, and Fire Chief. The Village currently staffs 19 full-time employees. Village committees and boards include the Library Board, "Friends of the Library" Organization, Personnel Board, Keep Bosque Farms Beautiful, and the Economic Development Committee. The Planning and Zoning Commission has five commissioners that are appointed by the mayor and approved by the Village Councilors to two-year terms.

Water Supply and Wastewater Disposal The Village of Bosque Farms provides municipal water and wastewater treatment systems for its residents. The Village holds water rights equivalent to 820 acre feet of permitted diversion rights, subject to offset rights and return flow credits. There are two wells currently online with the capability to pump 2,450 gallons per minute or 3,528,000 gallons per day. One well is 10 ten years old, and the other well is 17 years old. There are two storage tanks (one is a million gallon tank and the other is a half million gallon tank) with a peak capacity of 1.5 million gallons per day (see Figure 10). A maintenance program for the wells and storage tanks is in place, and water meters are equipped with internal leak detention capability. The water is treated with chlorine only at this time.

The average daily water demand is 339,266 gallons per day. The Village water system produced 123,832,000 gallons of water for the year 2003 (380 acre feet), and billed for 111,448,955 gallons of water (342 acre feet). The difference between the amount of water produced and the amount of water measured through billing records for 2003 is calculated to be 12,383,005 gallons (38 acre feet) which is "unaccounted for water" (a discrepancy of 10%). This is considered lost water and reduces the efficiency of the overall water supply system.

Bosque Farms Water Storage Tank



Source: Village of Bosque Farms; MRCOG.

Figure 10
Public Facilities, Water and Stormwater Facilities, and Institutions

Mid-Region Council of Governments
809 Copper Ave. NW
Albuquerque, NM 87102
505-247-1750

August 2006

The average daily water use is 87 gallons per capita per day. This indicates a relatively conservative rate of water consumption. A Village ordinance restricts drinking water system usage to indoor household use. But it should be noted that the Village drinking water system discourages outdoor watering by tying wastewater fees to metered water usage. The rate structure provides strong incentives for indoor use only and it is often the practice of home owners to use their private domestic wells for landscaping and other outdoor uses.

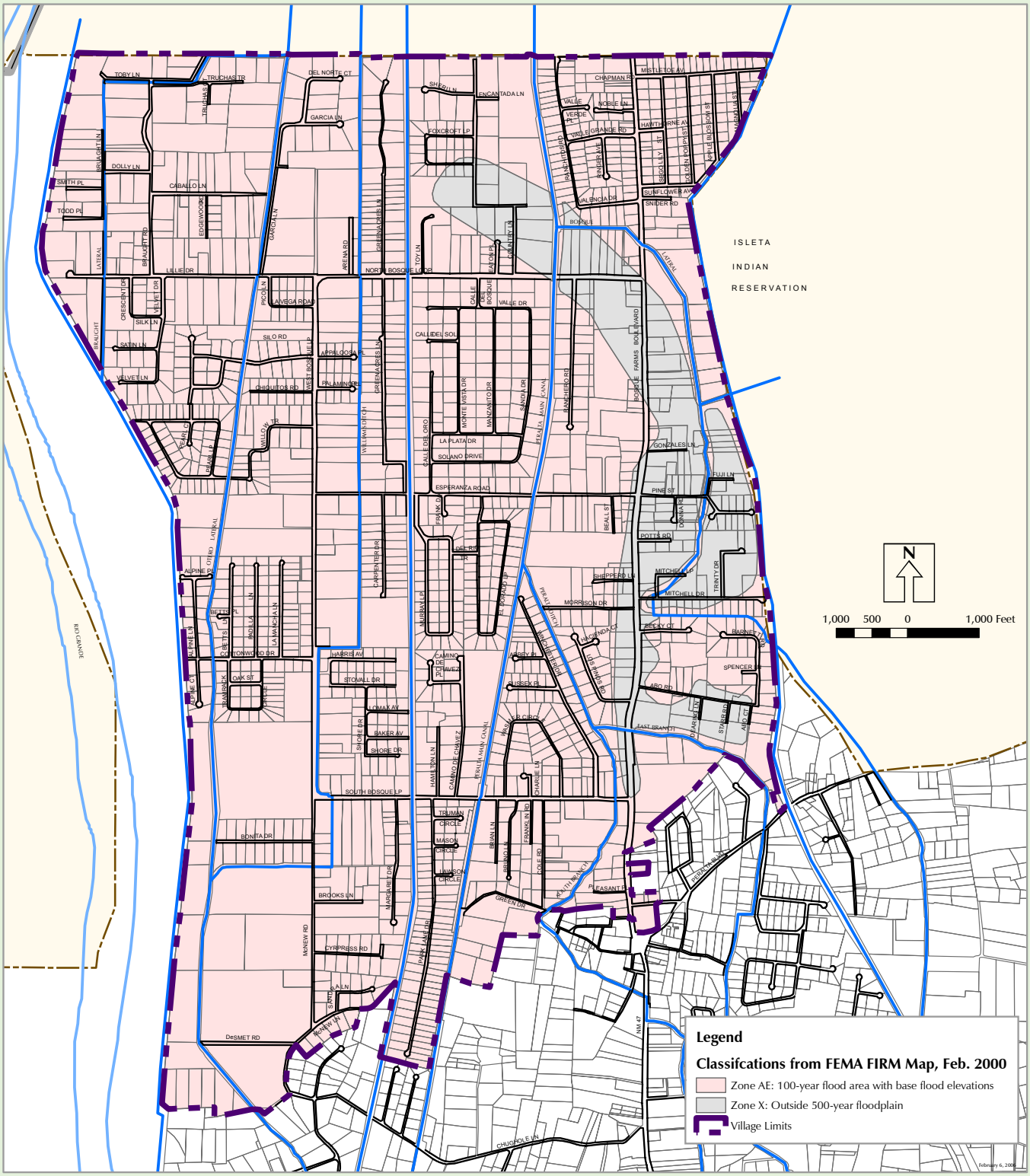
The water system has 1,350 service connections, while monthly water rates average $21. The water system is 18 years old and the Village will need to upgrade the infrastructure in the near future. Water quality is generally good; however the Village is currently working with Sandia National Laboratories to evaluate alternatives for removing arsenic from both wells so that they will meet the Environmental Protection Agency's new federal standards for arsenic (10 parts per billion). The most recent arsenic level recordings in Bosque Farms are in a range between 10 and 12 parts per billion.

The Village operates a wastewater treatment plant for all of its residents. There are currently 1,200 connections. The average flow rate is 180,000 gallons per day, while capacity is 500,000 gallons per day. Sewer rates are currently about $21 per month. The wastewater treatment system is six years old.

Wastewater Treatment Plant

Stormwater Management The majority of the land within the Village of Bosque Farms is located in the 100-year flood plain, as designated by FEMA (the Federal Emergency Management Agency). Some portions of Bosque Farms are elevated sufficiently to be considered outside of the 500-year flood plain. The elevated areas include a large section of Bosque Farms Boulevard, as well as some of the streets east of NM 47 (i.e., Gonzales Lane, Pine Street, and Trinity Drive). Figure 11 illustrates the delineation of the flood-prone areas in Bosque Farms. The 100-year flood areas are estimated to flood at a frequency of once in 100 years or, in other words, have a one percent chance of flooding in any given year. A 100-year Base Flood Elevation is designated for purposes of the National Flood Insurance Program which provides subsidized flood insurance for properties located in these flood-prone areas.

The Middle Rio Grande Conservancy District (MRGCD) has played a significant role in managing the river flow and overflow of the Rio Grande, and in protecting communities (such as Bosque Farms) that border the river. The MRGCD was organized in 1927 to control devastating floods, drain waterlogged lands, and



Source: FEMA, FIRM, February 9, 2000; MRCOG.

Figure 11
Flood Zones

Mid-Region
Council of Governments
809 Copper Ave. NW
Albuquerque, NM 87102
505-247-1750

February 2006

provide irrigation to farmlands. MRGCD is also now involved in protecting wildlife habitat and vegetation, creating open space and recreation areas, improving groundwater recharge and water quality, and cleaning up and improving Bosque areas.

Semi-arid climate conditions are normal in Bosque Farms. The average annual precipitation for Bosque Farms is only 9.9 inches. Nevertheless, approximately half (4.67 inches) of the community's precipitation occurs during the summer monsoons, between July and September. The monsoon rains are often short but intense storm events, which can lead to flooding and ponding of water in the community. The Bosque Farms area experienced the worst flood on record in 1884, when the Rio Grande overflowed its banks for three months and caused great damage to landowners that owned homes and businesses there at the time.

Parks, Recreation, and Open Space The Village of Bosque Farms has two public parks, and there is a privately owned rodeo arena and cowboy hall (see Table 23). In addition to recreation, parks and open spaces also offer many benefits, such as groundwater recharge, air cleansing and scenic beauty, health benefits, and increased property values.

Park in Bosque Farms

Table 23
Parks and Recreation Resources

Address	Facilities/Equipment
1455 West Bosque Loop (behind the Village Complex)	Picnic tables, grills, and two tennis courts
960 North Bosque Loop (across from the Community Center)	Picnic tables, grills, baseball field, volleyball, tether ball, badminton, horse shoe pits, basketball court, and playground
1040 Arena Road	Rodeo grounds and cowboy hall

Source: Village of Bosque Farms

Public Safety Some of the most important responsibilities and daily operations of the Village government include the protection of the public through the police, fire, and rescue services provided to the residents. A significant portion of Village revenues typically goes into law enforcement, fire protection, municipal court, rescue services, and the mitigation of particular hazards in the community.

Law Enforcement

The Bosque Farms Police Department currently has a police chief, a captain, a lieutenant, a sergeant, a detective, a police clerk, and eight officers. The Department owns and operates 13 vehicles. All of the officers are certified and receive extensive training. Because the Village does not have its own detention facility, all prisoners are transported to the Valencia County Detention Center on Courthouse Road in Los Lunas. The Village also has one Animal Control Officer. Municipal Court employees include one judge, one court clerk, and one DWI clerk.

Fire and Rescue Services

Fire protection in Bosque Farms is provided by 19 volunteers. The Village currently owns one tanker, one brush truck, two pumpers, and three trucks. The current fire protection rating for the Village is Class 6 (ISO/CRS).

Hazards Mitigation

Bosque Farms adopted an Emergency Response Plan in 2005 that identifies the principal areas of concern to the Village's utility system. The plan identifies the roles, responsibilities, and plan partners in the event of a major incident that would endanger the Village water system. The plan has an evacuation plan in place that designates primary and secondary evacuation routes. Village personnel have been trained in evacuation and safety procedures, as well as how to use emergency equipment.

The plan also identifies hazard risks that the Village would confront in times of need. The hazards that were identified as moderate in both probability and magnitude were construction accidents, forest or bush fires, snow or ice, wind, structure fires, and waterborne diseases. The rest of the hazards were in the low or light category, while none of the hazards were rated high or severe. Major component checklists for each of the hazards in the moderate range are listed in the plan. In the event the Village water system becomes inoperable or contaminated, the community does have some options for other sources of drinking water. According to the plan, 90 percent of the Village has the capacity to hook up to existing domestic wells on their property.

In addition to protecting the Village's water supply, Bosque Farms should also plan for a disaster resistant community by protecting human life, economic activity, and property from natural, technological, and man-made hazards. The Village can become involved in hazard identification and risk assessment, as well as mitigation strategies. Some of these hazards (flood, wildfire, snow/ice) have already been identified in the 2005 Emergency Response Plan, but more needs to be done to protect the Village and its citizens. One hazard that has not been identified, but is a real threat to Bosque Farms and the rest of New Mexico is drought. By being prepared, the Village can lessen the impact disasters have upon people, property, and animals.

Solid Waste Disposal The Village does not provide its own solid waste disposal service. Solid waste disposal is provided by Waste Management of New Mexico. Waste Management provides weekly pick-up and receptacles. The residential fee is $9.40 per month, while the commercial fee is $19.68 per month. The waste is taken to the landfill in Rio Rancho.

Street Maintenance Bosque Farms does basic maintenance on Village roads, such as patching pot holes and grading. Maintenance vehicles owned by the Village include two backhoes, one grader, one street sweeper, and one dump truck. The Village contracts out the resurfacing of streets within the Village on an as needed basis. NM 47 is maintained by the New Mexico Department of Transportation (NMDOT).

Health Care There are practically no health care services in Bosque Farms. There are no hospitals, urgent care centers, or doctor offices. There are two dentists in the Village.

Communications and Energy The Village is served by one newspaper, The *Valencia County News Bulletin*, which is published twice weekly. Bosque Farms is also served by the *Albuquerque Journal* and the *Albuquerque Tribune*. Telephone service is provided by Qwest; Comcast Cable is the local cable TV provider; while various satellite providers also provide television service for the Bosque Farms area. Both gas and electricity are provided by PNM.

Institutional Structures

Bosque Farms has two schools, Bosque Farms Elementary and First Assembly School. There are three churches in the Village, First Baptist Church of Bosque Farms, Bosque Farms Church of Christ, and First Assembly Church of God. The locations of these institutional structures can be seen in Figure 10.

Bosque Farms Elementary School

PART III

TRENDS AND PROJECTIONS

A key element of this comprehensive plan is to present information and analysis to visualize future or anticipated development patterns of the community based on trend analysis, statistical projections, and assumptions about possible future conditions. The patterns of future development in Bosque Farms are expected to be logical extensions of the current form of development. One of the purposes of the comprehensive plan is to motivate development that will result in the most benefit to the Village and its residents. This section of the Plan is intended to provide reasonable information to anticipate the future needs and demands of growing population and employment within the community.

Demographic Projections

Rather than predict a singular future vision of Bosque Farms, this comprehensive plan discusses alternate scenarios of population, housing and employment for the Village of Bosque Farms leading up to the year 2025. Projections are based on the 2000 Census data, local building permit data, and other relevant data from the New Mexico Department of Labor files, compiled by the Mid-Region Council of Governments (MRCOG). Three population and housing scenarios were prepared, and two employment scenarios were developed. These projections apply to the current municipal boundaries; thus any annexations of new territory would be added to these projections.

Population and Housing Table 24 presents an overview of the historical population growth of Bosque Farms. MRCOG has estimated the Village to have 4,094 persons in 2004. That estimate was based primarily on building permit data. The rates used in this projection were calibrated on data from the 1990 and 2000 Census with a modification for the MRCOG 2004 estimate. During the 1980 to 1990 period, Bosque Farms added an average of 10.5 net new housing units per year; this rate increased to an average of 16.6 during the 1990 to 2000 period. MRCOG estimates that the Village has added an average of 11.8 net new units per year since 2000, based on building permits issued during those four years.

Table 24
Historical Population and Housing for Bosque Farms

Year	Population	Average Annual Growth Rate	Total Housing Units
April, 1980	3,353		1,205
April, 1990	3,791	1.235	1,310
April, 2000	3,931	0.363	1,476
July, 2004	4,094	0.961	1,526

Source: U.S. Bureau of the Census and MRCOG

It is important to understand that the growth in population does not exactly correlate to the increase in housing units; while Bosque Farms added more units during the decade of the 1990s, the population grew at a slower pace. The explanation is that the portion of households with children declined and the average household size also declined. Both of these factors were related to the aging of the population. The residents of Bosque Farms were significantly older in 2000 than in 1990. The median age in 1990 was 33.9 years; but by 2000 the median age had increased to 40.7 years.

Table 25 displays the population distribution by age groups, or cohorts. An examination of the percentage of population by age cohort indicates that the population under 20 years of age declined from 31 to 29 percent while the population of age 65 and over increased from 8 to 13 percent of the total population. It is also important to note the out-migration of persons after high school as the post high school cohort is one of the smallest cohorts in the table. The 1990 data indicates that in-migration to the community started with people in their late twenties. The more recent 2000 data indicates that in-migration is now beginning with persons in their early thirties. All of this data combines to produce a community that is growing older.

Table 25
Population by Age Cohort

Age Group	1990	2000	Percent in 1990	Percent in 2000
Total	3791	3931	100.00	100.00
under 5 yrs	261	195	6.88	4.96
5 to 9	318	257	8.39	6.54
10 to 14	322	356	8.49	9.06
15 to 19	260	314	6.86	7.99
20 to 24	140	147	3.69	3.74
25 to 29	261	119	6.88	3.03
30 to 34	339	200	8.94	5.09
35 to 39	350	334	9.23	8.50
40 to 44	363	345	9.58	8.78
45 to 49	245	376	6.46	9.56
50 to 54	200	347	5.28	8.83
55 to 59	223	231	5.88	5.88
60 to 64	191	201	5.04	5.11
65 to 69	142	187	3.75	4.76
70 to 74	75	136	1.98	3.46
75 to 79	58	96	1.53	2.44
80 to 84	27	59	0.71	1.50
85 and over	16	31	0.42	0.79

Source: U.S. Bureau of the Census

In assessing the demographic projection of Bosque Farms, the unique land use within the Village was considered. Essentially all of the housing is

comprised of single family dwelling units situated on large lots. There is no designated senior housing within the Village. It is therefore reasonable to assume that an increasing number of senior citizens will move out of the Village rather than continue to remain and maintain their large lots. If seniors do move out of the Village in significant numbers, this could have consequences, as there would be an increasing number of units available for new residents (which would probably be younger couples and families, probably in their thirties as indicated by the data on age distributions). These younger residents would likely bring in children under age 18; and in general, would have households larger in size than the households they would be replacing. It is also indicated by the data that there are some large population cohorts that are currently under 70 which will be evolving into the over 75 age groups in a few years.

Based on the above information, and various stated assumptions, the MRCOG staff developed three population projection scenarios.

- **Scenario 1:** This is a trend scenario calibrated from the 1990 to 2000 demographic history. Current age-specific fertility (birth) rates and death rates for Valencia County were used, as there were not rates available for Bosque Farms. Age-specific migration rates were calibrated by comparing the 1990 and 2000 data after accounting for births and deaths. The scenario was adjusted to fit the MRCOG estimate for 2004. Agricultural land is preserved in this scenario and new housing is generally assigned to vacant lands, although some agricultural lands will be expected to convert to residential. The anticipated increase in residential units for each year is progressively slower in the future as land for new construction becomes less available. Under this scenario the median age for the community continues to go up as the community grows older. Growth continues to be slow under this scenario; in fact, there are some years of population loss as the number of deaths increases with the aging of some of the larger population cohorts. The median age is projected to increase from 40.7 in 2000 to 43.5 in 2015, and then declines slightly to 42.0 in 2025.

- **Scenario 2:** This scenario is primarily based on the assumption that a growing number of housing units is going to become available as persons over 75 migrate out of the Village to find lower maintenance housing, dedicated senior housing, and assisted living facilities. Migration is considered a significant factor as large cohorts of population age past 75 years old. In the calibration of the net migration rates, it was established that there would be an increased out-migration after age 75. It was also assumed that most of the in-migration would occur within the cohorts between ages 25 and 39. The 25 to 39 year old cohorts exemplify the prime child-bearing years so it is assumed that there are children under 18 in the households.

The out-migration of the elderly residents combined with an in-migration of younger persons, many with families, results in an overall younger community by 2025; the median age declines from 40.7 in 2000 to 39.0 in 2025.

- **Scenario 3:** This is a full build-out scenario. An assumption was made that all agricultural and vacant lands would be converted to non-agricultural uses by 2025. Those lands with frontage on Highway 47 were assumed to develop for commercial uses, while all other agricultural and vacant land was assumed to develop as residential with a gross density of one unit per acre. There was an assumption that the growth to the community would be primarily persons under 55 given the large lot requirement for residential land use. This expands the adjusted net in-migration rates to include more cohorts than in Scenario 2. There was also an assumption for this scenario that persons aged 75 and older were likely to migrate out of the community (the out-migration rates for the 75 and over age group cohorts were borrowed from Scenario 2). The out-migration of elderly residents combined with significant new land development results in a younger community by 2025 than today; the median age drops from 40.7 in 2000 to 38.9 in 2025. The expansion of the adjustment of in-migrants from the 25 to 39 age cohorts in Scenario 2 to the 25 to 54 age cohorts in this scenario produces a median age approximately the same as in Scenario 2 but with a larger population.

Tables 26 through 28 present the results and age distributions from the three scenarios for population growth. Scenario 1 (Table 26) is the trend scenario which assumes that the current age-specific birth, death, and migration rates continue. Slow growth is expected, but the community population will become older, living in smaller households. By the year 2020, a fifth of the population within the Village of Bosque Farms is projected to be age 65 or over in this scenario.

Table 26
Scenario 1: Population Projection for Bosque Farms 2000 to 2025 Trend

Cohort	2000	Percent	2005	Percent	2010	Percent	2015	Percent	2020	Percent	2025	Percent
Total	3931	100.0	4115	100.0	4095	100.0	4068	100.0	4116	100.0	4124	100.0
Median Age	40.7		41.9		43.4		43.5		42.0		42.0	
Under Age 20	1122	28.5	1081	26.3	931	22.7	879	21.6	886	21.5	858	20.8
Age 20 to 64	2300	58.5	2464	59.9	2561	62.5	2465	60.6	2382	57.9	2380	57.7
Age 65 and Over	509	12.9	570	13.9	603	14.7	724	17.8	848	20.6	886	21.5

Source: U.S. Bureau of the Census

Scenario 2 (Table 27) is primarily based on the assumption that migration rates will increase for persons age 75 and over. Out-migration in these age group cohorts was observed in the calibration period of 1990 to 2000; however, the increase in this region of the housing marketed to senior citizens should have an increasing impact on the elderly population of Bosque Farms. There is no way to accurately gauge the extent of this impact; however, for purposes of this scenario the percentage of the population age 75 and over was frozen at 4.7 percent. This was the percentage for persons age 75 and over in the 2000 Census (a percentage that was nearly double that of the 1990 percentage). Under this scenario agricultural land is considered to be available for conversion to residential development. New housing construction is projected to be slightly higher than the historical average since 1980; so with an average growth of 13.4 new units per year over the 24-year history (1980 – 2004), the projection is that there would be 14.3 new units per year over the 21 future years (2004-2025).

Table 27
Scenario 2: Population Projection for Bosque Farms 2000 to 2025, Increase Out-migration of Persons Aged 75 and Over

Cohort	2000	Percent	2005	Percent	2010	Percent	2015	Percent	2020	Percent	2025	Percent
Total	3931	100.0	4115	100.0	4184	100.0	4279	100.0	4457	100.0	4676	100.0
Median Age	40.7		41.2		41.2		40.8		39.5		39.0	
Under Age 20	1122	28.5	1091	26.5	992	23.7	972	22.7	1023	23.0	1083	23.2
Age 20 to 64	2300	58.5	2502	60.8	2665	63.7	2639	61.7	2659	59.7	2861	61.2
Age 65 and Over	509	12.9	522	12.7	527	12.6	668	15.6	775	17.4	732	15.7

Source: U.S. Bureau of the Census

Under Scenario 2, the population growth rate throughout the forecast period was about the same as the historical growth rate. The average annual population growth rate for the period 2004 to 2025 is projected to be 0.6 percent. By comparison, the 1980 to 2004 period had an average annual population growth rate of 0.8 percent. As already noted, the average addition of new housing units under this scenario was about the same as the historical trend so in some respects this scenario is consistent with the 1980 to 2000 historical period for Bosque Farms. In order to maintain the historical growth trend in housing and population in Bosque Farms it is necessary to assume the following:

a) agricultural land will be converted to residential land to support the continued construction of housing;
b) there would be an increase in the historical migration rate to provide occupants that are leaving the community through either death or out-migration; and
c) an increasing share of older households will leave and be replaced by younger households.

Scenario 3 (Table 28) presents a full build-out scenario. The total number of housing units that could be built in Bosque Farms by utilizing all vacant and

agricultural lands was computed with a gross density of one acre per unit. The one acre gross density assumption allows for some land to be used for rights-of-way, drainage, utilities, and other public easements. A total population for the Village was calculated from the number of housing units using the current occupancy rate and a household size only slightly lower than the 2000 Census average household size. Household size was adjusted based on the expected decline for the regional average household size. Population cohorts were calculated by adjusting the net migration rates to generate the previously computed 2025 population. In order to reach a saturation of developable area, the rate of population growth accelerates over time from 0.9 percent growth in the 2005 to 2010 period to 2.3 percent growth in the 2020 to 2025 period.

Table 28
Scenario 3: Population Projection for Bosque Farms 2000 to 2025, Build-Out Scenario

Cohort	2000	Percent	2005	Percent	2010	Percent	2015	Percent	2020	Percent	2025	Percent
Total	3931	100.0	4115	100.0	4298	100.0	4586	100.0	5026	100.0	5629	100.0
Median Age	40.7		41.2		41.0		40.1		39.4		38.9	
Under Age 20	1122	28.5	1091	26.5	1028	23.9	1064	23.2	1167	23.2	1288	22.9
Age 20 to 64	2300	58.5	2502	60.8	2743	63.8	2854	62.2	3084	61.4	3601	64.0
Age 65 and Over	509	12.9	522	12.7	527	12.3	668	14.6	775	15.4	740	13.1

Source: U.S. Bureau of the Census

Scenario 3 has the lowest median age of the three scenarios. The distribution has a slightly higher percentage of persons age 20 to 64 which is the result of adjusting the in-migration rates through age 54 rather than age 39. The 2025 projected population (5,629) is 37.5 percent higher than the estimated 2004 population (4,094).

Table 29 consolidates the historical population growth (1980 to 2000) and the projected populations (2005 to 2025) under each of the three scenarios. These scenarios provide a range of population projections from 4,124 to 5,629 people who might reside in Bosque Farms by the year 2025. For the current population of 4,094 people, the projected population increase under any of the scenarios (from less than one percent to 37.5 percent) should not create a significant burden on the Village government in maintaining basic services and facilities in the future. Rather, the Village governing body should focus on quality of life issues for a relatively stable population. Attention should be given to the youngest and oldest cohort groups to meet their particular needs. Table 30 displays the projected housing units that were used to correlate to the population statistics and assumptions for each of the three scenarios.

Table 29
Population and Projected Population for Bosque Farms Scenarios to 2025

Year	Population	Average Annual Growth Rate	Population Scenario 1	Average Annual Growth Rate	Population Scenario 2	Average Annual Growth Rate	Population Scenario 3	Average Annual Growth Rate
1980	3353							
1990	3791	1.24						
2000	3931	0.36						
2005			4115	0.919	4115	0.919	4115	0.919
2010			4095	-0.097	4184	0.333	4298	0.874
2015			4068	-0.132	4279	0.450	4586	1.306
2020			4116	0.235	4457	0.818	5026	1.849
2025			4124	0.039	4676	0.964	5629	2.292

Source: U.S. Bureau of the Census and MRCOG

Table 30
Housing Units and Projected Housing for Bosque Farms Scenarios to 2025

Year	Housing Units	Net Increase in Units	Housing Units Scenario 1	Net Increase in Units	Housing Units Scenario 2	Net Increase in Units	Housing Units Scenario 3	Net Increase in Units
1980	1205							
1990	1310	105						
2000	1476	166						
2005			1539	63	1539	63	1539	63
2010			1563	24	1596	57	1640	101
2015			1564	1	1645	49	1764	124
2020			1594	30	1726	81	1946	182
2025			1609	15	1825	99	2196	250

Source: U.S. Bureau of the Census and MRCOG

Employment Employment can be described in a number of ways. For purposes of this comprehensive plan, employment is defined as the number of jobs located within the corporate limits of Bosque Farms. This includes wage and salary jobs as well as proprietors and self-employed persons. Agricultural employment is also included. Most employment is located on business and commercial properties while some is located in private homes. Data for wage and salary jobs was obtained from the New Mexico Department of Labor, while data for proprietors, self-employed, and agricultural employment was estimated from U.S. Census data. Employment data is by nature variable, as businesses open, close, expand, and contract. In addition, a significant amount of the employment data is based on estimates rather than counts; wage and salary data is the only data that has an actual count. MRCOG has been collecting employment data for Bosque Farms since 1995 which is presented in Table 31.

Table 31
Total Employment in Bosque Farms

Year	Employment
1995	940
2000	816
2004	967

Source: MRCOG

Given the variance in employment estimates, a simple trend scenario would not be realistic. Instead, MRCOG developed two projection scenarios for employment. Currently, the average density of employees on the commercial lands along NM 47 within the Village is approximately 5 jobs per acre. By contrast the average density for mixed commercial lands throughout Valencia County is 8.25 jobs per acre. It seems reasonable to assume that the intensity of commercial lands along NM 47 could increase to at least the County average of 8.25 jobs per acre. MRCOG generated two employment scenarios by holding the density constant in one scenario and assuming a higher intensity in the other. Under both scenarios, all vacant land along NM 47 is assumed to be developed by the year 2025. The specific assumptions for each scenario are:

- **Employment Scenario 1:** 12 acres of vacant land along NM 47 is developed for commercial purposes by 2025 (this assumes the new development will average 200 feet in depth from the highway). New development will have approximately the same intensity as the current development (approximately 5 jobs per acre). The number of employees at the municipal offices and the school would remain about the same, although there could be small increases associated with population growth or expanded services. Home-based employment currently has a ratio of 58 jobs per thousand persons age 16 and over. This ratio is held constant and applied to each of the three population scenarios. Table 32 presents the employment projections (number of jobs) for the three population scenarios.

Table 32
Employment Scenario 1:
Constant Intensity of Employment Land Uses

Year	With Population Scenario 1	With Population Scenario 2	With Population Scenario 3
2004	967	967	967
2005	970	971	973
2010	987	992	1,004
2015	1,004	1,014	1,036
2020	1,022	1,036	1,069
2025	1,040	1,060	1,104
Average Annual Growth Rate	**0.35**	**0.44**	**0.63**

Source: MRCOG

- **Employment Scenario 2:** 12 acres of vacant land along Highway 47 is developed for commercial purposes by 2025 (this assumes the new development will average 200 feet in depth from the highway). The commercial development along Highway 47 is projected to increase in overall intensity by 2025 to reach an average employment density equal to the current County average of 8.25 employees per acre. Employment at the municipal offices and the school will remain approximately the same although there could be small increases associated with population growth or expanded services. The number of home-based employees currently has a ratio of 58 jobs per thousand persons age 16 and over. This ratio is held constant and applied to each of the three population scenarios. Table 33 presents employment projections for the three population scenarios.

Table 33
Employment Scenario 2:
Increased Intensity of Employment Land Uses

Year	With Population Scenario 1	With Population Scenario 2	With Population Scenario 3
2004	967	967	967
2005	990	990	992
2010	1113	1116	1125
2015	1251	1258	1276
2020	1406	1418	1448
2025	1579	1599	1643
Average Annual Growth Rate	**2.36**	**2.42**	**2.56**

Source: MRCOG

A mean (average) employment number for the three population scenarios was computed for each year for the two employment scenarios. Since the differences in the employment projections between the three population scenarios were not large, it is reasonable to use the mean of each set of projections (displayed in Table 34). Given the limited amount of land available for new commercial development, any significant increase in employment within the Village will have to be a result of increased utilization and intensity of development on the commercial lands.

Future market demand that would support increased employment density or land utilization is reasonable to expect given the population growth that is occurring in Valencia County. The Village may have to be proactive to increase the density of commercial and business development and overall land utilization within rather than outside the Village. Regional markets will be particularly important to Bosque Farms since population growth within the Village under even the highest growth scenario is still somewhat modest. The economic

development strategies presented in this comprehensive plan suggest various actions to pursue more intensive commercial development.

Table 34
Employment and Employment Scenarios in Bosque Farms to 2025

Year	Employment	Constant Intensity Scenarios	Increased Intensity Scenarios
1995	940		
2000	816		
2004	967		
2005		971	991
2010		994	1,118
2015		1,018	1,262
2020		1,042	1,424
2025		1,068	1,607
Average Annual Growth Rate	**0.03**	**0.47**	**2.45**

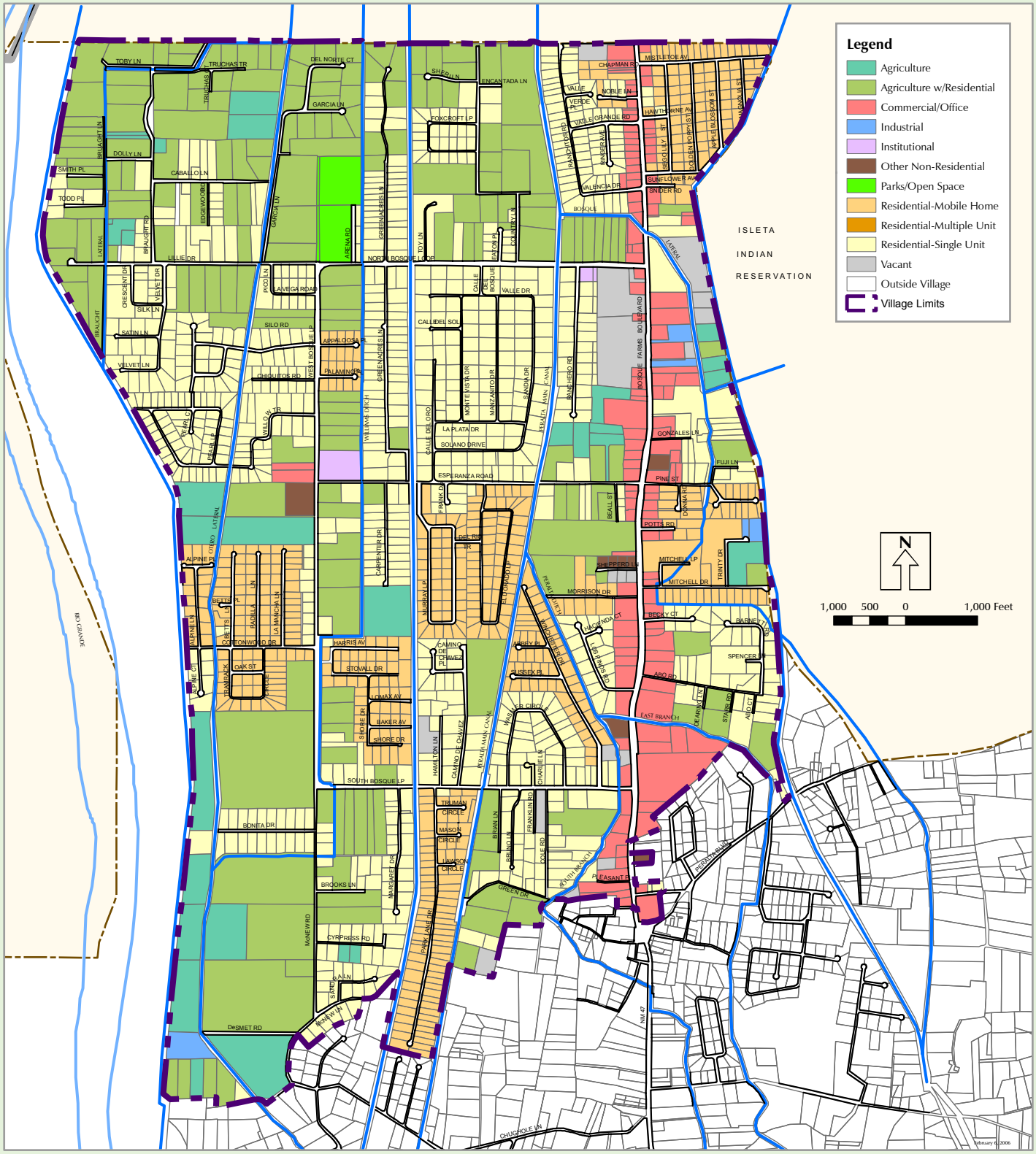
Source: MRCOG

Current and Future Land Use

The arrangement or distribution of land use defines the character and physical form of a community. The success with which the Village of Bosque Farms manages land development can strongly influence the location, intensity, and use of future land development. A current Bosque Farms Land Use Map has been developed for this comprehensive plan (see Figure 12) to describe the location and extent of land use in the Village. Also, for a different perspective of the current use of land in Bosque Farms, the most recent aerial photo (March 2004) has been included in Figure 13. The Land Use Map was prepared from an extensive field survey and classification inventory of each parcel of land in the Village and was completed by the end of 2005.

The current (2005) land use map provides a graphic representation of the distribution of development within the Village of Bosque Farms. This Land Use Map is not the official Zoning Map used for regulating land use in the Village. For clarity, the Land Use Map utilizes color-coded categories of land use which are defined in Table 35. This Table also provides the calculated acreage and overall percentages of each land use category.

With references to Table 35 and the land use map displayed on Figure 12, the following observations are made. The predominant land uses in the Village are Residential (i.e., Residential Single Unit and Residential Mobile Home), comprising 46.18 percent of the total land area, and are well distributed throughout the Village. Agricultural lands (i.e., Agriculture and Agriculture with Residential) make up the second largest portion of the land in the Village with 33.04 percent of the total land area. Commercial establishments, business



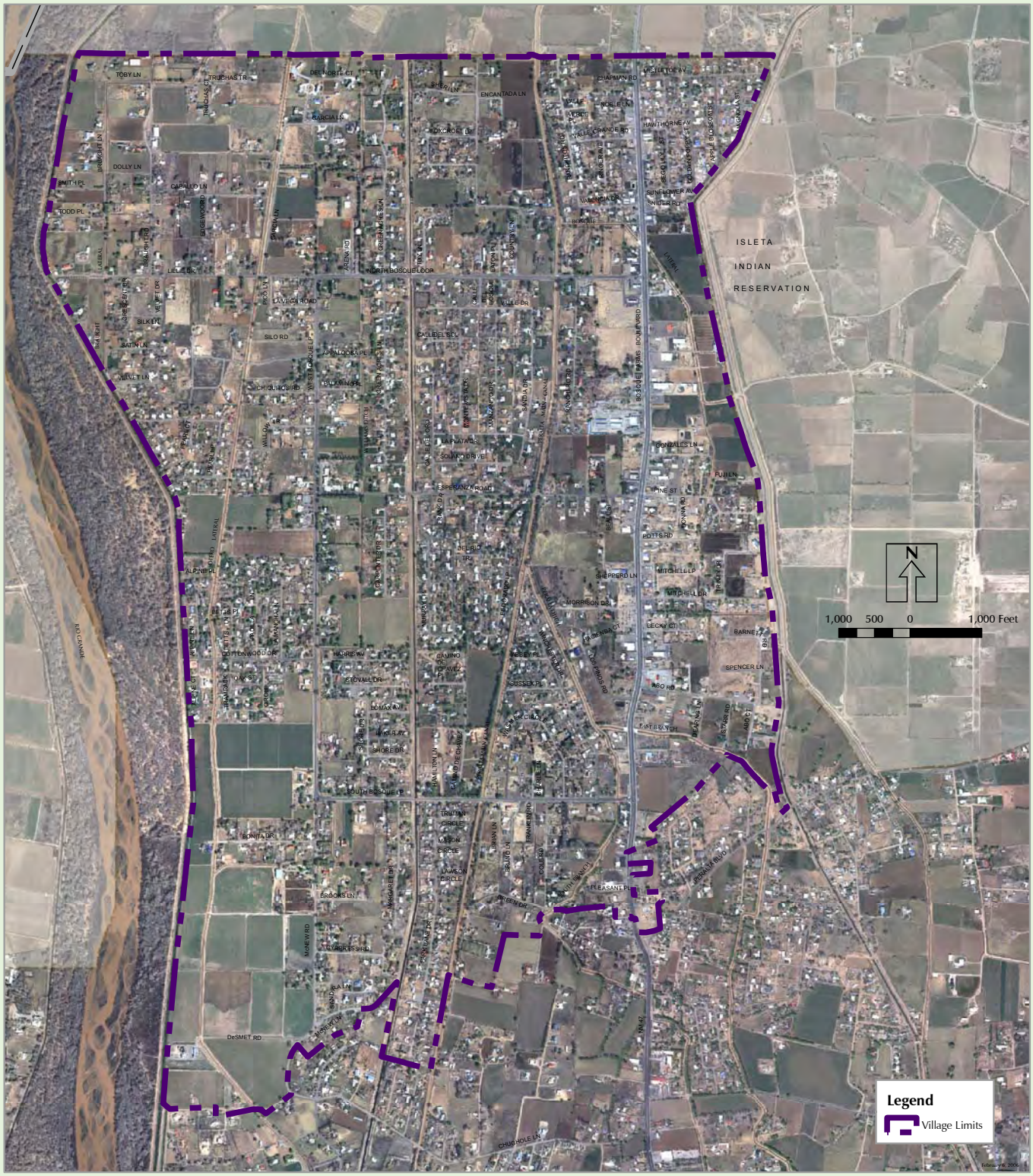
Source: Village of Bosque Farms; MRCOG

Note: This is NOT a zoning map. Zoning maps are available on request from the Village Office.

Figure 12
2005 Land Use Map

Mid-Region Council of Governments
809 Copper Ave. NW
Albuquerque, NM 87102
505-247-1750

August 2006



Source: MRCOG-date of photography March 2004.

Figure 13
Aerial Photograph

Mid-Region
Council of Governments
809 Copper Ave. NW
Albuquerque, NM 87102
505-247-1750

February 2006

offices, and industrial land use activities (i.e., Commercial/Office and Industrial) covers nearly six percent of the total land use and are almost all clustered along Bosque Farms Boulevard. Only 1.92 percent of the land in the Village is vacant, which is very low when compared to other New Mexico municipalities (e.g., Town of Bernalillo includes 35 percent vacant land, City of Belen has 30 percent vacant land, City of Moriarty contains 28 percent vacant land and Town of Mountainair has 24 percent vacant land). The reason for a lack of vacant land in Bosque Farms is primarily due to the boundary constraints caused by the surrounding Indian lands which are abutting the Village on the western, northern, and eastern boundary. There is also a category defined as Not Classified which includes a significant proportion (11.46 percent) of the land use in Bosque Farms. Not Classified is used to describe land that is dedicated as right-of-way or public easements (i.e., roads).

Table 35
2005 Bosque Farm Land Uses

Land Use Categories	Total Acres	Percentage
Residential Single Unit	800.12	32.02
Residential Mobile Home	353.93	14.16
Commercial/Office	138.90	5.56
Industrial	10.57	0.42
Institutional	6.73	0.27
Parks/Open Space	18.41	0.74
Other Non-Residential	10.29	0.41
Agriculture	132.33	5.29
Agriculture with Residential	693.48	27.75
Vacant	47.95	1.92
Not Classified (ROW)	286.43	11.46
Total	**2499.14**	**100**

Source: Village of Bosque Farms and MRCOG

Residential Land Use Primary residential land uses occupy about 46 percent of the land in Bosque Farms. This does not include those residential units situated within lands which are used for agricultural purposes, and contain a minimum of two acres. The two acre minimum is set by the Valencia County Assessor's Office to establish eligibility for an agricultural exemption on the property tax rate. Those lands that are classified as Residential Single Unit contain conventional site-built housing and are the most common residential lands distributed throughout Bosque Farms. Lands classified as Residential Mobile Home contain manufactured housing and mobile home units, many of which are clustered into exclusive subdivisions scattered throughout the Village. Based on the land use inventory, there are currently no Residential Multiple Units located in Bosque Farms. Multiple units are generally perceived as apartments or townhouses, and have not been developed in the Village because they are not

perceived as part of the rural character which is inherent in the goals and objectives for the community. All lands that are identified as Vacant are assumed to be available for development, although less than two percent of the land is classified as such. Unless the Village annexes a considerable amount of territory to the south, Bosque Farms will probably never have vacant land as a source for new development.

Bosque Farms may be affected to some extent by residential and commercial development taking place outside of the Village limits. Communities that can generate significant new development near Bosque Farms include the following: Isleta Indian Reservation to the north, east, and west of the Village; the Village of Los Lunas to the south; and unincorporated communities such as Peralta and Valencia to the south. If the Village decided to annex in the future, the only direction they can go is to the south, and this could be limited by the municipal boundary of Los Lunas.

The Bosque Farms 2005 Land Use Map (Figure 13) should correspond to the Village Zoning Map. A side-by-side comparison indicates that the Land Use Map and the Zoning Map do match up fairly well in most cases. However, an area that does not show consistency is the southwest corner of the Village which is currently in agricultural use, but which is zoned entirely for single family residential use. Some of the largest tracts of land in the Village are located in this southwest sector of the Village. Since this area is already zoned for residential development, it has a very high potential to be subdivided to meet future housing demands in the Village. In fact, because there is very little vacant (unused) land left in the Village, most future new development will occur in areas where agricultural land is converted to residential land.

Commercial and Industrial Land Use Commercial/Office land uses currently occupy only 5.5 percent of the land in Bosque Farms. With the exception of the Village Office complex on the West Bosque Loop, most of the commercial establishments and business offices in the Village are found along Bosque Farms Boulevard. The Village has even less land in industrial use (only 0.42 percent) which is found in a few scattered parcels east of Bosque Farms Boulevard. It is expected that commercial (and perhaps industrial) land uses will increase slightly in area and density over the next twenty years. The vacant lands along or near Bosque Farms Boulevard would be prime areas for commercial or industrial development. Although preserving agricultural land ranked high in a recent community survey, it is conceivable that agricultural land might convert to commercial or industrial land particularly if it is within or near the business corridor of Bosque Farms Boulevard. It is also reasonable to expect that some of the existing commercial land use activities will be redeveloped or expanded into other commercial activities, possibly at a higher density than the current level of development.

Open Space/Recreation Land Use Parks and Open Space accounts for only a small portion of the land (0.74 percent). A public multipurpose park is

located next to the community center and another (including a tennis court) is situated next to the Village Office complex. According to the recent community survey, the majority of Bosque Farms residents (60 percent) agreed that park and recreation facilities were adequate within the Village. However, a separate survey question indicated that a number of respondents believed the Village still needed more parks and recreational opportunities. Of those who answered this survey question, the majority wanted parks with ball fields, specifically baseball, basketball, tennis, volleyball, and skate parks. There are few large parcels of vacant land that are still available to convert into public open space or recreational lands, but the Village could coordinate with the local School District to develop multiple-use recreational areas that would be accessible to the general public. Also, the Village could investigate various options to acquire more land for recreational purposes.

Agricultural Land Use Land that is dedicated to agricultural activities takes up a third of the land area in Bosque Farms (33.04 percent). The majority of the agricultural acreage however is classified as Agriculture with Residential (27.75 percent), comprised of small irrigated croplands, pastures and pens for livestock, or other small-scale farming activities located next to a residence. Most of the agricultural land is located in the northwest portion of the Village and is zoned for agricultural/residential; while some large tracts remain in the southwest area, although zoned for single-family residential.

Agriculture is embedded in the historical culture of Bosque Farms. During the 1930s, the Village had a widely-known reputation as a dairy and farming community. Since that time, much of the land has been subdivided into smaller tracts of one acre or less (currently three quarter acre minimum lot size); but the Village residents have expressed a desire to protect and maintain the agricultural land that remains. In a recent community survey, the statements “agriculture should be protected in the Village” and “Bosque Farms should continue to maintain large lots” were concepts that received the highest average score of all twelve statements. The statement, “The Village should preserve its local history and culture” had the second highest average score in the survey. There are a number of strategies by which the Village could preserve its current agricultural land. Some of the more commonly-used strategies include:

a) creation of an administrative system for the transfer or purchase of development rights;
b) special purpose agricultural zoning districts;
c) agricultural land trusts; and
d) local enforcement of the statutory “Right-to-Farm Act” (47-9-1 et seq. NMSA 1978).

The Village should investigate these and other techniques to determine which are the most reasonable strategies for Bosque Farms. The Village could employ such strategies to protect agricultural land and promote the small-scale farming activities evident in the agricultural/residential zones.

PART IV

GOALS AND OBJECTIVES

Goals are visionary statements describing the direction a community wants to go; objectives are related statements that describe how goals can be achieved. Goals and objectives are the core of a comprehensive plan and establish the basis for current programs, projects, and local regulations.

Citizen Participation Process

Citizen input by the steering committee and local citizens provided the basis for the goals and objectives. There were many opportunities for local citizens to share their opinions in the development of the comprehensive plan.

In order to help ensure adequate public participation, a steering committee consisting of local residents was formed. The committee consisted of volunteers from the Village that were appointed by the Mayor and Council. The steering committee reviewed and commented on the goals and objectives, and also reviewed maps, reports, and draft elements of the comprehensive plan.

Public input was also gathered by sending out a survey. The methodology, analysis, and results of these community surveys are documented in a report entitled Bosque Farms Community Survey (MRCOG, 2004).

In addition to the survey, a public meeting and workshop were held to give local citizens another opportunity to comment on the comprehensive plan. A goals and objectives workshop was conducted, following public notice, on November 14, 2005. A PowerPoint presentation was made by the MRCOG staff, and both written and verbal comments were gathered for consideration in revising the Goals and Objectives prior to their presentation to the Village Council. After the workshop a public meeting was held on December 15, 2005. All of these public participation activities helped to develop consensus and public support for the comprehensive plan.

Community Survey Results

The purpose of the survey was to identify crucial concerns, principles, and opinions of Bosque Farms residents. The survey was sent out to every property address located within the Village of Bosque Farms in September of 2005. Out of a total of 1,563 surveys, 339 (21.7 percent which is considered a very good rate of return for this type of survey) were returned, many with additional written comments. The questionnaire listed 12 issue statements pertaining to the future of Bosque Farms. Respondents were asked to rate those statements on a five-point scale, indicating their level of agreement or disagreement with the statement. In addition, the survey asked open-ended questions to find out what

local residents thought about village character, how to retain local businesses, and to find out what additional services and facilities were needed in the Village. Another section asked respondents to rank in priority order a list of specific actions to improve community appearance, while another section asked respondents to prioritize future public facilities.

The results of the survey indicated the following: agriculture should be protected, the voluntary program for Community Patrols should be continued, the Village should continue to maintain large lots and preserve its local history and culture, and high density housing (apartments, etc.) should not be allowed. The survey also found that in order to improve community appearance that weeds and litter should be removed and landscaping is needed along NM 47. The most desired future public facilities or services included an emergency medical response, a neighborhood watch program, and a youth development program/facility. To see the answers to open ended questions and for more detailed information related to the survey, refer to Bosque Farms Community Survey.

Overview of Goals and Objectives

The development of goals and objectives is a product of the public comments and principles that came out of steering committee meetings, public workshops and hearings, and the community survey. The formulation of goals and objectives helped to set the stage for an array of action plan recommendations, which will be explained in the next chapter (Part V). These goals and objectives may also be used to endorse future community programs and Village projects.

Although not a mandate of the Village or a legal commitment by the governing body, these goals and objectives do present a basis for specific actions which may be taken in regard to the future management and development of Bosque Farms. A resolution adopting the goals and objectives was approved by the Village of Bosque Farms on December 15, 2005 (see Appendix A).

There are a total of 15 goals and 46 objectives, which provide policy guidance as the core of the Bosque Farms Comprehensive Land Use Plan. Goals and objectives are classified in the following four categories: land use and form of development; transportation and circulation; public services and facilities; and economic development. In many cases, the development of these goals and objectives are a result of community beliefs and issues organized through the public involvement process. In other cases, goals and objectives are directly designed to upgrade the public health, safety, and welfare of the community. The numbers below that identify the objectives are solely for organizational purposes (so the objectives can be cross-referenced with the action plan recommendations later), and not for prioritization of objectives.

Adopted Goals and Objectives

Land Use and Form of Development

Goal A: Preserve the rural culture and appearance of Bosque Farms.

Objective 1: Protect the rural and agricultural character of residential neighborhoods by maintaining predominantly low-density housing.

Objective 2: Preserve open space areas for recreation, scenic values, rural character, and natural resource protection.

Objective 3: The Village should establish a special coordinator to organize scheduled clean-up days and maintain community-wide beautification programs to remove weeds and litter.

Objective 4: A two-story height limitation on all buildings in the community should be maintained to preserve the rural character.

Goal B: Establish a unique visual character for Bosque Farms Boulevard (Highway 47).

Objective 1: Develop a design theme for Bosque Farms Boulevard (Highway 47) with special considerations for building and structures with standardized street-side elements.

Objective 2: Encourage landscaping along Bosque Farms Boulevard (Highway 47).

Goal C: Maintain the current level of intensity of development in the Village.

Objective 1: Preserve the rural character of the Village by prohibiting multiple housing units (i.e., apartment buildings).

Objective 2: Concentrate and regulate commercial development along Bosque Farms Boulevard (Highway 47) to prevent disruption of residential neighborhoods.

Objective 3: Impose regulatory ordinances to prevent the development of incompatible or unsafe land uses.

Objective 4: Outside its municipal corporate limits, the Village should be assertive in regulating the concurrent jurisdiction of the

subdivisions of land within the statutory planning and platting jurisdiction.

Goal D: Ensure adequate housing and residential opportunities in the Village.

Objective 1: Investigate housing opportunities for the elderly and investigate incentives for development of retirement communities.

Objective 2: With the exception of agricultural activities, reduce any negative impacts of non-residential activities in residential neighborhoods.

<u>Transportation and Circulation</u>

Goal E: Maintain a street and highway network to meet current and future traffic circulation needs.

Objective 1: Maintain an up-to-date, long-range street system plan for the Village.

Objective 2: Conduct special studies and implement traffic management and control measures throughout the Village, including but not limited to: speed limits, pedestrian and equine crossings, signalized intersections, limited access, traffic calming devices, and parking restrictions.

Objective 3: Require major land development proposals to prepare a traffic impact analysis for review and approval by the Village.

Goal F: Provide a variety of transportation services and facilities.

Objective 1: Plan and develop a system of local bikeways, pedestrian, and equestrian trails with connections to regional systems where possible.

Objective 2: Encourage rideshare services such as carpooling and vanpooling that allow commuters alternative means to travel to and from work.

Objective 3: Support a Regional Transit District with the authority to provide public transit services to local citizens.

Objective 4: Support the development of an intermodal transportation center in the Village to facilitate park-and-ride, special transit

services, bus and taxi stops, passenger amenities, and linkages to commuter rail stations.

Public Services and Facilities

Goal G: Provide quality public services and available public facilities to all Bosque Farms residents.

Objective 1: Establish general policies and priorities for the future development of public facilities, including the potential for acquiring lands for public use.

Objective 2: Coordinate with other governmental agencies and establish collaborative agreements to carry out intergovernmental programs and projects that provide direct benefits to the residents of the Village.

Goal H: Protect and preserve the Village's municipal water supply system.

Objective 1: Continue to implement a water conservation program and a drought contingency plan for the Village.

Objective 2: Acquire and secure water rights to meet expected future demand.

Objective 3: Regulate the disposal and treatment of wastewater in the Village.

Objective 4: Establish a groundwater protection plan for the Village.

Objective 5: Continue to meet State and Federal water quality standards.

Goal I: Provide adequate protection from storm water and flooding.

Objective 1: Develop and implement a master drainage plan and program to protect the Village from flooding.

Objective 2: Develop a storm water pollution control plan and program.

Goal J: Maintain adequate police/fire/rescue services.

Objective 1: The Village should develop and manage a first response medical service with a high level of personnel training and travel response time.

Objective 2: Improve Insurance Service Office (ISO) rating for fire

protection services in order to decrease costs for homeowner's insurance.

Objective 3: Promote and support neighborhood watch programs and community watch patrols in the Village.

Goal K: Develop and maintain a comprehensive waste management system for the Village.

Objective 1: The Village should maintain and improve the wastewater treatment facility and provide secure back-up systems for the treatment plant.

Objective 2: Maintain the most efficient and most economical methods of solid waste collection, transportation, and disposal of solid waste generated in the Village, including the regionalization of solid waste systems.

Objective 3: Provide local facilities for the recycling and reuse of solid waste, including large item pick up, generated in the Village.

Objective 4: Establish a household hazardous waste program for the residents of the Village.

Objective 5: Maintain coordinated animal control regulations in the Village to protect the health and safety of residents.

Goal L: Expand and improve health and social services in the Village.

Objective 1: Expand the Community Center activities and programs to serve all the residents of the Village.

Objective 2: Provide support to improve urgent care and emergency medical services and facilities available to the residents of the Village.

Objective 3: Develop and maintain a disaster preparedness plan with community evacuation procedures for response to natural and human caused disasters.

Goal M: Establish a master plan for recreational programs and facilities.

Objective 1: Prepare and adopt a master plan for recreation.

Objective 2: Expand the youth programs in the Village.

Economic Development

Goal N: Support local business development.

Objective 1: Investigate the ability to provide regulatory relief as an incentive to retain and expand local business.

Objective 2: Promote adult education and literacy programs to improve the local workforce.

Objective 3: Continue to promote and participate in local festivals, cultural activities, and other special events.

Goal O: Recruit new business and industry.

Objective 1: Collaborate with the local business community to establish an economic development entity with authority to seek and attract new businesses to the Village.

Objective 2: Assist new business prospects in understanding the application process for establishing a new business in the Village.

PART V

ACTION PLAN RECOMMENDATIONS

While goals and objectives establish the guiding principles of the comprehensive plan, the action plan recommendations lay out specific actions that may be undertaken by the Village, typically identifying the responsible party or parties, and providing details considered necessary for implementation. The overall combination of goals, objectives, and action plan recommendations in this comprehensive plan portray a community vision of the future of Bosque Farms, and document a basis for governmental policy and decisions regarding the ongoing development of Bosque Farms.

The formulation of these action plan recommendations followed a similar process that was used in the development of the goals and objectives for this comprehensive plan. The steering committee met on numerous occasions to develop, discuss, and edit the recommendation statements. Linkages were maintained with the approved goals and objectives, so that the action plan recommendations were directly associated with the visionary nature of the goals and objectives. Other information obtained through public opinion surveys, extensive staff research, and statistical data analysis provided additional sources for writing the recommendations.

A special public workshop was conducted to present the preliminary draft of the recommendations and to give Village residents an opportunity to comment and suggest changes. The action plan recommendations workshop was held on February 8, 2006, following public notice. At the workshop, MRCOG staff gave a PowerPoint presentation, and solicited public comments for consideration in revising the action plan recommendations. Following the workshop, a public hearing was conducted by the Village Council, and on February 16, 2006, the action plan recommendations were approved by the Village Council.

Overview of Recommendations

The action plan recommendations presented below have been formally adopted by the Village Council as a resolution (see Appendix B). There are a total of 23 recommendations, which identify specific courses of action that may be taken by or on behalf of the Village Council within the next 20 years. Each recommendation consists of an action statement written in bold letters, accompanied by a brief but detailed explanation describing the background and a range of options available to carry out the intent of the action. These action plan recommendations are presented in numerical order for purposes of organization and common reference, but do not indicate a priority or level of significance for any single recommendation relative to another.

The action plan recommendations have been classified and arranged into the following four categories: land development strategies; transportation strategies; public service strategies, and economic development strategies. Again, there is no priority or level of importance implied by these categories. The actual implementation of these recommendations is discussed in Part VI of this comprehensive plan.

Adopted Recommendations

Land Development Strategies

1) The Village should adopt and implement a policy for land acquisition and a master plan for future public facilities.

With the construction of new police and fire department facilities at the Village office complex, Bosque Farms should have adequate space for these important public services for the present time and probably well into the future. Nevertheless, there are other public services and facilities that need to be improved or expanded; and there may be a need for the Village to acquire additional land for public use.

Playground in Bosque Farms

In order to best determine the priorities for such an improvement program, the Village should prepare a master plan for public facilities based on the anticipated needs of the projected population for the next 20 or 25 years. A public facilities master plan would identify a capital improvement program, estimate the construction and operational costs of the facility improvements, and establish policies and priorities for implementation of Village programs and projects. One of the advantages of having a public facilities master plan is that it would provide a basis for justifying public projects and investigating funding sources and mechanisms to be used for future development of facilities and advanced acquisition of property if deemed necessary.

2) The Village needs to establish a detailed procedure and approval criteria for major development proposals, consisting of an impact assessment and coordination among relevant departments and agencies.

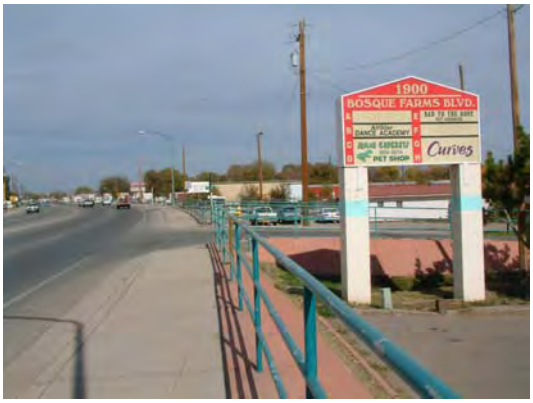
The potential for new business development in Bosque Farms is sometimes diminished due to uncertainties over the various reviews and permitting requirements for constructing or improving buildings and structures for

business-related activities. There may be local, county, state, or federal standards and procedures that must be met in order to start a new business in the Village. Consequently, it is recommended that the Village establish standard administrative guidelines and procedures for Village staff and committees to apply in a consistent manner for development review. Such guidelines should be in writing and should ensure coordination among departments and agencies involved in the development review. In preparing guidelines and procedures for major development review and approval, the Village should also consider special objectives to benefit the community, such as:

a) protecting residential neighborhoods from negative impacts caused by non-residential development;
b) mitigating the traffic impacts caused by large scale developments;
c) utilization of intergovernmental agreements, if appropriate; and
d) establishment of special assessment districts for supplemental funding of projects.

3) Commercial zoning regulations should be revised to provide incentives for business, commercial, and retail activities with direct access to Bosque Farms Boulevard (Highway 47).

Virtually all of the property abutting Bosque Farms Boulevard is zoned for commercial land use activities and business development. The Village should provide incentives through the zoning and other regulatory ordinances in order to attract new development and enhance existing commercial and business enterprises along the Bosque Farms Boulevard.



Bosque Farms Boulevard (NM 47)

It is recommended that the Village investigate and evaluate various land use management techniques to provide regulatory relief or other incentives to improve the business climate. Some possible techniques for consideration are as follows:

a) reducing or eliminating the Village-wide minimum lot size (3/4 acre) in commercial zones to encourage land subdivisions into smaller lots for business and retail purposes;
b) commercial zoning regulations and standards which allow for more flexibility in terms of clustering and mixed use development;
c) adding pedestrian amenities along Highway 47 to enable parking and walking to multiple destinations and activities along the commercial corridor; and
d) develop a special design theme for buildings and structures along Bosque Farms Boulevard.

4) Establish joint powers agreements with Valencia County and the Village of Los Lunas regarding the review and approval of subdivision plats within the designated Planning and Platting Jurisdiction of the Village of Bosque Farms.

The New Mexico Statutes designate a planning and platting jurisdiction for all municipalities (3-19-5 NMSA 1978). For the Village of Bosque Farms, the planning and platting jurisdiction includes all land within the municipal corporate limits, plus all land outside the corporate limits within three miles of the boundary, but not within the boundaries of another municipality (i.e., Village of Los Lunas). Where planning and platting jurisdictions overlap, an "equidistant" line must be established between the municipalities to designate the appropriate planning authorities.

Bosque Farms aerial photo with boundary line

An important aspect of a municipal planning and platting jurisdiction is the local authority and responsibility to review and approve proposed subdivisions of land. In the portion of the planning and platting jurisdiction that lies outside the Village, a concurrent jurisdiction exists where proposed subdivisions require independent approval by both the municipality and the county prior to official filing of the plat with the County Clerk.

It is recommended that the Village maintain an up-to-date map delineating the planning and platting jurisdiction for the Village; and a current version of such map should be filed with the Valencia County Clerk. Also, in order to prepare such a map, an equidistant boundary line should be established by a formal Joint Powers Agreement between the Village of Bosque Farms and the Village of Los Lunas. Lastly, it is recommended that an inter-local planning agreement (i.e., Memorandum of Understanding) be adopted by the Village and Valencia County containing procedures for reviewing proposed development plans as well as subdivisions within the concurrent jurisdiction of the County and the Village.

5) The condemnation powers of eminent domain must be used only for purposes of protecting the public health and safety of the residents of Bosque Farms in any case where there is a taking of private property for public use.

The Village Council adopted a resolution (#597-05) in July of 2005 stating the policy and position of the governing body regarding the use of eminent domain to acquire (i.e., condemn) private property for public use. Both the Constitutions of the United States and New Mexico authorize the use of eminent domain in order to take private property for public use provided there is just compensation for the property taken. The resolution adopted by the Village limits the use of eminent domain by the Village for purposes of taking private property for public use only when public health or safety of residents is threatened. The definition of a threat to public health or safety would likely be determined on a case-specific basis should the Village seek to acquire land for public facilities in the future. Obviously, there are other options for acquiring land for public use such as the purchase of land from a willing seller, or accepting a donation of land from a private property owner.

6) Review and adopt land management regulations and programs intended to protect the rural character of the Village.

Preserving rural or small town character was rated high in priority based on the opinion survey conducted during the development of this Comprehensive Plan (refer to Part IV of this document). Furthermore, the historical trend of diminishing agricultural lands in the Village is expected to continue due to ongoing demands for local residential development. It is recommended that the Village governing body and planning commission continually review the land use regulations and community programs in order to ensure the protection and preservation of the rural character in the Village.

Bosque Farms Rural Residential

Currently, there are regulations in place that were designed to maintain a low density, predominantly rural residential form of development in the Village. The implementation of such regulations, however, requires strict administration and enforcement to be carried out by the Village governing body and staff. It would benefit the Village to conduct nation-wide research to identify new techniques and incentives for preserving the rural characteristics of the community. New zoning techniques might involve performance zoning, form-based codes, and special purpose districts. The preservation of open space and agricultural lands might be achieved through various techniques such as transfer

or purchase of development rights, conservation easements, and the creation of agricultural land trusts. Without committing major resources, the Village could assign staff or volunteers to coordinate community activities that maintain, improve, and enhance the rural appearance of the Village through beautification programs, nuisance abatement, weed control, and litter pick-up campaigns.

Transportation Strategies

7) Prepare and adopt a local procedure for assessing transportation needs, identifying viable projects, and establishing priorities for road and transportation improvements in the Village.

Maintaining the most effective and cost-efficient transportation system for the Village requires an organized process of needs assessment, alternatives analysis, and establishment of priorities for improvement projects. In order to carry out a local transportation planning process, it is recommended that the Village create a special organizational structure for preparing short and long range transportation plans. An appointed transportation committee or a subcommittee of the Planning and Zoning Commission might serve that purpose.

Traffic on Bosque Farms Boulevard (NM 47)

With the creation of an organizational structure for local transportation systems, two basic objectives can be accomplished: 1) implementing a consistent process for developing and adopting a long range transportation plan, and 2) establishing a transportation improvement program with criteria for selecting the most effective projects to improve circulation in the Village. A long range transportation plan generally sets a horizon of twenty or more years while a transportation improvement program is often a five- or six-year listing of priorities for capital construction and maintenance projects.

8) Investigate the feasibility of locating a transportation center in the Village to support transit and ridesharing programs and activities.

In anticipation of future increases in the traffic flow through the Village, efforts should be undertaken by the Village to improve the efficiency of the local transportation systems, particularly in regard to commuter and other non-local trips. The 2000 Census revealed that more than 80 percent of the employed residents of Bosque Farms traveled to jobs outside of the Village. Also, nearly

80 percent of all employed residents drove alone to their jobs, regardless of where the job was located. Given these statistics, it would be reasonable for the Village to consider the feasibility of establishing mass transportation systems and encouraging ride-sharing in the local area. A fundamental transportation systems objective would be to increase the vehicle occupancy rates in order to reduce the number of vehicles on the roads.

The most effective strategy for the Village in terms of improving the people moving systems would be to promote transit and ridesharing opportunities within the Village limits. It is recommended that the Village investigate the potential for developing a transportation center or focal point near Bosque Farms Boulevard to support park-and-ride activities and provide a single location for transit pick-ups within the Village. A designated community transportation hub is becoming more common in towns and villages throughout the United States, often starting as nothing more than a common parking lot which is improved over time with added amenities such as lighting, security fencing, and shelters for waiting passengers. It is also recommended that the Village participate in the Mid-Region Transit District being formed in the Albuquerque metropolitan area, which includes Valencia County.

9) Conduct various safety studies to improve traffic management and control throughout the Village.

Many of the traffic problems in the Village are related to public safety, particularly where there is a mingling of vehicles and pedestrians. As in most rural communities, traffic management and control is minimal or inadequate to satisfy the concerns of the residents. Therefore, it is recommended that the Village should conduct or sponsor traffic safety studies to identify the most appropriate and cost effective measures to protect the public from the dangerous impacts of traffic movement and congestion. Several special studies should be considered and prioritized for the future:

a) periodic vehicle speed safety studies conducted for all roads and highways in the Village;
b) evaluation and identification of the most feasible pedestrian and equine crossings on major roads in the Village;
c) evaluation of the functions of major intersections in the Village for potential redesign in order to improve traffic flow and turning movements;
d) engineering design studies for traffic and pedestrian circulation in certain congested areas such as schools, community facilities, churches, etc. to develop design solutions;
e) evaluation of the use of restricted access roadways in the Village;
f) investigation of the use of traffic calming devices on select roads in the Village;
g) a parking management study for the major roads and highways in the Village; and

h) greater application of traffic impact studies for future development proposals.

10) Prepare and adopt a Village Trails Plan with connections to regional systems.

Transportation plans and programs for the Village should be comprehensive and include multi-modal elements. Although a network of roads and highways for automobiles is predominant in the local transportation system, there should be alternatives available for mass transit as well as non-vehicular transportation. With emphasis on the non-vehicular transportation modes, it is recommended that the Village adopt a master plan for trails in the community. Trails are typically intended for use as bikeways, walkways, and equestrian travel. Usually, equestrian trails are separate from pedestrian walkways and bikeways; and motorized vehicles should be prohibited from any such trails. In Bosque Farms, there are opportunities to connect to regional or county-wide trail networks, such as the proposed Rio Grande Bosque Trail or the Valencia County Bikeways System.

Bosque Loop Trail

Public Service Strategies

11) The Village should continually set priorities and strategies to ensure the highest quality of services in the community.

Providing public services and maintaining public facilities for residents is a major responsibility of the Village governing body. Because of limited financial resources to meet all the needs and demands of the community, and due to continually changing circumstances, it becomes necessary to the Village leaders to set priorities and develop strategies for providing the highest quality of public services and facilities in the community. Developing priorities and strategies regarding the most appropriate level of services is an ongoing task for the Village, and as such, should be reviewed on an annual basis. The following selection of actions is recommended for consideration by the Village Council to maintain up-to-date policies to guide the provision of services and facilities that are currently most important to the community:

a) conduct an annual review to ensure the highest quality of equipment in the community;
b) continue to maintain and improve the fire protection capabilities in the Village to achieve a better ISO rating;
c) establish a capital improvement program for new or expanded recreational facilities in the Village;
d) develop and maintain a Village website that provides public access to current information about the Village and community activities;
e) implement the police department's three-year plan for law enforcement activities in the Village;
f) promote and support neighborhood watch programs and community watch patrols in the Village;
g) coordinate the Village's Infrastructure Capital Improvement Program (ICIP) with the Recommendations established for this Comprehensive Land Use Plan;
h) ensure dedicated or committed funding resources for all services; and
i) be proactive on the maintenance of the Village water and sewer services and infrastructure.

12) The Village should investigate options regarding compliance with State and Federal water quality standards for the Village water supply system.

The drinking water supply for the Village of Bosque Farms comes exclusively from groundwater sources and must meet federal and state water quality standards. Generally, the groundwater in the middle Rio Grande Basin meets all of the water quality standards of the U. S. Environmental Protection Agency, but may contain trace elements of naturally occurring constituents that exceed the federal drinking water standards. In such cases where the Bosque Farms water supply system is not in compliance with either federal or state drinking water standards, it is recommended that the Village vigorously investigate options and alternative solutions regarding compliance with mandated water quality standards.

The dominant water quality issue currently facing the Village, and many other communities in New Mexico, is how to achieve compliance with the new federal arsenic standard of 10 parts per billion (ppb), effective January 2006, unless granted an extension due to technical or economic hardship. Bosque Farms has been granted an extension and is currently working with Sandia National Laboratories to develop plans and technologies for cost-effective arsenic removal from the drinking water provided to the community.

13) Continue to improve the efficiency and cost effectiveness of solid waste management in the Village.

Currently, the Village contracts for solid waste services. The solid waste contractor provides standard residential and commercial pickup and disposal to

an out-of-county landfill. In order to ensure the most efficient and cost effective local solid waste services, it is recommended that a comprehensive study on solid waste management be conducted by the Village to evaluate the collection, transportation, and disposal of solid waste. In addition, the Village should investigate and consider the feasibility of adding or improving various specialized programs for solid waste management, such as:

a) programs for large item pick-up and disposal;
b) seasonal community clean-up days;
c) recycling programs for residents; and
d) a household hazardous waste program.

14) A Disaster Preparedness and Hazards Mitigation Plan needs to be adopted and maintained by the Village.

An Emergency Response Plan for the Village of Bosque Farms was prepared in 2005 to comply with the federal Bioterrorism Act (PL 107-188, the Public Health Security and Bioterrorism Preparedness and Response Act of 2002). The primary purpose of that Emergency Response Plan was to conduct a complete review the Village's water utility system, and identify emergency procedures to utilize alternative water supply sources in the event of the contamination or loss of the Village's existing water sources. The Emergency Response Plan contains a listing of major events that are potential threats to the water system:

a) construction accidents;
b) transportation accidents;
c) wildfires and structure fires;
d) hazardous materials release;
e) severe weather;
f) waterborne diseases; and
g) acts of vandalism and terrorism.

Although the safety and security of the community's drinking water is a critical issue, there are other objectives in planning for emergencies that should be considered. It is therefore recommended that the Village develop a more comprehensive Disaster Preparedness and Hazards Mitigation Plan that ensures coordination of communication systems within and outside the Village during emergency events. The Village Fire Department and law enforcement agencies should be major contributors to such a Plan; and a high priority should be placed on improved first response capabilities for medical services. Disaster preparedness should also include regional evacuation scenarios affecting traffic flow through the Village, which may be generated elsewhere.

State and federal homeland security programs can be adopted by reference, if appropriate. It is important that the elected officials and staff be knowledgeable about the procedures to qualify for and receive financial assistance following the declaration of an emergency or disaster affecting the Village.

15) Prepare and adopt a Recreation Facilities Master Plan for the Village.

The Village of Bosque Farms owns and manages two public parks for mostly passive (except for tennis courts next to the Village office complex) recreational activities such as picnics and social gatherings. Based on a public opinion survey conducted during the development of this Comprehensive Plan, there is a sufficient desire expressed among residents for additional recreation facilities within the community. A wide range of recreational facilities were suggested, with ball fields, specifically baseball, basketball, tennis, volleyball, and skate parks at the top of the list.

Because of the relatively high costs of building and maintaining recreational facilities, it is recommended that the Village develop a master plan for the future development of all types of recreational facilities and programs for the residents of the Village. A master recreation plan should be based on more extensive preference surveys of residents, should assess needs based on population characteristics, and should include the estimated capital and operational costs for each proposed facility. Proposed recreational facilities might include parks, multi-purpose play fields, hard surface courts, and indoor facilities.

Also, due to a significant desire for a swimming pool expressed in the public opinion survey, it is further recommended that a special study be conducted to determine whether and when a publicly owned and operated swimming pool for the community might be feasible. In developing a master plan for recreation and public open space, the Village should consider partnerships with schools and other governmental organizations to consolidate resources for the operations and maintenance of recreational facilities.

16) Appoint a special, ad hoc committee to research and develop strategies concerning services and facilities for the elderly, including but not limited to housing, transportation, recreation, and health care.

The relatively high median age and significant numbers of elderly residents in Bosque Farms are statistical indicators that the Village needs to emphasize planning for services and facilities for its senior citizens. National and regional trends forecast a growing percentage of elderly people within the general population. These demographic statistics suggest the need for special consideration to ensure adequate services and facilities for the elderly in the future. It is therefore recommended that the Village establish a special, ad hoc committee to assess the needs of elderly residents in the community and recommend projects, services, and programs on their behalf. This committee can also include the more general needs of handicapped individuals, since they often have similar problems of the elderly population, such as limited mobility. Some of the important tasks that should be undertaken by the committee include

the following:

a) Investigate the feasibility of special housing opportunities for the elderly residents of Bosque Farms and identify the potential and possible incentives for retirement communities;
b) Support planning and programs for all types of transit and mobility services for the elderly and handicapped;
c) Expand the capabilities of the Bosque Farms Community Center to provide a greater range of programs for the elderly;
d) Promote the development of medical and healthcare services and facilities within the Village; and
e) Ensure adequate handicapped services and facilities (i.e., restricted parking and walkway ramps) throughout the Village, and make every effort to comply with ADA regulations.

17) Continue to improve the water resource management program for the Village.

Water resource management is an important responsibility of the Village government. In addition to providing water safe for drinking to local residents and businesses, there is a necessary obligation to protect and preserve the sources of water for the community. Because Bosque Farms is located within the Rio Grande Valley floodplain, the shallow groundwater level is vulnerable to any land use activities that might contaminate the aquifer as a consequence of spills or leaching of hazardous materials through soils and into the groundwater.

As a water provider, the Village should continue to improve and expand its water resource management program, and promote the preservation and sustainable use of water as a limited natural resource. Some of the key elements of a water resource management program are:

a) water conservation regulations and incentives to reduce water consumption;
b) emergency water shortage procedures;
c) water waste penalties;
d) protection of water rights held by the Village;
e) wastewater collection and treatment;
f) groundwater protection; and
g) strict enforcement in wellhead protection zones.

The Village should encourage or provide incentives to all residents to connect to the water and wastewater systems. In most cases, a community water system with deep water wells can provide safer water quality than individual domestic wells which are often susceptible to groundwater pollution from contaminants typically found in the upper levels of shallow water tables in the Rio Grande valley. In addition, the Village should continue to improve the functions of its wastewater treatment facilities, and provide secure back-up systems for the treatment plant.

18) Develop and implement a storm water management plan for the Village.

The Village of Bosque Farms is a participant in the National Flood Insurance Program and is subject to requirements administered by the Federal Emergency Management Agency (FEMA). Most of the lands in the Village are designated as flood-prone areas which must be regulated whenever new development occurs in those areas. The Village should continue to enforce a flood plain management program in order to maintain eligibility for subsidized flood insurance by policy holders in the Village.

Although flooding has not occurred in recent times, there is a history of flooding in the Village, and the potential for future flooding is high due to the geography of low-lying areas in the valley that have poor drainage. Floodwaters in Bosque Farms can originate from river overflow, runoff from the mountains to the east, breaks in irrigation canals, or from a high intensity storm resulting in direct precipitation on the Village. Therefore, a storm water drainage master plan should be developed for the Village; and efforts should be made to control or mitigate the damaging effects of floodwaters. A drainage master plan should include an evaluation of the utility and design of flood control structures, an analysis of the effectiveness of on-site retention of storm water, and consideration of non-structural techniques to minimize pollution carried by storm waters.

In order to protect the community from storm water pollution, the Village should review and enforce land use regulations on storage, handling, containment, and treatment of waste materials in commercial and industrial areas. The concern is that release of such waste materials may find its way into the shallow ground water aquifer by leaching through the soils.

Bosque Farms Ditch

19) Make improvements to the Community Center and the Library.

The Village is fortunate to have a Community Center and a Public Library which are facilities that are in high demand by the residents and are heavily used by the public. Both of these facilities, however, are limited in size for the growing and diverse needs of the community.

It is recommended that the Village pursue funding opportunities to enhance the Community Center and the Public Library. Along with funding for facility improvements, there should be a corresponding expansion of programs that would benefit all Village residents, and particularly those focused on youth activities. It is also recommended that the programs associated with the Community Center and the Library become collaborative efforts by bringing in partners such as the Los Lunas Public School District, the County, and the University of New Mexico Valencia Campus.

Bosque Farms Public Library

Economic Development Strategies

20) In order to improve appearance and attract business to the Highway 47 corridor, the Village should promote street trees and landscaping along Bosque Farms Boulevard.

Bosque Farms Boulevard is the "Main Street" corridor for the Village. Driving along this corridor presents an initial and lasting impression of the character of the community, and provides direct access to virtually all of the local commercial and business establishments. Because this corridor serves as the central business district for the Village and to some extent the surrounding region, major efforts should be made to maintain an appearance that is appealing and attractive to travelers on the Boulevard and to potential business customers and clientele.

One of the more cost effective strategies for improving the appearance of commercial and business frontage is to simply add landscaping. In addition to the visual benefits, landscaping with street trees creates pedestrian amenities in the form of shade and walking comfort along the sidewalks. There are various incentives that may be applied to property owners along the Boulevard to encourage more landscaping, even if it is privately maintained. In order to research, evaluate, and select practical approaches to highway and pedestrian oriented landscaping, it is recommended that the Village governing body appoint a community landscaping committee. Such a committee could develop landscape guidelines, recommend voluntary programs, and identify potential funding sources for landscaping projects.

It is further recommended that the community landscaping committee investigate the feasibility of granting special exemptions for commercial and business properties located on Bosque Farms Boulevard to encourage the watering of street trees and other outdoor landscaping of properties abutting Bosque Farms Boulevard. A Village ordinance restricts drinking water system usage to indoor household use; however, the Village drinking water system discourages outdoor watering by tying wastewater fees to metered water usage.

Bosque Farms Boulevard (NM 47)

21) The regulatory and licensing process for new businesses in the Village should be streamlined, simplified, and coordinated with all relevant agencies.

There have been concerns expressed by businesses entrepreneurs intending to locate in the Village of Bosque Farms that the development review and licensing/permitting process is complicated, time consuming, and often confusing. It is therefore recommended that the Village seek to clarify the procedures for new business start-ups and redevelopment of business and commercial establishments. A standardized regulatory process for the construction of new development or redevelopment in the Village should be streamlined, simplified, and coordinated with the relevant agencies that are involved in the permitting of construction proposals.

A published information package for developers should be prepared by the Village staff or a contractor to provide guidelines containing check lists, references to relevant design and construction standards, and essential contacts for reviewing and licensing agencies. The Village needs to be proactive in strengthening the consultation process for new business development and existing business improvements and expansion proposals.

22) The Village should appoint a standing Economic Development Committee to develop recommendations for the governing body to improve the local economy.

Maintaining a strong economy and a healthy business climate in the Village is crucial to the local governing body in order to support an effective level of operations and provide facilities and services in demand by the community. It is recommended that a standing, or permanent, committee be established as the principal advisory group for the Village with the knowledge and expertise to

define economic development issues and to recommend actions or programs to improve the local economy. Such a committee should be comprised of local business representatives, educators, financial experts, and economic development specialists. The economic development committee should be authorized to collaborate with the local and regional business communities and participate in related organizations. The committee might also undertake special tasks such as developing recruitment strategies for bringing in new businesses and employers, or providing guidance and coordination in the production of local festivals and community events to increase local business activities.

23) Provide support for adult education and job training programs for Village residents.

The Village should work in cooperation with local businesses and educational institutions in Valencia County to promote and support continuing educational opportunities and job training classes for the residents. It is recommended that the Village seek partnerships with other organizations to maximize available resources and contribute to the improvement of the local labor force through adult education and training programs.

PART VI

IMPLEMENTATION OF THE PLAN

The success of this Comprehensive Plan is dependent on the initiative and directions taken by the Village governing body to implement the Action Plan Recommendations as presented in Part V of this document. Individual 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. Realistically, the Village may already be involved in a number of the recommended actions to some extent either through the current level of operations or under an existing program or project. Nevertheless, decisions to implement any or all of the recommended actions stated in this comprehensive plan are ultimately subject to the policies and initiatives carried out by the Village Mayor and Council. If used appropriately, a comprehensive plan should be thoroughly reviewed and revised every five years in order to remain current and relevant to the evolution of the community.

Establishing Priorities

It is the role of the Village governing body to determine priorities for implementation of this comprehensive plan; and to carry out appropriate land development and community program policies. Actions and decisions to implement this comprehensive plan must be relative to factors such as overall costs, staffing capability, organizational structure of the Village government, ease of implementation, time scheduling, and current policies of the existing Village Council or future policies that may be established by a succeeding Village governing body.

Implementation Strategies

Some of these action recommendations may already be in effect while others can or should be initiated or achieved within the next five years. Yet other recommendations may be long term or subject to later consideration in ten or 20 years, or until sufficient funding becomes available.

In order to provide decision-making guidance to the Village on setting priorities and carrying out any of the Action Plan Recommendations of this comprehensive plan, an abbreviated matrix chart has been constructed and is provided in Table 36. This table contains the entire list of recommendations and briefly identifies potential actions and some relative considerations for implementation. This Table also provides a linkage or correlation between the adopted goals and objectives with each of the recommendation statements. The intent of this Table is to provide an easy reference framework of the action plan recommendations for reviewing and clarifying development policy, and for the programming of operations, projects, and services of the Village government.

Table 36

VILLAGE OF BOSQUE FARMS COMPREHENSIVE PLAN

Action Plan Recommendations: Implementation Table

No.	Recommendation Statement	Linkage to Goals and Objectives*	Potential Actions	Considerations
1	The Village should adopt and implement a policy for land acquisition and a master plan for future public facilities.	G-1	• Public Facilities Master Plan • Investigate funding mechanisms • Adopt a land acquisition policy	Policy definition. Adopt special plan. Special studies.
2	The Village needs to establish a detailed procedure and approval criteria for major development proposals, consisting of an impact assessment and coordination among relevant departments and agencies.	D-2, E-3, G-2	• Administrative guidelines/procedures • Develop impact analysis procedures • Intergovernmental agreements • Special Assessment Districts	Procedural changes. Collaboration.
3	Commercial zoning regulations should be revised to provide incentives for business, commercial, and retail activities with direct access to Bosque Farms Boulevard (Highway 47).	B-1, B-2, C-2	• Revise commercial zoning regulations • Design theme for Bosque Farms Blvd.	Special Studies. New zoning concepts.
4	Establish joint powers agreements with Valencia County and the Village of Los Lunas regarding the review and approval of subdivision plats within the designated Planning and Platting Jurisdiction of the Village of Bosque Farms.	C-4, G-2	• Joint Powers Agreement with Los Lunas regarding equidistant boundary • Joint Powers Agreement with Valencia County regarding subdivision review	Collaboration.
5	The condemnation powers of eminent domain must be used only for purposes of protecting the public health and safety of the residents of Bosque Farms in any case where there is a taking of private property for public use.	C-3, G-1	• Develop criteria for acquiring lands for public use	Eminent Domain.

No.	Recommendation Statement	Linkage to Goals and Objectives*	Potential Actions	Considerations
6	Review and adopt land management regulations and programs intended to protect the rural character of the Village.	A-1, A-2, A-3, A-4, C-1	• Review and revise zoning regulations • Designate a rural issues coordinator	Special studies. New zoning concepts.
7	Prepare and adopt a local procedure for assessing transportation needs, identifying viable projects, and establishing priorities for road and transportation improvements in the Village.	E-1, E-2	• Designate a transportation committee • Establish a program for setting priorities for local transportation projects	Special committee.
8	Investigate the feasibility of locating a transportation center in the Village to support transit and ridesharing programs and activities.	F-2, F-3, F-4	• Identify location for transit center • Participate in the Regional Transit District (RTD)	Special studies. Support for RTD.
9	Conduct various safety studies to improve traffic management and control throughout the Village.	E-2	• Analyze vehicle speeds on all roads • Evaluate locations for pedestrian and equestrian crossings • Evaluate efficiency of road intersections • Analyze traffic in congested areas • Evaluate traffic calming techniques • Conduct parking management study	Special studies.
10	Prepare and adopt a Village Trails Plan with connections to regional systems.	F-1	• Village trails master plan	Adopt special plan. Collaboration.

No.	Recommendation Statement	Linkage to Goals and Objectives*	Potential Actions	Considerations
11	The Village should continually set priorities and strategies to ensure the highest quality of services in the community.	G-1, J-2, M-1	• Annual review of facilities & equipment • Improve ISO rating (fire protection) • Recreation capital outlay program • Three-year plan for police department • Improve neighborhood watch programs and community watch patrols • Coordinate ICIP with all other special plans and programs • Establish dedicated funding sources • Maintain a Village website	Policy definition. Cost/benefit analysis. Program coordination. New funding sources.
12	The Village should investigate options regarding compliance with State and Federal water quality standards for the Village water supply system.	H-5	• Evaluate water treatment techniques • Research water quality standards	Special studies.
13	Continue to improve the efficiency and cost effectiveness of solid waste management in the Village.	K-2, K-3, K-4	• Conduct a comprehensive solid waste management study • Expand the recycling program	Special studies. Cost/benefit analysis.
14	A Disaster Preparedness and Hazards Mitigation Plan needs to be adopted and maintained by the Village.	J-1, L-3	• Prepare a disaster preparedness and hazards mitigation plan for the Village • Improve first response capabilities for medical services • Ensure coordination of communication systems	Special studies. Collaboration. Adopt special plan.
15	Prepare and adopt a Recreation Facilities Master Plan for the Village.	G-1, M-1, M-2	• Recreation facilities master plan • Conduct feasibility study for public swimming pool	Adopt special plan. Cost/benefit analysis. Collaboration.

No.	Recommendation Statement	Linkage to Goals and Objectives*	Potential Actions	Considerations
16	Appoint a special, ad hoc committee to research and develop strategies concerning services and facilities for the elderly, including but not limited to housing, transportation, recreation, and health care.	D-1, F-1, F-4, G-1, L-1, L-2	• Elderly housing needs assessment • Transportation plan for elderly and handicapped • Community Center improvements for programs for the elderly • Improve local health and medical services available to the elderly • Improve facilities and services for the handicapped in the Village	Special committee. Special studies.
17	Continue to improve the water resource management program for the Village.	H-1, H-2, H-3, H-4, K-1	• Maintain a water management program to increase conservation, to prepare for water shortage emergencies, and to protect groundwater supplies	Special studies. New regulations.
18	Develop and implement a storm water management plan for the Village.	I-1, I-2	• Regulate development in flood zones • Storm water drainage plan • Investigate storm water pollution • Research design of drainage structures	Adopt special plan.
19	Make improvements to the Community Center and the Library.	L-1, M-2	• Add new programs and improvements to Community Center and Library • Partner with the Public School District	New funding sources. Collaboration.
20	In order to improve appearance and attract business to the Highway 47 corridor, the Village should promote street trees and landscaping along Bosque Farms Boulevard.	B-1, B-2	• Adopt special exemptions to promote landscape watering on Highway 47 • Appoint a landscaping committee	Regulatory relief. Special committee.

No.	Recommendation Statement	Linkage to Goals and Objectives*	Potential Actions	Considerations
21	The regulatory and licensing process for new businesses in the Village should be streamlined, simplified, and coordinated with all relevant agencies.	N-1, O-2	• Prepare an information package for new business startups	Procedural changes. Collaboration.
22	The Village should appoint a standing Economic Development Committee to develop recommendations for the governing body to improve the local economy.	N-3, O-1	• Appoint a permanent committee to advise the Village on economic development strategies	Special committee.
23	Provide support for adult education and job training programs for Village residents.	N-2	• Establish partnerships with businesses and schools to improve local labor force	Collaboration.

* Reference codes are used in this table to identify a correlation to the Goals and Objectives which are presented in Part IV of this Comprehensive Plan. These codes have a letter-number combination. As an example, Objective number one of Goal A is identified as A-1.

REFERENCES

Bloodworth, Ida, and Joyce Holder. 1964. Bosque Farms: Your Community Past and Present, 1939-1964. Bosque Farms Fair Board.

Espinosa, Gilberto, and Tibo Chavez. 1977. El Rio Abajo. Bishop Publishing Co.

Middle Rio Grande Council of Governments. 1995. Village of Bosque Farms Master Plan, 1995 Update. Albuquerque, N.M.

Middle Rio Grande Council of Governments. 1986. Village of Bosque Farms Master Plan. Albuquerque, N.M.

Middle Rio Grande Council of Governments. 1977. Development Statement for the Village of Bosque Farms. Albuquerque, N.M.

Mid-Region Council of Governments. 2005. Bosque Farms Community Survey. Albuquerque, N.M.

Taylor, John M. 2005. Dejad a los Niños Venir a Mi: A History of the Parish of Our Lady of Guadalupe in Peralta (third edition). Los Ranchos de Albuquerque, N.M.: LPD Press.

APPENDIX A

RESOLUTION 612-05: ADOPTING GOALS AND OBJECTIVES

P.O. Box 660
Peralta, NM 87042
(505) 869-2358
(505) 869-3342 Fax

Mayor, Wayne Ake

VILLAGE OF BOSQUE FARMS

1455 West Bosque Loop • Bosque Farms, NM 87068

RECEIVED
MAR 10 2006
COUNCIL OF GOVERNMENTS

RESOLUTION No. 612-05

ADOPTING GOALS AND OBJECTIVES FOR THE COMPREHENSIVE PLAN FOR THE VILLAGE OF BOSQUE FARMS

WHEREAS, The Village of Bosque Farms has received funding through a Community Development Block Grant administered by the New Mexico Local Government Division for the purpose of developing a Comprehensive Plan; and

WHEREAS, The Village of Bosque Farms has entered into a Planning Services Agreement with the Mid-Regional Council of Governments (MRCOG) to establish an organizational structure and carry out a process for the preparation of a Comprehensive Plan; and

WHEREAS, the Village of Bosque Farms Comprehensive Plan Steering Committee has been working with the staff of the MRCOG on the development of the Comprehensive Plan since July 2005; and

WHEREAS, the Village of Bosque Farms has engaged in various activities to solicit community input through public meetings, opinion surveys, and a public workshop; and

WHEREAS, the Comprehensive Plan Steering Committee and the staff of the MRCOG have evaluated statistical data, reviewed previous plans, and conducted research concerning the Village, and have incorporated public input into the development of Goals and Objectives for the Comprehensive Plan; and

WHEREAS, Goals and Objectives for the Village of Bosque Farms Comprehensive Plan have been formulated to define the Village's vision and suggest a means to achieve that vision, and may be used to provide a basis for strategic planning recommendations.

NOW, THEREFORE BE IT RESOLVED that the Village Council of the Village of Bosque Farms does adopt the Goals and Objectives for the Village of Bosque Farms Comprehensive Plan hereby attached and made a part of this Resolution.

PASSED, ADOPTED, and APPROVED this ***12th*** day of ***December***, ***2005***, by the Village Council of the Village of Bosque Farms, New Mexico.

Wayne Ake
Mayor, Village of Bosque Farms

ATTEST:
Gayle A. Jones
Village Clerk/Administrator

APPENDIX B

RESOLUTION 617-06: ADOPTING ACTION PLAN RECOMMENDATIONS

P.O. Box 660
Peralta, NM 87042
(505) 869-2358
(505) 869-3342 Fax

Mayor, Wayne Ake

VILLAGE OF BOSQUE FARMS

1455 West Bosque Loop • Bosque Farms, NM 87068

RESOLUTION No. 617-06

A RESOLUTION OF THE VILLAGE OF BOSQUE FARMS, NEW MEXICO, ADOPTING ACTION PLAN RECOMMENDATIONS FOR THE COMPREHENSIVE LAND USE PLAN FOR BOSQUE FARMS.

WHEREAS, the Village Council has undertaken a process to develop a Comprehensive Land Use 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 (MRCOG) under a Planning Services Agreement; and

WHEREAS, the Comprehensive Plan Steering Committee has been working with the staff of the MRCOG in the development of the Comprehensive Land Use Plan document; and

WHEREAS, Goals and Objectives for the Village's Comprehensive Land Use Plan were adopted on December 15, 2005, by the Bosque Farms Village Council to establish a basis for policy decisions regarding the future development of the Village of Bosque Farms; and

WHEREAS, the adopted Goals and Objectives provided a foundation for the preparation of various planning strategies entitled Action Plan Recommendations, which express the key issues and directives of the Comprehensive Land Use Plan for the Village of Bosque Farms; and

WHEREAS, proposed Action Plan Recommendations were submitted for public input at a workshop on February 8, 2006; and

WHEREAS, the Action Plan Recommendations constitute the central component of the Comprehensive Land Use Plan document for the Village and provide a basis for effective actions and strategies to implement the Plan.

NOW, THEREFORE BE IT RESOLVED that the Bosque Farms Village Council does adopt the Action Plan Recommendations for the Bosque Farms Comprehensive Land Use Plan hereby attached and made a part of this Resolution.

PASSED, ADOPTED, and APPROVED this 16th day of February, 2006, by the Bosque Farms Village Council.

Wayne Ake
Mayor, Village of Bosque Farms

ATTEST:
Gayle A. Jones
Village Clerk/Administrator

APPENDIX C

RESOLUTION 638-06: ACCEPTING THE COMPREHENSIVE PLAN AND APPROVING THE PLAN FOR PUBLIC DISTRIBUTION

P.O. Box 660
Peralta, NM 87042
(505) 869-2358
(505) 869-3342 Fax

Mayor, Wayne Ake

VILLAGE OF BOSQUE FARMS

1455 West Bosque Loop • Bosque Farms, NM 87068

A RESOLUTION
ACCEPTING THE COMPREHENSIVE PLAN OF BOSQUE FARMS AND APPROVING THE PLAN FOR PUBLIC DISTRIBUTION

Resolution No. 638-06

WHEREAS, the Comprehensive Land Use Plan for the Village of Bosque Farms has been completed following an extensive planning process overseen by the appointed Bosque Farms Comprehensive Plan Steering Committee and prepared by the staff of the Mid-Region Council of Governments (MRCOG) under a Planning Services Agreement; and

WHEREAS, Goals and Objectives for the Bosque Farms Comprehensive Plan were adopted on December 12, 2005, by the Village Council to establish a basis for policy decisions regarding the future development of the Village; and

WHEREAS, Action Plan Recommendations for the Bosque Farms Comprehensive Plan were adopted on February 16, 2006, by the Village Council to identify the key issues, proposed strategies, and potential policy directives for the Village; and

WHEREAS, a public information and citizen input process was carried out to ensure general public acceptance of the Comprehensive Plan for the Village; and

WHEREAS, all of the required components of the Comprehensive Plan have been assembled and reviewed for completeness and factual information in a comprehensive document accessible to the citizens of Bosque Farms; and

WHEREAS, the Village of Bosque Farms Comprehensive Land Use 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.

NOW, THEREFORE BE IT RESOLVED that the Village of Bosque Farms Planning & Zoning Commission does hereby adopt the Village of Bosque Farms Comprehensive Land Use Plan, attached and made a part of this Resolution, and approves such Plan for general public distribution.

PASSED, ADOPTED, and APPROVED this 28th day of august, 2006, by the Village Planning & Zoning Commission of Bosque Farms, New Mexico.

Sharon Eastman
Sharon Eastman, Chairman

Rick Babcock, Commissioner

Margaret Chavez
Margaret Chavez, Commissioner

Dan Garrison, Commissioner

Steve Thompson
Steve Thompson, Commissioner

ATTEST: Donna Baker
Donna Baker, Planning & Zoning Officer