

The Village of Los Ranchos de Albuquerque

2035 Master Plan



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Maps

Created by the Mid-Region Council of
Governments

Thank you to everyone who participated in the development of this plan, and thank
you to all who submitted photographs of the Village.

**Adopted by the Board of Trustees by Resolution 2019-11-2
November 13, 2019**



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STATE OF NEW MEXICO
VILLAGE OF LOS RANCHOS DE ALBUQUERQUE
RESOLUTION NO. 2019-11-2

**A RESOLUTION ADOPTING THE VILLAGE OF LOS RANCHOS DE
ALBUQUERQUE 2035 MASTER PLAN**

WHEREAS, The Board of Trustees, the Governing Body of the Village of Los Ranchos de Albuquerque, has the authority to adopt, amend, extend and carry out Master Plans for the use and development of areas within its planning and platting jurisdiction, as authorized by Section 3-19-1 et seq. NMSA 1978; and

WHEREAS, Municipal zoning regulations and restrictions are to be in conformance with a Comprehensive Plan, as provided by Section 3-21-5 NMSA 1978; and

WHEREAS, The Board of Trustees recognizes that the areas within the planning and platting jurisdiction of the Village are unique and that measures are required to plan for the future of this area; and

WHEREAS, the 2035 Master Plan has been developed in accordance with the desires and needs of the residents, property owners, and business community within the planning and platting jurisdiction of the Village as expressed through surveys, workshops, the Master Plan Committee, and public hearings; and

WHEREAS, the Planning and Zoning Commission has forwarded to the Board of Trustees a recommendation of adoption.

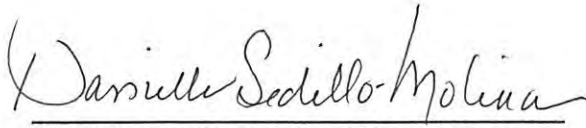
NOW THEREFORE, BE IT RESOLVED by the Board of Trustees, the Governing Body of the Village of Los Ranchos de Albuquerque, that the 2020 Village Master Plan and subsequent amendments are hereby repealed.

BE IT FURTHER RESOLVED by the Board of Trustees, the Governing Body of the Village of Los Ranchos de Albuquerque that the 2035 Master Plan including all sections, text, maps, charts, photographs, appendices, and all-inclusive material which forms the whole of the 2035 Master Plan, a copy of which is filed with this Resolution, is hereby adopted and approved.

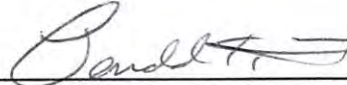
PASSED, APPROVED, AND ADOPTED by the Village of Los Ranchos de Albuquerque Board of Trustees on this 13th day of November 2019.

ATTEST:

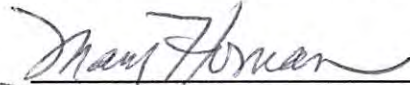
MUNICIPAL GOVERNING BOARD
LOS RANCHOS DE ALBUQUERQUE



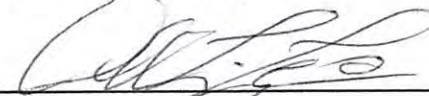
Danielle Sedillo-Molina, Village Clerk



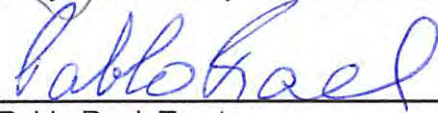
Donald T. Lopez, Mayor



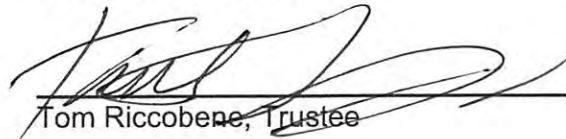
Mary Homan, Mayor Pro Tem/Trustee



Allen Lewis, Trustee



Pablo Rael, Trustee



Tom Riccobene, Trustee



Introduction

2035 Master Plan

Similar to the 2020 Master Plan, this Master Plan is an update of the previous plan and prior iterations, reflecting how conditions and perceptions of the Village of Los Ranchos de Albuquerque have changed over time. However, there are some significant challenges facing the Village in the upcoming years that have prompted thinking into steps that can be taken to guide its future direction.

An overall aging population, cap on developable land, and increased water scarcity in the face of climate change are factors that can affect Village growth and need to be balanced with the desire to maintain the agricultural and open space values and semi-rural characteristics of the Village. Grappling with these factors drove much of the conversation in the development of this plan and as such, possible action steps and strategies are offered with these larger issues in mind.

Why 2035?

The Village's previous master plans were created around a ten-year planning horizon. Originally, this effort was to create a 2030 Master Plan built around a similar ten-year horizon as the predecessor plans of 2000, 2010, and 2020 did. However, in the interest of using current and reliable data, the planning horizon has shifted five years to 2035 with the aim that the next update will return back to a ten-year timeline and occur in 2045.

The U.S. Census Bureau is a trusted and often cited source of information used in community planning activities. The census is conducted every ten years and aligns with the Village's current master plan schedule. This means that each time the next master plan is adopted, census information that can be used to inform that master plan is close to a decade old. It is the hope that by moving this planning horizon to 2035, the next ten-year plan update will be able to use information on Village existing conditions closer to five years old instead of ten to better reflect the current state of the Village.

Though this plan is a 2035 Master Plan, updates to this plan can and should be made as conditions in and surrounding the Village change. This plan is a living document.

In addition, though the Village's master plans operate on ten-year planning horizons, the values presented in this plan are long-standing, many tied to the origins of Village incorporation. The goals of the master plan are far-reaching and may be considered in the Village's direction twenty, thirty, or forty years from now and beyond as plans in the past have been.

Legal and Administrative Framework

NMSA 3-19-9 provides the mandate and the authority for the development of a municipal master plan and NMSA 3-19-11 provides the legal status of the adopted master plan. As such, it is under the purview and guidance of New Mexico State Statutes that the Village of Los Ranchos de Albuquerque has developed the 2035 Master Plan.

The Village's Master Plan has been used since 1992 with the development of the first Master Plan to describe the Village and identify goals and objectives for the future. A Master Plan helps shape development for current and future welfare of the community. Much broader than ordinances, the Master Plan does not bind the Village to specific procedures but is rather a guide and aid for interpretation and decision-making.

Previous Master Plans

The 2000 Master Plan was the first Village master plan and was primarily developed as a land use plan. The focus was on the Village's sanitary sewage system, as this time period was a transition from primarily septic tanks to connection to the City of Albuquerque system.

The 2010 Master Plan added elements in addition to land use planning that are considered for a high quality of life and are centered around the Village, such as agriculture, ditches, open space, and historic and cultural resources, which were all continued and updated in the 2020 Master Plan.

2035 Master Plan Process

The plan development process began with compilation of information on existing conditions to form a factual basis for discussion. This background information was compiled in conjunction with the public input meeting series to provide anyone interested with information on trends nationally, trends in the metropolitan area, and conditions in the Village on various topics. In the summer of 2018, a telephone survey of a random sample of 250 households in the Village was developed and conducted, after which a series of public input meetings was held over the next several months. These meetings took place once per month on a topic in the Master Plan, and oftentimes included guest speaker(s) to provide context within their field and to provide a variety of ideas. A volunteer Master Plan Committee was appointed by the Board of Trustees as an advisory committee to attend public input meetings and work with staff as they developed the plan. All Master Plan Committee and public meetings were public noticed and extensive public outreach occurred to foster public engagement. For more information, see Appendix – Public Input Process.

Section 1

Vision & Overall Village Goals

1.1 Vision Statement

The Village of Los Ranchos de Albuquerque is a historically and agriculturally rooted incorporated village in the Middle Rio Grande North Valley with ample open space, agricultural activity, historic ditch system, tree canopy, and semi-rural atmosphere for enjoyment by a diverse blend of residents, businesses, and visitors who comprise our friendly and peaceful community.

1.2 Overall Village Goals

- 1.2.1 Reflect and preserve a semi-rural Village identity and character with agriculture, Village history, and the natural environment—open space, vistas, the canopy, and ditches—at its core through:
 - Relatively low density and diversified residential land uses
 - Density and intensity of Village commercial development appropriate to Village needs, primarily focused on Fourth Street
 - Continued agricultural uses, including animal husbandry; and
 - Preservation of historic or archeologically significant features, traditional land use patterns and identifiable familiar vernacular characteristics (such as tripas, acequias, Buffalo Curve, and older buildings).
- 1.2.2 Create, grow, and sustain a sense of community based in Village identity and character.
- 1.2.3 Create and promote the Village as a destination where visitors and residents alike want to be and can partake in the Village lifestyle.
- 1.2.4 Sustain the Village as a multigenerational community.
- 1.2.5 Protect and enhance the Village’s natural environment to sustain it for the enjoyment of current and future Village residents and visitors.
- 1.2.6 Ensure the existence and availability of all facilities and services necessary for the health, safety, and welfare of all Village citizens while recognizing the character and available resources of the Village.



Section 2

Village Form

Village form focuses on physical development and redevelopment that affects the overall visual look and felt atmosphere of the Village. Rather than focus on the use, form focuses on the way that structures, infrastructure, land and land use, and the natural environment affect the way that people perceive a place. These form factors combine to create a cohesive character and atmosphere of the Village.

The Village of Los Ranchos de Albuquerque has an overall character distinguished from the surrounding areas and as one travels in and out of the Village from any direction, that character is evident. Residents perceive this character to be rural, comprised of friendly people, green with a tree canopy and open spaces, peaceful, and quiet. Indeed, the Village's close proximity to the Rio Grande and location in the valley provide rural characteristics such as greenery, a mature tree canopy, wildlife, and water to sustain it all while its location in the metropolitan area afford it many urban amenities nearby. These factors combined give the Village a semi-rural character that is perceived by about two-thirds of the Village. See Appendix – Telephone Survey.

While the Village has an overall character distinguished from the surrounding area, there are distinct areas in the Village with characters of their own. These character areas reflect the overarching elements of the entire Village and are distinct from one another. Character areas can be one consideration to influence future development decisions, though they are not intended to describe specific criteria for individual lots as they are reflective of the larger area.

Identified in this plan are four character areas centered around the three main north-south corridors in the Village. These corridors—Rio Grande Boulevard, Guadalupe Trail, and Fourth Street—run through the entire length of the Village, have been identified since the first Village Master Plan, and continue to be identified at the writing of this plan. The atmospheres around the character areas differ from one another but are distinctly the Village of Los Ranchos de Albuquerque. The corridors are distinct roadways with adjoining properties all identified by unique characteristics, such as width, curvature, level of improvements, setbacks, prevalent uses, historical significance, and architecture.

The four character areas are the North Rio Grande Character Area, the South Rio Grande Character Area, the Guadalupe Trail Character Area, and the Fourth Street Character Area. Rio Grande Boulevard is divided into two character areas to reflect two separate setback rules for properties along Rio Grande Boulevard, and this separation is focused in the northern part of Rio Grande Boulevard. The small portion near Rio Grande Boulevard and Chavez Road is in the North Rio Grande Character Area because of this different setback rule. This is the only hard line distinguishing character areas on the Character Area Map because of its application in the code.

The map shows boundary lines between the character areas, but they are intended to be flexible in application as there are not distinct dividing lines between the character areas that can be applied down the length of the Village. The further away from the corridor a property is between character areas, landowners may identify their property as belonging closer to one character area than another, and as properties change owners and as development occurs on property, that can change the character.

Rio Grande Boulevard Character Area

Both one of the oldest and newest roads in the North Valley, much of the area was swamp or sandbar prior to the Middle Rio Grande Conservancy District's (MRGCD) irrigation and drainage work in the 1920s. The road passes near the sites of the 18th century villages of Alameda, Los Ranchos, and the historic district of Los Poblanos.

Vast open expanses of agricultural fields and horse pastures contrast sharply with the developed character of the boulevard farther south outside the Village. The Rio Grande Character Area is the least densely populated in the Village and is where the entirety of the A-2 and A-3 zones exist in the Village. Along this corridor are identifiers such as the buffalo statues at Buffalo Curve and the lizard on the Lizard House.

The scenic viewscape along this corridor is distinct, with agriculture and open expanses visible from the road. Open views have been preserved along the corridor through the use of setbacks, which distinguish the two character areas into North and South.

North Rio Grande Character Area

Primarily north of Chamisal Road and the Guadalupe Woods subdivision but also existing in a small portion around the intersection of Rio Grande Boulevard and Chavez Road, this area does not have the 280-foot setback requirement, but a setback from the road is still required.

South Rio Grande Character Area

This area follows the 280-foot setback requirement from Rio Grande Boulevard to preserve open expanses and vistas.

Guadalupe Trail Character Area

A distinctly historic corridor, Guadalupe Trail served as a ‘main street’ for historic settlements such as Los Garcias and Placita de los Pais. Remnants of these settlements survive along the historic roadway and some of the oldest homes in the area are near the intersection of Los Ranchos Road. Many extended Hispanic families have occupied the area for generations and continue to have strong ties to the land.

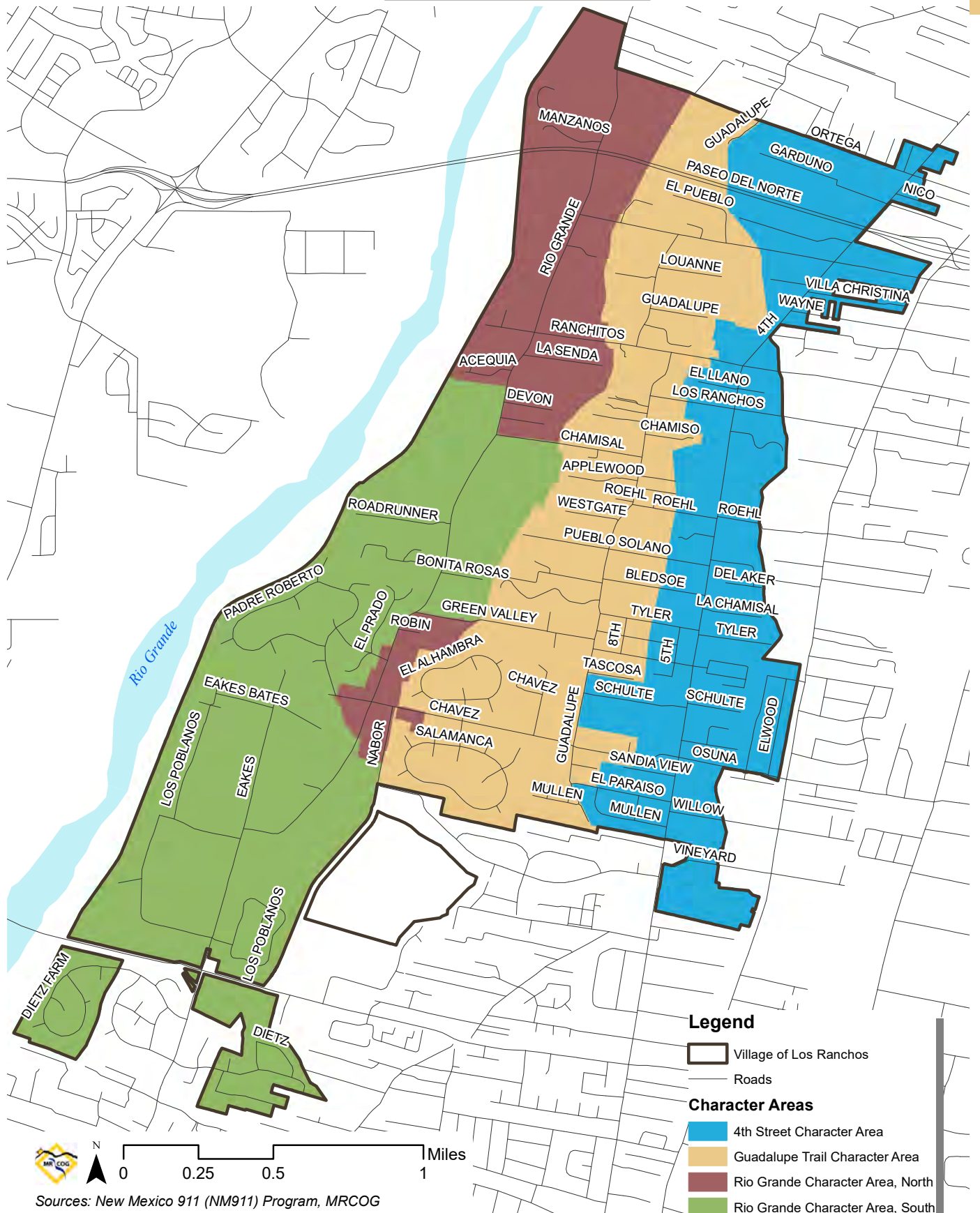
Guadalupe Trail is a winding roadway that starts and stops at several points and has a mix of lot sizes, including tripa lots. Tripas are long, narrow lots typical of an older pattern of agricultural land use in the North Valley and can be seen in this character area and in parts of the Rio Grande Character Area. There is a mix of built structures, from historic to new, and many sections of the corridor have homes clustered near the roadway. This is a historic settlement pattern that hides open space and agricultural use from the road. Though difficult to see from the road, irrigation and animal husbandry continues in the area and many properties can irrigate from the acequias and laterals. The maintenance of these historic development patterns is distinct to continuing the character and history of this area.

Fourth Street Character Area

Fourth Street was the first straight paved road across the North Valley and paralleled the Atchison, Topeka and Santa Fe Railroad. Designated as U.S. Highway 66 in the 1920s and later as U.S. Highway 85, Fourth Street was the main north-south highway through the Albuquerque area until the interstate highways were completed in the 1960s. Much of the ‘strip commercial’ character of Fourth Street is a result of the road’s former role as a highway.

The area was first zoned by Bernalillo County in the 1960s and 1970s, which created a ‘strip’ of commercial zoning and dual zoned parcels, which was later added on by the Village in the 1990s. The corridor is a mix of higher density single-family and multifamily homes and commercial buildings, all with a distinct valley and Village atmosphere seen in the structures, surrounding natural environment, and architectural styles. In more recent times the Village has added physical infrastructure along Fourth Street, recognizing its change from a major highway to a Village main street by adding amenities to facilitate multimodal travel. This character area extends in parts from Fourth Street to the edge of Second Street, though the majority of the boundary follows the Chamisal Lateral.

Character Areas



Sources: New Mexico 911 (NM911) Program, MRCOG

This map is intended to provide a visual explanation of the character areas but allow flexible interpretation in transition areas further from the main corridor.

2.1 Village Form Goal

The goal is to preserve and enhance the historic and “valley” character of the Village while recognizing, preserving, and enhancing the distinct character areas of the Village.

2.1.1 Objectives

- Create and promote a sense of place based on the Village identity
- Allow architectural diversity while promoting a unifying style
- Preserve the unique character of each of the Village corridors
- Preserve the openness, views of mountains, and open expanses of the Village
- Minimize light pollution
- Minimize noise pollution

2.1.2 Policies & Action Steps

Policy A

Create and maintain a cohesive Village form in public and private development to maintain a rural atmosphere.

Action Steps

- Encourage interested landowners to annex into the Village
- Enforce Village zoning and Ordinance requirements
 - Enforce the Dark Skies ordinance to minimize lighting in residential areas
 - Enforce setback requirements to maintain openness between structures
 - Prohibit curb and gutter in residential development except where necessary for storm water management
- Encourage residential development that preserves Village built and natural form (see Residential Development section)

Policy B

Recognize and maintain the unique characteristics of the Rio Grande Boulevard, Guadalupe Trail, and Fourth Street corridors.

Action Steps

- Maintain the 280-foot setback along Rio Grande Boulevard to maintain vistas
- Maintain mixed-use zoning along Fourth Street
- Maintain the design, landscaping, and development standards for commercial and mixed-use development along Fourth Street
- Enhance and unify the commercial aspects of Fourth Street, the Village Center, and the Gateway District
- Continue redesign of Fourth Street to the northern boundary of the Village
- Ensure development of a Village Center
- Maintain a variety of lot sizes and patterns along Guadalupe Trail
- Maintain Guadalupe Trail and Rio Grande Boulevard at their current road widths and curvatures
- Maintain the primarily residential nature of Rio Grande Boulevard and Guadalupe Trail
- In each of the character areas, preserve their unique characteristics by recognizing and continuing the traditional land development patterns, specifically with respect to:
 - Prevalent land utilization
 - Street character
 - Historic styles and buildings
 - Placement of buildings
 - Setback requirements
 - Views
 - Lot patterns
 - Density
- Recognize historic elements of each character area, such as:
 - The historic El Camino Real and Old Route 66 along Fourth Street
 - The Buffalo Curve along Rio Grande Blvd
 - The historic lot patterns and winding nature of Guadalupe Trail

Policy C

Create and promote a sense of place based on the Village identity, particularly the unifying characteristics of agriculture and the natural environment—open space, ditches, and vistas.

Action Steps

- Modify as deemed necessary and install additional Village entry gateways – sculptures, or other community identification markers that welcome visitors

- Promote common infrastructure elements and unifying natural landscaping, such as:
 - Cottonwoods and other native trees
 - Flowers
 - Lavender
 - Bosque plants
- Continue unifying street sign design
- Encourage development of museums, cultural centers, community centers, schools, and libraries for both Village resident and visitor enjoyment



Section 3

Agriculture

Existing Conditions

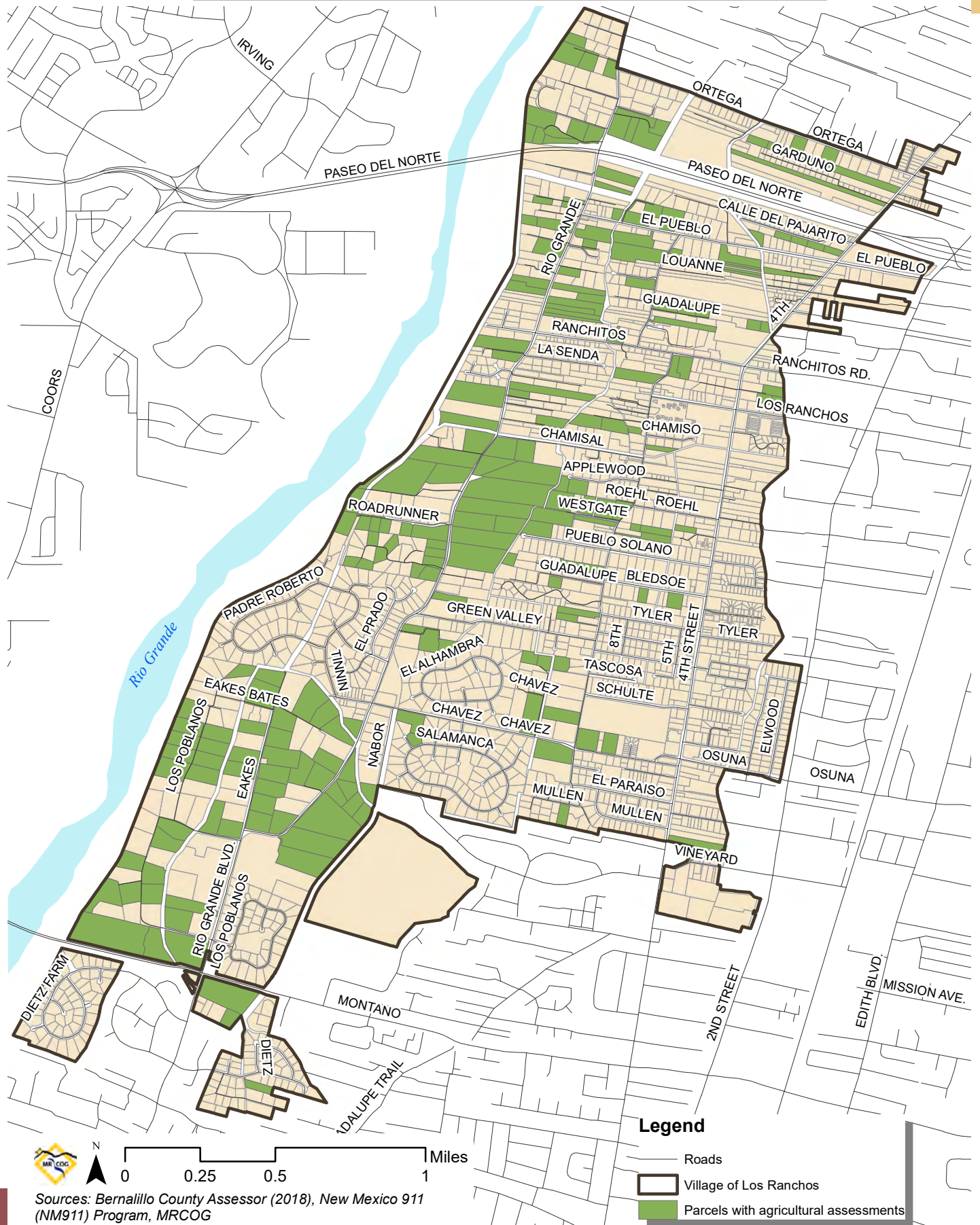
The field of agriculture involves crop cultivation and the raising of livestock and farm animals for personal consumption or sale. Crops can also be cultivated for wildlife consumption and dually serve as agriculture and habitat. As the practice of agriculture is one of the Village's historic traditions and is highly valued by Village residents, all residential zones in the Village allow agricultural activity on the land. This activity includes small-scale agriculture (one-acre or less plots), home gardening, the raising of various animals, and planting crops for wildlife.

In the Village, agriculture is practiced in the form of small-scale rather than large-scale agriculture. Small-scale agriculture is defined by the United States Department of Agriculture (USDA) in terms of gross cash farm income, with small-scale farms earning under \$350,000 annually. In the Village the term generally means practicing agriculture on one acre of land or less as farm operations in other parts of New Mexico and the country tend to involve much larger lots. Some farmers in the Village work to offset the small lot sizes by farming on multiple non-adjacent lots, though moving equipment adds inconvenience to the process.

Though many in the Village historically practiced agriculture, development in the middle Rio Grande valley area led to a suburban trend of single-family subdivision on former agricultural land. Since then efforts have been made both within and outside the Village to grow and support agricultural activity in the valley area. This is in part due to changing lifestyles promoting organic and local consumption and a recognition of the importance of environmental conservation given the challenges brought forth by climate change. This renewed interest coupled with technological advancements in agriculture are opportunities for further development in agriculture. Though with opportunities are challenges, such as the reality of high risk and low profits in agriculture coupled with high land valuation in the Village, resiliency in the face of climate change, and future water management practices.

In addition, farmers as a whole are an aging group. The need to coordinate to grow youth interest in farming to pass on the knowledge of current farmers, along with labor shortages, physical limitations for aging farmers, and availability, access, and cost of machinery and tools, are challenges in agriculture that do and will affect those who farm in the Village. Another factor to consider is that those who farm in the Village are not necessarily residents or landowners in the Village.

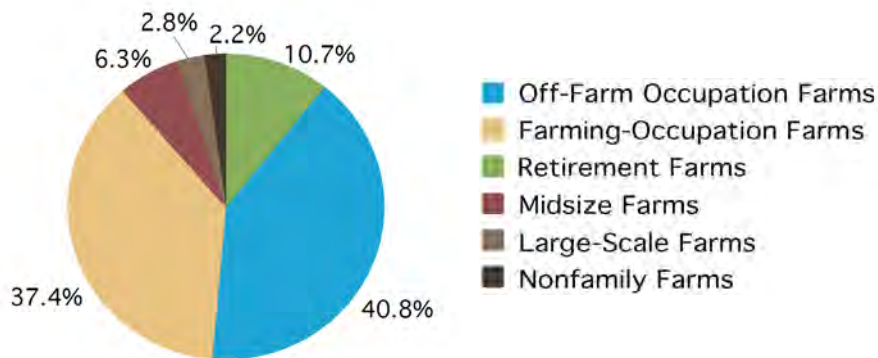
Agricultural Assessment Properties 2018



Farm Statistics^{1,2}

Nationally, farming continues to be a family operation as 98% of farms in the United States are comprised of small, middle, and large scale family farms. Family farms overall comprise 87% of production in the U.S. and small family farms are 89% of U.S. farms, operate 52% of U.S. farmland, and account for 26% of production.

Farm Types in the United States



Small family farms include three subgroups of farms based on occupation: retirement farms, off-farm occupation farms, and farming-occupation farms. Retirement farms are operated by people who are retired, off-farm occupation farms are operated by those who have a main occupation other than farming, and farming-occupation farms are operated by those whose main occupation is farming. Low profitability margins and high financial risk of small family farms are likely contributing factors to the high proportion of farms operated by those who have another occupation.

In the United States in 2017 the average size of a farm was 441 acres. In New Mexico the average size of a farm was 1,624 acres. Farms in Bernalillo County are much smaller with an average size of 177 acres.

Farm Financial Performance

The costs and risk associated with farming are not unfounded. 70% of farms in the United States have operating profit margins of less than 10%, indicating a higher risk of financial problems. Generally, midsize and large family farms have less risky operating margins than small family and non-family farms. For all types of small family farms, the financial risk is higher than non-family farms, midsize, and large-scale farms. To mitigate risk, technical and financial assistance exists alongside crop insurance and farm risk management programs for farmers.

Farmer Demographics^{3,4}

Farmers as a whole are an aging group. Nationally, the average age of principal farm operators was 58.6 years old in 2017 and has been consistently rising since 1982. In New Mexico the average farmer age was 59.8 years old and in Bernalillo County the average farmer age was 59.5 years old, both over the national average. Farmers in New Mexico and Bernalillo County had been on the farms they were currently located at for 21.5 and 19.7 years respectively. The majority of farmers in both New Mexico and Bernalillo County resided on the farm they operated, but 29% of farmers in New Mexico and 19% of farmers in Bernalillo County did not live on the farm they operated.

The majority of farms in New Mexico and Bernalillo County had few farm operators and for both New Mexico and Bernalillo County, the largest proportion of farms were operated by only one farm operator. The primary occupation of farm operators was also not solely farming. In New Mexico and Bernalillo County, 57% and 67% of farmers respectively had another primary occupation other than farming.

Crops^{5,6}

Nationally, small family farms account for large shares of the production of poultry (excluding eggs), hay, and to a lesser extent beef, hogs, cash grains, and soybeans. Conversely large-scale family farms produce the highest shares of cotton, dairy, and high-value crops (vegetables, fruits and tree nuts, and nursery and greenhouse products).

The top crops in terms of production and value in Bernalillo County differ from New Mexico and are more likely to reflect the crop breakdown in the Village, though there are differences in what is shown in the county and what known anecdotally to be in the Village. Notably, some of the top value and production crops in Bernalillo County are high value crops such as vegetables, fruits and tree nuts, and nursery and greenhouse products.

Anecdotally, the majority of Village farmland is known to be comprised of hay and alfalfa. However, there is also a wide variety of crops grown and animals raised in the Village, such as alpaca, apples, apricots, bees, cattle, chickens, chile, garlic, grapes, horses, lavender, peaches, pigs, and sheep. As demand grows, some potential crops that could be grown in the Village include more fruits, such as soft fruits, gourds, hemp, honey, hops, pumpkins, and potatoes.

Top Value of Sales 2012

New Mexico	Bernalillo County
Milk from Cows	Nursery, Greenhouse, Floriculture, Sod
Cattle and Calves	Other Crops and Hay
Other Crops and Hay	Horses, Ponies, Mules, Burros, Donkeys
Grains, Oilseeds, Dry Beans, Dry Peas	Vegetables, Melons, Potatoes, Sweet Potatoes
Fruits, Tree Nuts, Berries	Fruits, Tree Nuts, Berries

Top Crop Items 2012

New Mexico	Bernalillo County
Forage	Forage
Wheat for Grain	Vegetables
Winter Wheat for Grain	Grapes
Corn for Silage*	Sorghum for Silage*
Pecans	Apples

* Silage - Dairy feed

Top Livestock Inventory Items 2012

New Mexico	Bernalillo County
Cattle and Calves	Cattle and Calves
Sheep and Lambs	Layers**
Layers**	Horses and Ponies
Horses and Ponies	Goats
Goats	Sheep and Lambs

** Layers - Female chickens farmed primarily to produce eggs



Crops for Wildlife

Utilizing land for agriculture can dually serve for human or farm animal consumption and wildlife habitat or forage, should crops be planted to attract wildlife. Flowers, grains such as sorghum or millet, and other crops can be planted for consumption and use by humans, farm animals, and wildlife, though they depend on the region and growing conditions. Depending on the plant type, such planting can also aid to restore soil health as cover crops and can attract certain types of migratory or non-migratory wildlife, including insects and pollinators. Planting for wildlife is commonly practiced through wildlife food plots and can supplement other agricultural activities.

Water Management⁷

Drought is not uncommon in New Mexico's semi-arid climate, however climate change is expected to increase the severity and length of drought in the coming years. Rising temperatures, decreases in snowpack, and changing patterns in rainfall are expected to affect water supply, water allocation, and plant and animal health, further highlighting the need for water conservation efforts. The water situation in New Mexico and in the Rio Grande Valley area is also unique in the historical and present use of traditional flood irrigation through acequias, ditches, and landowner ties to water rights.

The supply of water has always been a concern for New Mexico and that concern will only grow as water scarcity is expected to increase as a consequence of climate change. For agriculture in particular, water availability is of great concern, as in 2010 irrigated agriculture accounted for 78.6% of total water withdrawals in the state, similar to that of the nation (80%). Given the historical precedence of flood irrigation and important cultural ties to flood irrigation, in 2010 in Bernalillo County drip irrigation naturally comprised a small proportion of irrigation at 2% compared to flood irrigation at 46% and sprinkler irrigation at 52%. Water for irrigation in the Village can come from different sources, such as through the MRGCD irrigation ditch system, private wells, or the Albuquerque Bernalillo County Water Utility Authority (ABCWUA).

There are water conservation techniques to increase resilience and reduce drought vulnerability, such as planting drought-resistant plants and investing in soil health to promote groundwater percolation and prevent run-off. See Environment – Water Management.

Agriculture in Economic Development

Agriculture can be a component of economic development in the Village through agricultural businesses, farms, and connections between agriculture and local businesses, such as farm-to-table operations and the volunteer-run Growers' Market. A specific form of tourism involving agriculture, agritourism, exists in several forms in the Village through education (farm classes), entertainment (festivals), hospitality (bed and breakfasts or farm stays), and direct sales (u-picks or wineries). See Economic Development – Agriculture.

Agriculture in Residential Development

Subdivision has been credited with the loss of agricultural land in the Village, which has led to regulations to manage residential development to maintain a level of openness in the Village. These regulations include setbacks between properties and along Rio Grande Boulevard and the implementation of the Floor Area Ratio (FAR) to regulate square footage of enclosed space relative to lot size. Still there has been an overall loss of agricultural land to subdivision, in particular to a pattern of subdivision not conducive to larger agricultural activity, continuous open space, or reflective of historic patterns of development. One factor involved in this is the planting of grass lawns in subdivisions, oftentimes replacing former agricultural land. Cluster housing in particular has been noted as a possible form of residential development that can preserve a larger amount of undeveloped land and encourage the practice of agriculture in the Village, should agriculture be at the core of its implementation. See Residential Development – Cluster Housing & Conservation Subdivisions.

Agricultural Technology

Technological advancements and best practices in agriculture and water management can improve agricultural productivity, conserve water, and manage pests through the use of drones, sensors, and landrace and hybrid plant varieties, to name a few. New Mexico is home to many landrace plant varieties, bred over time to be more resilient to the climate. Infrastructure and forms of farming are also changing as greenhouses, aquaponics, vertical farming, the use of shipping containers, and indoor farming become more common. These forms of technology and infrastructure can be explored and integrated into the Village, but in doing so need to be reconciled with historical agricultural practices in the Village, as agriculture involving visible and open fields and flood irrigation are important to the Village's history, atmosphere, and character. Use of these technologies and techniques will also need to be addressed within the context of the Village, as use of drones to monitor crops can come into conflict with wildlife.

Available Techniques

The following are techniques available in the Village at the time of this plan's writing to aid in land conservation efforts for agricultural use, recreational use, or open space habitat use. These techniques allow for and encourage the preservation of private land for agricultural, habitat, or recreational uses while still accommodating development rights.

Special Method of Agricultural Valuation

Determined by the Bernalillo County Tax Assessor's Office, this special method is intended for properties used primarily for agricultural purposes and can help to preserve agricultural land uses. Property owners must apply for this special method and the type of agricultural uses on the property affect the eligibility requirements that must be documented. Change in property owners does not necessarily mean the valuation will cease; so long as the new owner can continue use, document, and report said use to the Tax Assessor's Office, the valuation can continue.

Conservation Easements

A voluntary contract that permanently limits the type and intensity of future land use while allowing landowners to retain ownership and control of their property. Easements involve the purchase or donation of a property's development rights. Easements limit the amount and location of future structures and define the type of land uses that can occur. They can be placed on an entire tract of land or only part of it and are typically permanently tied to the land, binding all future landowners.

Land Trusts

Local and regional non-profit organizations dedicated to protecting important recreational, agricultural, and historic resources through voluntary land conservation by landowners.

Transfer of Development Rights

A planning technique where development rights are sold or donated from land to be conserved (sending zone) to land to be developed (receiving zone). In the Village, transfer of development rights is intended to promote economic development, preserve the agricultural character of the Village, preserve the scenic views of the Village, and protect and promote commercial development on Fourth Street.

3.1 Agriculture Goal

In recognition of the importance of agriculture to the history and character of the Village and in recognition of a need for agricultural resilience given challenges in natural resources, labor, and agricultural knowledge, the goal is to preserve and support agriculture and agricultural related activities.

3.1.1 Objectives

- Promote the agricultural identity of the Village by:
 - Supporting small-scale, sustainable agriculture
 - Supporting animal husbandry
 - Supporting agricultural economic development
 - Supporting the coordination of landowners, businesses, and farmers
 - Supporting forage cultivation for wildlife
- Investigate feasibility and applicability of new agricultural techniques and technology
- Pursue a multigenerational approach to agriculture through continuing education and youth involvement
- Provide agriculture information to residents and current and potential farmers
- Promote water conservation in agriculture

3.1.2 Policies & Action Steps

Policy A

Given the rate of technological innovation and the effects of climate change on animal and plant life, promote agricultural resiliency by encouraging the adoption of newer forms of agriculture, techniques, and infrastructure alongside preservation of historical agricultural practices.

Action Steps

- Discourage subdivisions from instating covenants that prohibit agricultural activity
- Disseminate information to residents and current and potential farmers on agricultural technological development and techniques as they become available
- Investigate feasibility and application of planning techniques that encourage and support agriculture including but not limited to:

- Cluster housing or conservation subdivisions to preserve more continuous agricultural land
 - ◊ Incorporate incentives for developers that preserve and utilize agricultural land
- Develop a farmland protection program and apply to the Natural Resources Conservation Service⁸ to purchase agricultural land easements
- o Maintain and further encourage animal husbandry in agricultural efforts
 - Ensure changes to the animal control ordinance maintain support for animal husbandry
 - Ensure that the raising of livestock and farm animals is permitted in all zones that allow agriculture, consistent with appropriate public health and safety protections
- o Investigate feasibility of newer forms of agriculture in the Village
 - Experiment with the use of new agricultural practices and technology on Village-owned property to provide information to residents and farmers of its potential
 - Encourage landowners to adopt these practices to the extent applicable in the Village
- o Encourage integrated pest management

Policy B

Given the effects of climate change on water scarcity and management, promote sustainable water conservation practices in agriculture while recognizing the historical and cultural significance and sustainability of flood irrigation through the canals, ditches, and laterals.

Action Steps

- o Maintain use of surface water irrigation canals, ditches, and laterals for agriculture
 - Encourage landowners to continue to use water from canals, ditches, and laterals for irrigation to preserve their existence and maintenance
 - Encourage maintenance of non-piped irrigation easements in replatting actions
- o Investigate feasibility and application of non-flood or non-potable forms of irrigation on Village property
- o Encourage use of safe non-potable water for agricultural irrigation
- o Coordinate with other entities to disseminate water rights information to landowners
- o Provide information on agricultural water conservation techniques

Policy C

Promote agriculture through education, events, and agri-tourism.

Action Steps

- Encourage community gardens
- Encourage home gardens
- Encourage forage cultivation for wildlife
- Provide shared agricultural educational space in the Village centered around but not solely focused on the Larry P. Abraham Agri-Nature Center
- Partner with and help to sponsor organizations and other jurisdictions to:
 - Provide agricultural education to youth and adults
 - Support and promote agricultural events and programs held in or by the Village including but not limited to:
 - ◇ Growers' Market
 - ◇ Lavender in the Village Festival
 - ◇ Farm Tours
 - ◇ School programs
 - ◇ Farm Camp
 - ◇ New Mexico State University Cooperative Extension Service
 - ◇ Bernalillo County Grow the Growers program
- Utilize agriculture and agri-tourism as economic development techniques
 - Market Village agricultural products within and outside the Village
 - ◇ Encourage exporting of agricultural goods
 - ◇ Promote the agricultural product lifecycle of growing or raising, processing, and consumption through:
 - Farm-to-table operations
 - Agriculture and livestock related businesses
 - ◇ Encourage coordination with businesses for the sale of agricultural products



Policy D

In recognition of the high cost and risk of practicing agriculture and the high land valuation in the Village, support those who practice agriculture and engage in agricultural related activities whenever possible.

Action Steps

- Lease Village-owned land to farmers on a short-term basis to support upcoming farmers
- Disseminate information to residents and current and potential farmers on:
 - Village property available to lease for agriculture
 - History of agriculture, agricultural products, and cultural contexts in the Village
 - Eligibility requirements for the Bernalillo County Special Method of Agricultural Valuation
 - Allowed planning techniques to preserve agricultural land, including but not limited to:
 - ◇ Conservation Easements
 - ◇ Land Trusts
 - ◇ Transfer of Development Rights
 - Techniques for landowners to utilize land for agriculture, including but not limited to:
 - ◇ Types of crops, including specialty crops and landrace varieties
 - ◇ Organic, sustainable farming
 - ◇ Composting
 - ◇ Pest and weed control
 - ◇ Irrigation methods
- Coordinate with landowners and farmers to develop and implement programs and services to assist landowners and current and potential farmers
 - Encourage a shared tool cooperative to lease or share tools to reduce equipment costs
 - Continue to develop a network of farmable land, available farmers, interested residents, and interested businesses in the Village

Section 4

Environment

Environment

Greenery is a well-recognized characteristic of the Village's natural environment, a visual cue of its rural roots, and generally associated with the Rio Grande Valley area. This vegetation is visually appealing, provides habitat for migratory wildlife and wildlife from the river area, and can help to ward against the urban heat island effect. Alongside this greenery are less visually apparent but still present environmental factors that impact the land, water, and air quality of the area.

As the Village moves forward, factors that impact the Village's land, water, and air are elements not bound by jurisdictions. Just as the environment provides for the benefit and enjoyment of those within and outside the Village, those within and outside the Village impact the environment.

A major threat to the Village's environment is climate change, especially given the interconnected nature of the environment and its effects on human health and quality of life. Water scarcity due to lower precipitation, higher temperatures, and inter-state arrangements is already heightened as a result of climate change and is a key issue to address in conservation and mitigation efforts to ensure a sustainable and healthy future for the Village. Regardless of requirement within Village law, it is encouraged that those in the Village take action to become better stewards of the environment for the vitality and benefit of future generations.

Air Quality

Air quality in the Village is impacted by human-made air pollutants such as those measured by the Air Quality Index (AQI), mainly from combustion of fuels and fumes, and by natural risks such as pollen, dust, and smoke. Severe air pollution can impact sensitive groups such as those with respiratory diseases, younger and older populations, and those allergic to various types of pollen in the area.

AQI indicates overall outdoor air quality, taking into account five categories of air pollutants:

- Carbon monoxide (CO)
- Nitrogen dioxide (NO₂)
- Sulfur dioxide (SO₂)
- Ozone (O₃)
- Particle Pollution
 - Coarse Particulate Matter (PM10)
 - Fine Particulate Matter (PM2.5)

Combustion from fuels such as gas, natural gas, oil, coal, and wood are

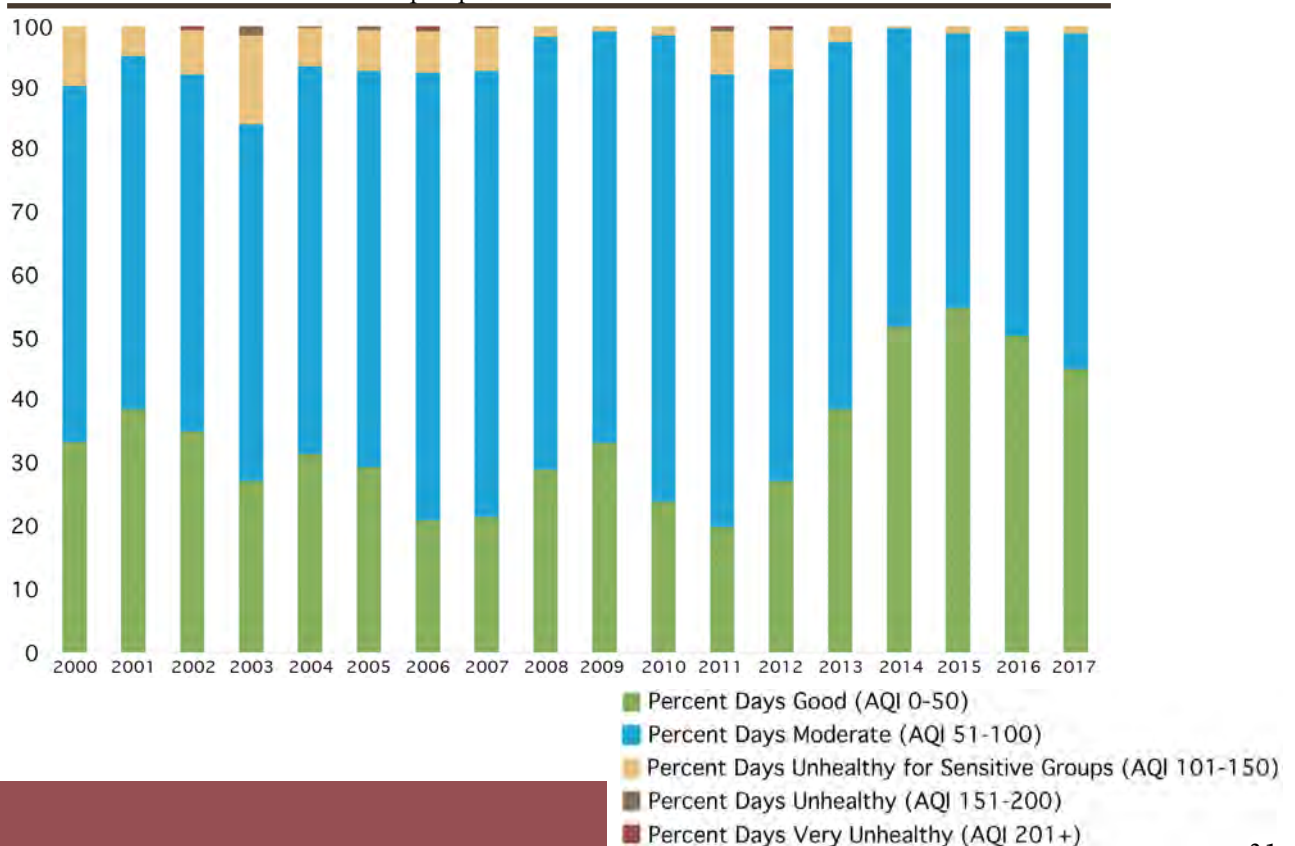
sources of CO, NO₂, and SO₂. O₃ can come from the combination of CO₂ and NO from combustion reacting with heat and sunlight. Particle pollution such as dust or smoke comes from both natural and human-made sources, such as combustion (controlled burning, wildfires) or wind picking up particles.

The Village is regulated by the federal Clean Air Act of 1970 (amended in 1990). The Environmental Protection Agency sets federal limits by which local air pollution control authorities must abide. The Village does not have an AQI measuring station within its boundaries. However, because the Village is situated by Albuquerque, the air quality level in the Village mirrors Albuquerque to some extent. Action to address air quality can be taken while acknowledging that air quality and pollution are not bounded by jurisdictions; the air quality in the Albuquerque metropolitan area and Bernalillo County impacts the Village's air quality and vice versa. Interjurisdictional cooperation is necessary for this and other environmental factors.

Data show the AQI level in Albuquerque is consistently considered Good to Moderate for most days of the year. Over time there are more days in the year with Good to Moderate AQI levels. Usually only about 0-2 days per year the air is measured as Unhealthy or Very Unhealthy. Since 2013, there have been 0 days with Unhealthy or Very Unhealthy AQI levels and a small number of days annually that are Unhealthy for Sensitive Groups.

Percentage of Days AQI Level Considered Good to Unhealthy⁹

Albuquerque, New Mexico 2000-2017



Measures have been taken in the metropolitan and county area to regulate and reduce air pollution, such as vehicle emissions testing, burn restrictions, asbestos removal, and the requirement of permits. These regulations apply to activity in the Village as well.

Overall, the main AQI pollutant in the area is O₃, as it consistently has the most days annually as the main pollutant. Reducing vehicle emissions can help to reduce the amount of O₃ pollution in the area.

Pollen

Though not a pollutant, quality of life can be affected for those allergic to tree, grass, and weeds pollen carried by the wind. The Albuquerque pollen count is composed of grass, aster, chenopodiaceaeⁱ (eg. Tumbleweeds), and sagebrush pollen types, though there are many other types of pollens in the area.

The Landscaping section of the Village Code lists Siberian Elms, Tamarisk (Salt Cedar), and Russian Olive as prohibited plants. While this does not currently apply to properties outside the VC and C-1 zones, consideration can still be given when planning landscaping on residential properties. It is encouraged that more drought-resistant, non-invasive, or low pollen impact species be planted. The Cottonwood has high pollen potential but is native to the Village and is encouraged regardless. Should the Village pursue a pollen control ordinance, it can take time for regulation to take effect as trees grandfathered in (planted before the ordinance is enacted) are permitted until they die.

- i. A plant family with pollen easily spread by wind that includes Russian thistle (tumbleweeds), saltbrush, and related desert native plants.



Light Pollution

Open space and wildlife are components of the natural environment and semi-rural feel of the Village. Minimal light pollution is normally associated with open space and is encouraged partially in the interest of protecting wildlife. Severe light pollution can negatively impact ecosystems and wildlife, both permanent and migratory, can have an adverse impact on human health, and also increases energy consumption. Light pollution is not bound by boundaries. Light from the surrounding area likely impacts light pollution in the Village.

Noise and Noise Pollution

Noise is a broad category that includes all sounds people can hear on a daily basis. This includes and is not limited to human voices, animals, street traffic from vehicles/pedestrians/emergency vehicles, trains, construction, aircraft, music, household sounds, workplace sounds, events, fireworks, and conflicts. Noise pollution can be annoying and excessive noise can be harmful to human health. Noise can be described qualitatively and measured quantitatively.

Qualitatively, noise can be described as sound that endangers or injures the safety or health of human beings, or as sound that annoys or is objectionable to a reasonable person of normal sensitivity. There are multiple qualitative definitions of noise.

Quantitatively, noise is measured in decibels (dB) and excessive noise levels are defined differently by different jurisdictions. Decibels are logarithmic, so in increments of ten decibels, the sound is twice as loud. 40 dB is considered the lowest limit of urban ambient sound and is equivalent to a library. 70 dB is an arbitrary base of comparison and is equivalent to music in one's living room or radio or TV audio. According to the World Health Organization (WHO), sound levels less than 75 dB are not damaging to living organisms, regardless of length or consistency of exposure. Exposure for over 8 hours to constant noise above 85 dB can be hazardous.

Noise can be dampened or masked through building materials and natural techniques which can be applied to exteriors and outdoor areas. In particular, plants absorb and scatter sound rather than bounce the sound back.

Water Management

Integral to life in the desert, water is a limited resource and is expected to become scarcer in this region due to the effects of climate change. The Village's water is a resource shared by surrounding jurisdictions and as far as surrounding states. To mitigate the impact of a depleting water supply, water management strategies for residential, agricultural, and economic development must be considered to ensure a sustainable future for the Village.

The Village's potable water is provided by the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) and private wells on individual properties, which draw groundwater from the aquifer. The main source of the Village's water is from ABCWUA, which is primarily surface water diverted from the Colorado River through the San Juan-Chama project.

Overall, use of groundwater is declining alongside overall water use. Water continues to be managed through reuse and conservation and there are efforts to store water in the aquifer and reserve its use mainly for times of drought. Irrigation water is provided primarily through the Middle Rio Grande Conservancy District (MRGCD) ditch system. Those who have water rights or are part of the MRGCD water bank have access to ditch irrigation water. See Ditches section.

Groundwater quality is an issue for all jurisdictions that use the aquifer's water and contamination is always a possibility. Well testing efforts monitor groundwater activity for both individual landowners and other well users. Private landowner wells are regulated to prevent against contamination.

Paper water rights do not always equate to available water allotted given fluctuations in annual precipitation. Ensuring maintenance of water rights attached to land is essential to keeping the unique tradition of agricultural flood irrigation alive and preserved for future generations. Regardless whether it is regulated by the Village, it is encouraged that those in the Village take action to become aware of their water rights and try not to forfeit or abandon their water rights, separating water from the land.

Stormwater

Stormwater is any water from rain, snow melt, or ice melt that seeps into the ground or is drained through drains, ditches, or streets, where it later ends up in the Rio Grande. Contaminated stormwater can come from industrial or construction activities, as well as from daily life (litter, pet waste, yard waste, pesticides, and automobile fluids), negatively affecting water quality. Street sweeping and individual effort to properly dispose of waste can help to prevent stormwater pollution from feeding into the Rio Grande.

The U.S. Environmental Protection Agency regulates stormwater discharge to waters of the U.S. through a discharge permit process. The Village is a member, along with other entities, of the entire watershed's Municipal Separate Storm Sewer System (MS4) Discharge Permit to help protect surface water quality.

Flood Control

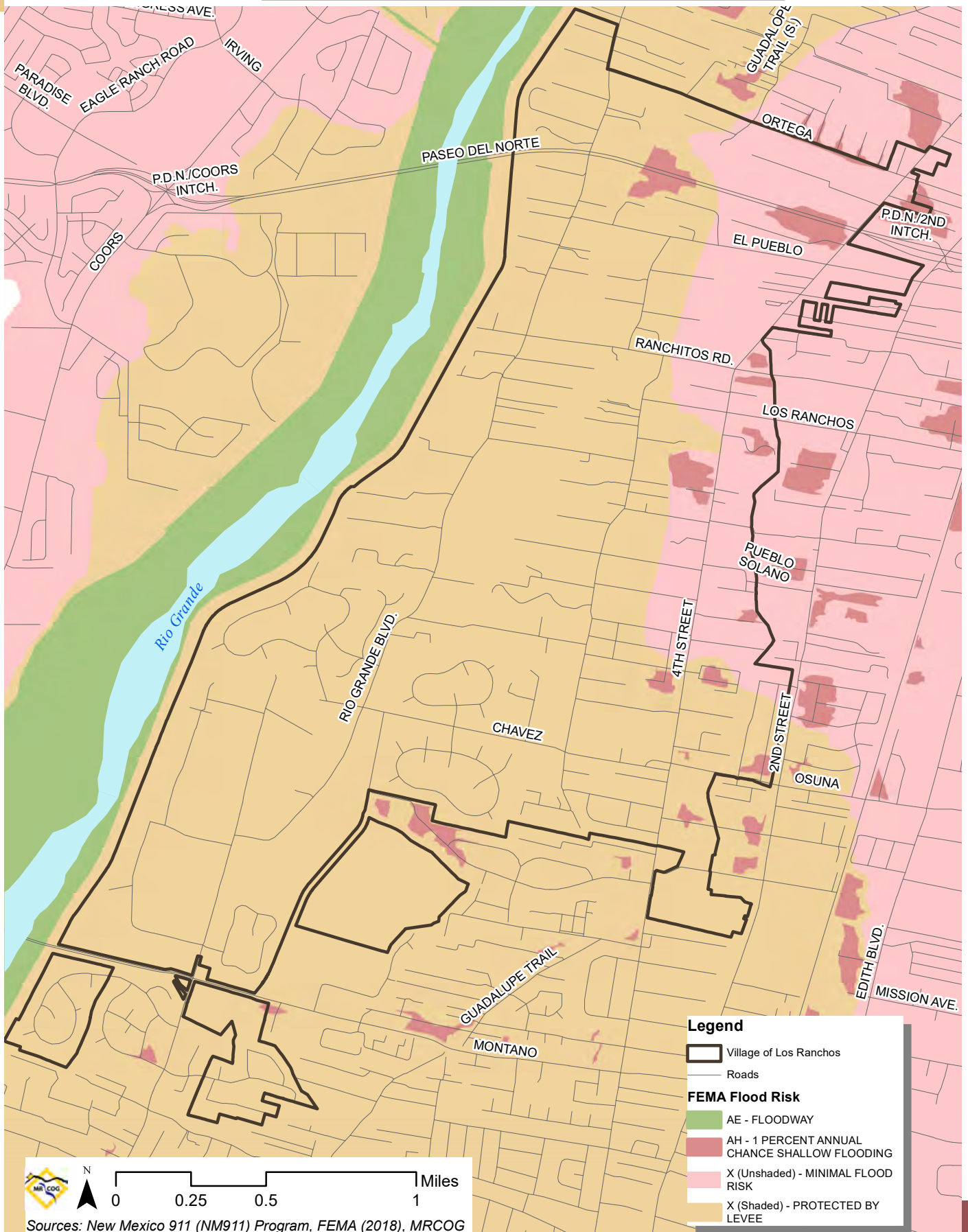
The Village's location in the Middle Rio Grande Valley offers easier access to water and the green landscape that comes with it, however with that water is the chance of flooding. Prior to the 1920s and the introduction of drainage and irrigation canals created by MRGCD, the North Valley was subject to regular flooding characteristic of its low-lying location in a riverine flood plain. The Rio Grande historically has flooded, but the introduction of human-made levees, drainage and irrigation ditches, and the channelization of the river have managed that risk.

Flood information from the Federal Emergency Management Agency (FEMA) on the National Flood Hazard Layer (NFHL) map show flooding conditions in the Village. Due to a lower elevation, the majority of the Village is in FEMA Flood Zone X shaded, an area of moderate flood hazard. Pockets of the Village have higher flood hazard (Flood Zone AH), and some of the east side of the Village has minimal flood hazard (Flood Zone X unshaded).

Definitions of FEMA Flood Zone Designations:

- Zone X (unshaded) - Area of minimal flood hazard outside the 500-year flood and protected by levee from 100-year flood.
- Zone X (shaded) - Area of moderate flood hazard, usually the area between the limits of 100-year and 500-year floods.
- Zone AH - Area with 1% annual chance of shallow flooding, usually in the form of a pond, with an average depth from 1 to 3 feet.

FEMA Flood Zones





4.1 Environment Goal

In recognition of the holistic system of the environment, its connection to health and quality of life, and human impact on the environment, it is the goal to protect and enhance the environment in the Village wherever and whenever possible.

4.1.1 Policies & Action Steps

Action Steps

- Provide information for residents on:
 - Local wildlife and wildlife conservation methods
 - Conservation easements
 - The impact and importance of the environment, including on human health and well-being
 - Renewable energy and green building techniques and incentives
 - Integrated pest management, including the negative effects of herbicides and pesticides
 - Prohibited groundwater contaminants
 - Plants native to this area
 - Environmental conservation incentives such as rebates
- Enforce and revise as necessary Village ordinances pertaining to the environment
- Communicate and collaborate interjurisdictionally and with the appropriate agencies
 - Ensure involvement through Village staff and government liaisons
 - Coordinate in regional environmental planning efforts
- Provide residents information on native, non-invasive, low-water use, low-pollen, or drought-resistant plants, planting, and maintenance techniques
 - Encourage the planting of said trees and plants where appropriate as noise buffers, to improve air quality, and as replacements for older trees to maintain Village character
- Consider applying to become a recognized municipality in the Tree City USA program
- Consider celebration of Arbor Day

4.2 Air Quality Goal

The goal is to preserve and improve the air quality within the Village by adopting, practicing, and promoting clean air activities.

4.2.1 Objectives

- Support and communicate with government agencies involved in managing air quality, such as the Albuquerque/Bernalillo County Air Quality Control Board
- Support federal, state, and metropolitan area policies that protect air quality
- Provide residents information on native, non-invasive, low-water use, low-pollen, or drought-resistant plants, planting, and maintenance techniques
 - Encourage the planting of said trees and plants as noise buffers, to improve air quality, and as replacements for older trees to maintain Village character
- Encourage use of dust abatement techniques on non-paved streets in residential neighborhoods to protect against dust while maintaining the unpaved streets as an aspect of the Village's semi-rural atmosphere and permeability for stormwater

4.2.2 Policies & Action Steps

Policy A

Support environmental policies and programs which protect air quality.

Action Steps

- Continue to support and utilize Bernalillo County's Open Burning Guidelines while ensuring safe and appropriate opportunities to burn agricultural and landscape waste
- Continue compliance with the federal Clean Air Act
- Support organizations which monitor air quality in the area and report to the proper agency when necessary
- Investigate the necessity and feasibility of a pollen control ordinance and implement if deemed necessary

Policy B

Encourage residents to use techniques which maintain and enhance the air quality in the Village.

Action Steps

- Provide residents information on dust abatement techniques on non-paved streets in residential neighborhoods
- Provide residents information on native, non-invasive, low-water use, low-pollen, or drought-resistant plants, planting, and maintenance techniques
 - Encourage use of the above types of plants as replacements for older trees and plants to maintain Village character, as noise buffers, and to improve air quality
- Provide information on the impact of burning on air quality and encourage use of alternative heating sources such as solar

4.3 Dark Skies Goal

The goal is to maximize the preservation of the semi-rural valley character of the Village and to minimize light pollution for the enjoyment of citizens of the Village and as a factor of habitat maintenance for wildlife.

4.3.1 Objectives

- Enforce and revise as necessary the Dark Skies ordinance
- Ensure that new businesses and residential construction comply to the Dark Skies ordinance

4.3.2 Policies & Action Steps

Action Steps

- Enforce and revise as necessary the Dark Skies ordinance to meet commercial and residential zone goals
- Provide information to residents on light pollution
- Enforce ordinance requirements on landscape buffers to minimize noise, light, and sight impact

4.4 Noise Mitigation Goal

The goal is to create and maintain an environment within the Village which is semi-rural in nature, conducive to peace and tranquility, and prevents excessive sound and vibration, except on a limited and restricted basis while understanding different levels of activity in the Village.

4.4.1 Objectives

- Enforce and revise as necessary the zoning ordinance which sets the appropriate noise limits and restrictions for residential and commercial areas and which balances the needs for commercial and social activities with quiet and tranquility in residential areas
- Maintain a zoning ordinance which sets limits on construction activities by setting hours of operation, duration of extreme noise, and mitigation requirements

4.4.2 Policies & Action Steps

Action Steps

- Enforce and revise as necessary the noise ordinance
- Provide information and encourage residents to dampen or mask noise using natural noise abatement techniques within Village regulations
 - Provide residents information on native, non-invasive, low-water use, low-pollen, or drought-resistant plants, planting, and maintenance techniques
- Enforce ordinance requirements on landscape buffers to minimize noise, light, and sight impact
- Ensure noise studies and landscape buffers to mitigate noise impact are conducted and implemented by the appropriate entities along Montano Road and Paseo del Norte

4.5 Water Management Goal

In recognition of the limited amount of water currently available and expected in the future, the goal is to manage water use and encourage and practice water conservation in the Village.

4.5.1 Objectives

- Coordinate interjurisdictionally and with other agencies in water planning
- Provide information on water conservation, water rights, and water utilization
- Encourage residents to maintain water rights and practice water conservation
- Support continued availability of individual wells and irrigation rights in the Village

4.5.2 Policies & Action Steps

Action Steps

- Locate and utilize non-potable water resources on Village property whenever possible
- Provide information for residents on:
 - Water conservation techniques and policies, including water reuse, water harvesting, and xeriscape
 - The importance of water rights
 - Government and utility agency conservation rebates
 - Native, non-invasive, low-water use, low-pollen, or drought-resistant plants, planting, and maintenance techniques
- Encourage use of water conservation techniques in landscape plans
- Encourage use of low water drip systems whenever possible
- Discourage landowners from selling water rights
- Prohibit severing of water rights in Village purchases of property
- Support continued availability of wells and irrigation rights
- Communicate and coordinate with other legal bodies and agencies regarding water rights
 - Coordinate with other entities to ensure continued water on Village property
- Encourage preservation and maintenance of ditch system for flood irrigation for groundwater, conservation, and recharge
 - Encourage irrigation from canals, ditches, and laterals
 - Ensure permeability to aid in aquifer restoration and maintenance
 - Enforce where Village has authority to maintain use of ditch system
 - Encourage maintenance of public use of ditch system
- Enforce the Water Management ordinance
- Coordinate with neighboring entities in their groundwater monitoring activities

4.6 Water Quality Goal

The goal is to aid in the maintenance of stormwater and groundwater quality, prevent ground water contamination, and manage the quantity of stormwater within the Village.

4.6.1 Objectives

- Provide information for residents on stormwater management and flood damage prevention
- Provide information for residents on prohibited groundwater contaminants

- Encourage residents to implement environmentally-conscious stormwater management techniques
- Maintain Village compliance with the MS4 Permit and a Certified Flood Plain Manager
- Enforce and revise as necessary stormwater and flood ordinances

4.6.2 Policies & Action Steps

Policy A - Stormwater

Ensure compliance to Village ordinances and requirements by other government entities regarding stormwater management and floodplain safety in residential and commercial development and redevelopment.

Action Steps

- Enforce and revise as necessary the Storm Water Management Ordinance
- Encourage the use of Low Impact Development/Green Infrastructure (LID/GI) or similar water management and conservation practices for all new or redevelopment within the Village
 - Include information on LID/GI with permit applications in conjunction with Site Development Plan and on-site ponding requirements
 - Encourage permeable pavers or surfacing in new development
- Prohibit the use of toxic chemicals to prevent weeds per state and federal regulations
- Provide information for residents on:
 - Stormwater contamination prevention
 - Pesticides, herbicides, and any harmful substances which may pollute the ground or surface water
 - Stormwater management techniques
- Continue participation with other jurisdictions in the Middle Rio Grande Watershed in the Municipal Separate Storm Sewer System (MS4) Permit to regulate surface water quality standards
- Provide information on and encourage integrated stormwater management techniques to reduce, slow, and cleanse runoff such as:
 - Swales
 - Permeable pavers and surfaces
 - Impervious surface reduction
 - LID/GI natural processes to infiltrate, evapotranspire, and reuse runoff on site where generated

Policy B - Flood Plain Management

Maintain a Certified Flood Plain Manager to ensure all buildings within the Village meet FEMA guidelines for designated Flood Plain areas, Flood Plain area and Flood Plain Insurance information is disseminated, and Letters of Map Revision are filed when appropriate.

Action Steps

- Ensure the Certified Flood Plain Manager attends FEMA conferences and meetings to maintain certification
- Provide information to Village residents concerning Flood Plain areas within the Village and National Flood Plain Insurance Program availability
- Review all building plans to ensure FEMA guidelines are met for designated Flood Plain areas
- Keep current on FEMA updates and new guidelines

4.7 Sustainable Development Goal

In recognition of the importance of human impact on the environment and environmental responsibility, the goal is to encourage and integrate into Village residential and commercial development sustainable and low-impact infrastructure and development.

4.7.1 Objectives

- Provide residents, developers, and builders information on sustainability techniques
- Encourage the implementation of sustainable techniques to the extent possible compliant with Village ordinances
- Encourage utilization of alternative energy

4.7.2 Policies & Action Steps

Action Steps

- Encourage renewable energy and green building techniques and materials to the extent possible compliant with Village ordinances
 - Utilize guidelines for accredited green building proposals
 - Investigate green building proposals to ensure contribution to environmental quality

- Encourage reuse of building materials
- Continue to provide recycling
- Encourage use of local materials to decrease transportation costs
- Encourage solar power installation and utilization
- Encourage passive solar design of structures
- Support educational efforts to provide green building and renewable energy information to Village residents



Section 5

Ditches

Existing Conditions

The North Valley and the Village of Los Ranchos de Albuquerque are served by an irrigation system historically tied to the agricultural nature of the area. The primary use of the system is agricultural irrigation and drainage, though it is also used by pedestrians, bicyclists, and equestrians for recreation. The ditch system is comprised of acequias, laterals, drains, ditches, and canals, collectively referred to as ditches, which provide agricultural irrigation to properties along them. The Middle Rio Grande Conservancy District (MRGCD) manages ditch maintenance and use in the valley area.

Ownership of land in this ditch irrigation system is complex. Some lands are owned outright by MRGCD and others are contained within easements held by MRGCD. Though levels of ownership can be difficult to determine, privacy for adjacent landowners is of concern and overall, regardless of ownership, it is encouraged that all ditch users respect the private nature of the ditches.

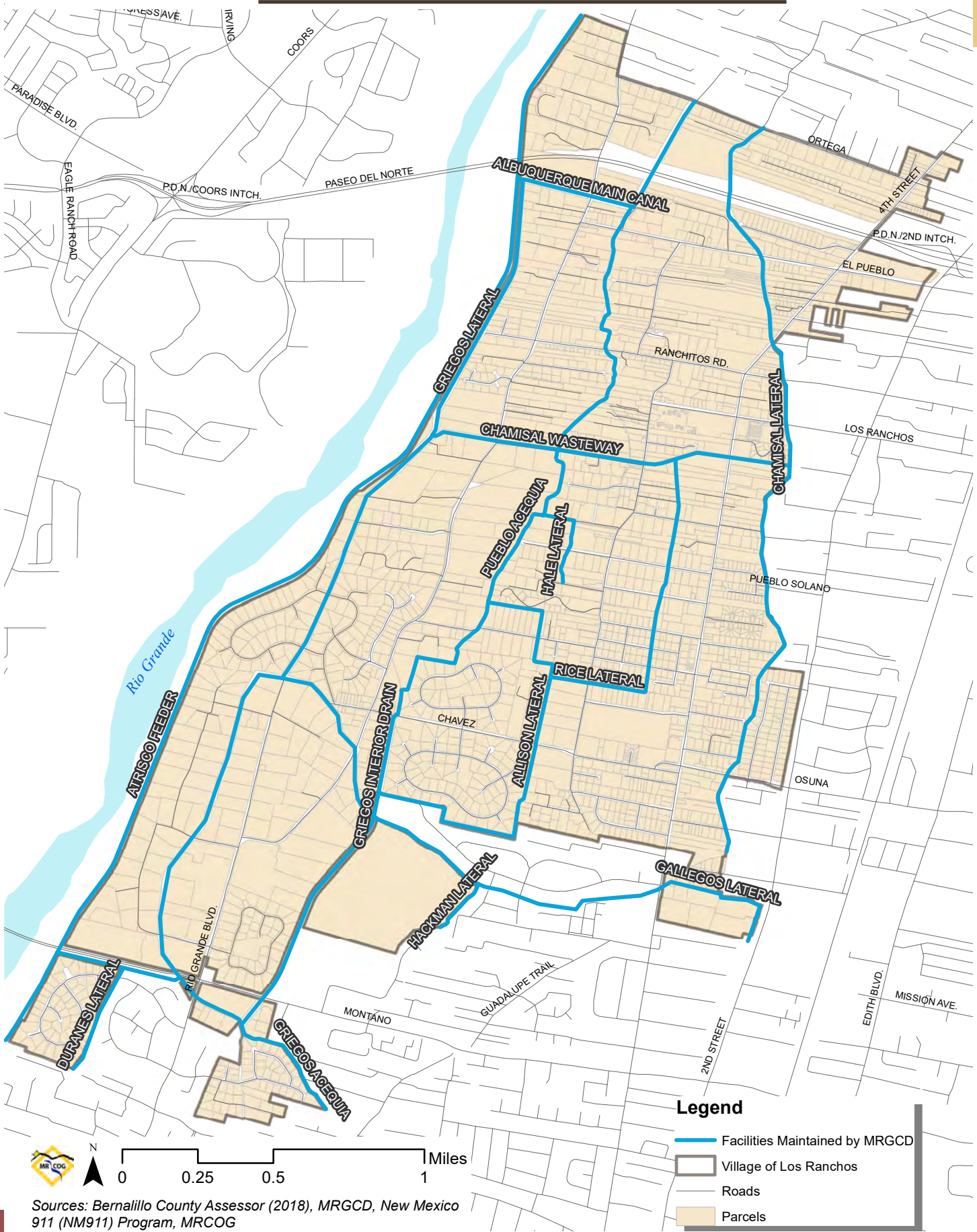
History

Irrigation, vital to agriculture, was first seen in the area with a system developed by Native American pueblos. Later, Hispanic settlers expanded upon the existing infrastructure and developed their own system of acequias. However, neither system had drainage, leading to a swamp-like nature for many fields and leading to the accumulation of salt on fields. By 1920 much land was out of production due to recurrent flooding and poor drainage. MRGCD was formed in the 1920s to implement drainage and flood control improvements in the area through a system of irrigation ditches, intended to both irrigate and drain. This system supplements the older acequia irrigation system and is one of the original services provided to area landowners. It has shaped the early use of land in the area, influencing the creation of tripa lot patterns, and continues to define the Village for the future.

Recreation

The primary purpose of the ditches is for agricultural irrigation and drainage. In addition, their right-of-way has also been used by residents for recreation by pedestrians, equestrians, and bicyclists. Ditch users are encouraged to exercise caution along ditch right-of-way, as safety is of concern, especially in low light or high-water level conditions.

MRGCD Facilities



5.1 Ditches Goal

In recognition of the importance of the ditch irrigation system to the Village and of its uses, primarily for irrigation but also for multimodal recreation and greenery, the goal is to preserve and enhance the ditch irrigation system.

5.1.1 Objectives

- Ensure preservation and maintenance of open ditches and ditch right-of-way by appropriate agencies and private landowners
- Encourage care and courtesy by all users of the ditches
- Recognize and respect the range of ditch and ditch right-of-way ownership in the Village
- Recognize the need for privacy and safety for those adjacent to ditches
- Coordinate with agencies and private landowners to preserve the open and accessible nature of the ditches
- Recognize the historic significance of ditches and their impact on land development, lot patterns, and agriculture
- Preserve the rural nature of the ditches and their right-of-way for vegetation and wildlife habitat
- Recognize and encourage the range of ditch uses
- Preserve the interconnected ditch system within and outside the Village
- Promote ditch safety

5.1.2 Policies & Action Steps

Policy A

Support the preservation and maintenance of the ditch system throughout the Village.

Action Steps

- Require ditch access, maintenance, and preservation of irrigation in development proposals
 - Encourage use of ditch irrigation
 - Encourage preservation of open ditches and ditch right-of-way in the planning process
 - Discourage abandonment of ditch or irrigation easements and access in subdivisions and replatting
 - Encourage landowners to preserve access to ditches

- Discourage the fencing off, closing, piping, or otherwise covering of open and accessible ditches and ditch right-of-way
- Enforce ordinance prohibiting ditch contamination
- Enhance connections where ditch system is interrupted
 - Identify and promote safety around ditch road crossings
 - ◇ Prioritize intervention level and location based on highest need for safety and non-motorized traffic volumes
 - ◇ Consider safety interventions such as signage or crosswalk paint
 - Enable non-motorized ditch crossings to the bosque
- Encourage creation of a volunteer committee to assist the Village in ditch preservation efforts
- Coordinate with agencies to promote ditch preservation and use
 - Identify historic ditches
 - Inventory ditch condition, including imminent closure, uses, and user type
 - Map ditches in the Village
 - Identify linkages and areas for improvement between ditches
 - Encourage youth participation in projects involving ditches
 - Encourage participation in community ditch clean up days

Policy B

Recognize the range of ditch ownership and balance the uses of the ditches with respect for adjacent property owner privacy and safety.

Action Steps

- Accommodate a range of ditch users, including bicyclists, pedestrians, equestrians, and those with physical disabilities while recognizing that not all users can be accommodated along all ditches
 - Develop criteria to identify and prioritize where each user type can be accommodated in ditch inventory efforts
- Encourage a range of ditch uses, including:
 - Irrigation
 - Multimodal recreation (equestrians, bicyclists, pedestrians)
 - Wildlife habitat
- Encourage the provision of appropriate ditch access while considering privacy and safety for adjacent landowners
- Provide amenities where possible to contain litter and animal waste at convenient points on ditch right-of-way and at access points, such as trash cans or dog waste bags
 - Encourage users to pick up waste and litter along the ditches as a courtesy

- Recognize and respect the understanding that most ditches within Los Ranchos are private property
 - Post and maintain signage indicating private property
- Coordinate with agencies and adjacent landowners to avoid or minimize negative impacts from the ditch system on properties adjacent to ditches
- Support agencies which enforce restrictions against motorized use of ditch right-of-way, except for official agency vehicles

Policy C

Coordinate with appropriate agencies and landowners in preservation, maintenance, and educational efforts.

Action Steps

- Support the maintenance of public ditches by the appropriate agency
- Support agencies which enforce maintenance of private ditches by private landowners
- Coordinate with appropriate agencies, government entities, and landowners to prevent abandonment or closure of ditches
- Coordinate ditch preservation and maintenance with neighboring jurisdictions and appropriate agencies to ensure connection between ditches within and outside the Village
- Coordinate with appropriate agencies and landowners to preserve the open and accessible nature of the ditches
- Coordinate with government entities and appropriate agencies on public health and safety issues involving ditches
 - Ensure awareness and involvement in legislation involving ditches
 - Coordinate with New Mexico Land Trust and other jurisdictions in purchasing efforts for ditches threatened by closure
- Provide information and support other entities in ditch education efforts, including but not limited to:
- Enforce ordinance prohibiting ditch contamination
- Enhance connections where ditch system is interrupted
 - Ditch safety, particularly for children and pets
 - Ditch usages
 - Ditch maintenance, such as weeds
 - Ditch ownership
 - Impact on the natural environment around ditches
 - ◇ Ditch contamination
 - ◇ Minimizing use impact in ditch right-of-way
 - Applicable water laws
 - The importance of irrigation



Section 6

Open Space

Existing Conditions

The Village has about 144.5 acres of dedicated public open space through Los Poblanos Fields, the Larry P. Abraham Agri-Nature Center, and the Del Norte Open Space. The Village owns in part 49 acres of open space while about 90.5 acres are located in but not owned by the Village. Though not within Village boundaries, the Rio Grande Valley State Park to the west provides quick access to wildlife and recreation. While Shining River Parking Area is not an open space, it is a 4.7-acre facility that supplements use of the Rio Grande Valley State Park and nearby multi-use trail along Paseo del Norte.

- Larry P. Abraham Agri-Nature Center 23 acres
(owned by the Village)
- Del Norte Open Space 31 acres
(majority owned by the Village)
- Los Poblanos Open Space 90.5* acres
(not owned by the Village)

*Within Village boundaries

Open Space & Open Expanses

In this plan open space is considered public, dedicated, passive open space, meaning that it is accessible for use by the public, including those who are not Village residents, remains open space in perpetuity, and is mostly unimproved.

This is to distinguish between open space, active parks, and open expanses, all of which are encouraged in the Village but can have different means of implementation and use. Dedicated public open space is usually mostly unimproved while active parks are often developed with amenities such as sports or play facilities. Visually accessible open expanses, such as the view corridor created by the 280-foot setback along Rio Grande Boulevard, contribute to the open atmosphere of the Village, but are not publicly dedicated open space. Though they are not publicly accessible and are private property, many residents consider views of open expanses an essential component of Village character. Similarly, many residents consider irrigation ditch right-of-way to provide similar recreational and environmental amenities as open space, but they are primarily privately owned.

Other forms of open space do exist in the Village, such as private open space for common use by property owners, usually found in subdivisions.

Rio Grande Bosque

The Rio Grande is one of the few riparian habitats and the largest remaining cottonwood forest in the southwestern United States. The bosque area west of the Village is part of the Rio Grande Valley State Park, which is maintained by the City of Albuquerque's Open Space Division. The State Park provides recreational facilities for bicyclists, pedestrians, equestrians, and some water activities. A threat to the bosque is the spread of hardy, exotic plants, such as salt cedar and Russian olive trees, which interfere with the propagation of native species. Also, water availability in the area will be affected due to climate change, affecting precipitation in the area and north of the watershed.

Vegetation and Wildlife

Vegetation in the Village is primarily riparian woodland with limited wetland. Riparian woodland includes New Mexico olive, Canada wild rye, foxtail, Virginia creeper, sunflower, spiny aster, globe mallow, sand dropseed, muhly, yerba mansa, salt grass, lambs quarters, and rose indigo bush. The dominant tree is the cottonwood, though there are also willows, and invasive tamarisks and Russian olives. Wetland is limited and occurs primarily in marshes, ponds, and depressed areas, although some remnants of wetlands can be found along irrigation ditches. The main vegetation includes cattails, duckweed, smartweeds, rushes, knotweed, reedgrass, coyote willow, and types of algae.

The Village is home to a variety of permanent and migratory wildlife, such as porcupines, raccoons, skunks, Gambel's quails, coyotes, and bobcats. The bosque provides habitat for some endangered and vulnerable species, such as the southwestern willow flycatcher, silvery minnow, New Mexico jumping mouse, yellow-billed cuckoo, and the eagle.¹⁰ The region is part of a major route for migratory birds, such as sandhill cranes, Ross's geese, snow geese, Canada geese, and Cooper's hawks.¹¹



Los Poblanos Open Space

Originally called Anderson Fields Open Space, Los Poblanos Open Space is a joint project with the City of Albuquerque, Bernalillo County, and the Village of Los Ranchos de Albuquerque located at the south end of the Village. Acquired in 1998, the open space is a series of fields with trails around the fields. 90.5 acres of the open space are located within Village boundaries and 48 acres are located in the City of Albuquerque.

Del Norte Open Space

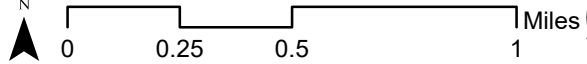
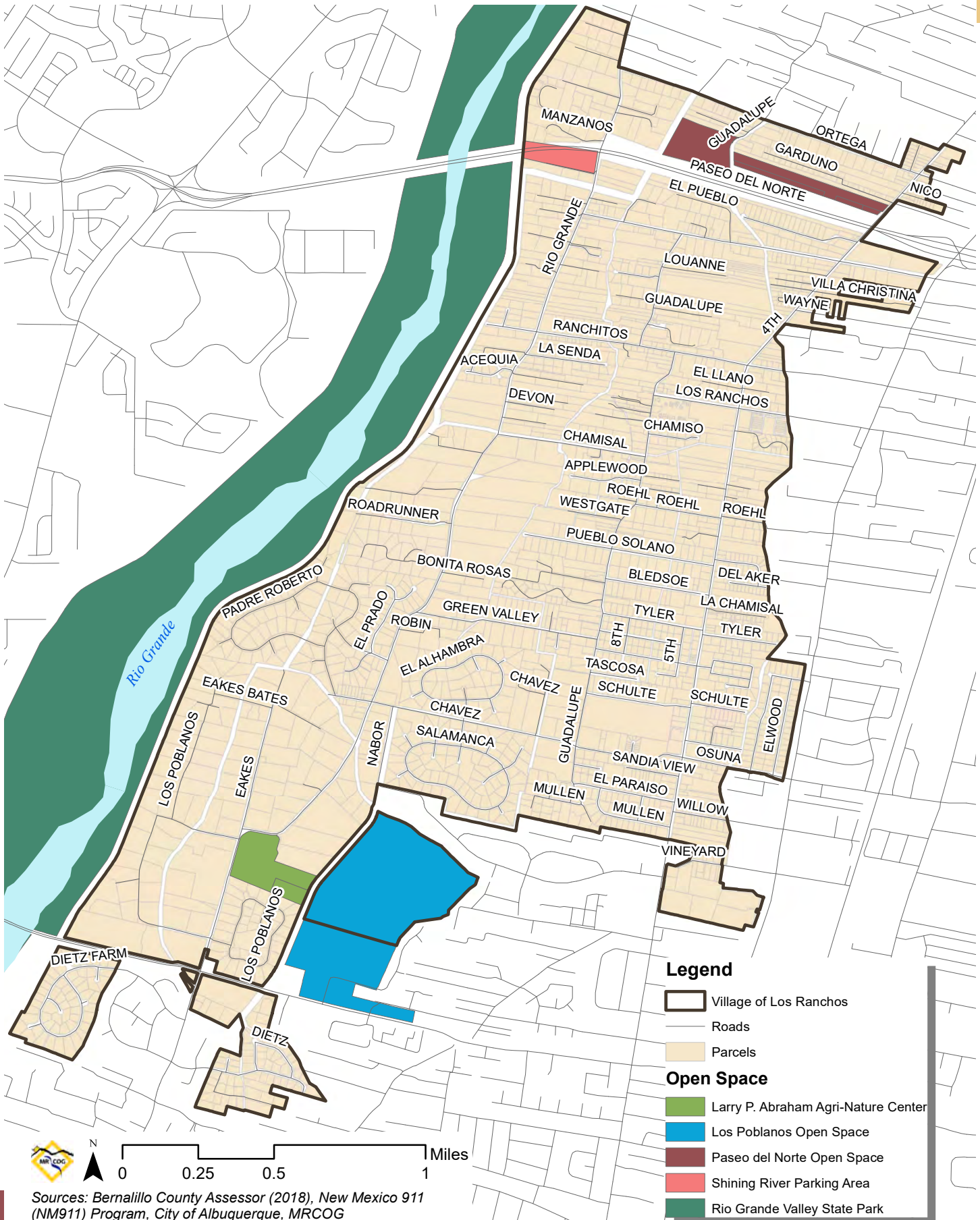
Located north of Paseo del Norte between Fourth Street and Rio Grande Boulevard, the Del Norte Open Space was acquired in 2008 and is jointly owned by the New Mexico Department of Transportation, Bernalillo County, and the Village of Los Ranchos de Albuquerque, which owns the majority of the property. The open space has irrigation water rights from MRGCD for agricultural management and has pedestrian and equestrian paths. The Village has leased part of land to farmers to support agricultural activities in the Village.

Larry P. Abraham Agri-Nature Center

A 23-acre site acquired by the Village in 2009 and 2010 and part of the former Anderson Winery, the Larry P. Abraham Agri-Nature Center is the hub for Village agricultural activities. Used as an educational facility for youth and adult programs and agriculture-based events, this site is a primary location for the Village's partnerships with various entities and farmers. It was dedicated as the Larry P. Abraham Agri-Nature Center in June 2018 after the passing of former Mayor Larry P. Abraham in recognition of his impact on the Village as a whole and in particular his passion and drive to renew agriculture in the Village.



Open Space



Sources: Bernalillo County Assessor (2018), New Mexico 911 (NM911) Program, City of Albuquerque, MRCOG

6.1 Open Space Goal

The goal is to encourage preservation of open space, open expanses, vegetation, and wildlife habitat throughout the Village.

6.1.1 Objectives

- Incorporate open space throughout the Village
- Protect the natural environment, particularly vegetation and habitat for wildlife
- Utilize planning techniques to preserve continuous amounts of open space
- Encourage open space protection efforts by private landowners
- Encourage maximizing and preserving scenic views

6.1.2 Policies & Action Steps

Policy A

Support open space preservation, maintenance, and educational efforts in and around the Village.

Action Steps

- Prohibit severing of water rights in Village purchases of open space
- Continue to coordinate with other jurisdictions to purchase open space
- Create viewing platforms for publicly accessible open space
- Inventory open space in the Village
 - Distinguish between open space which is publicly accessible, private open space in subdivisions, and visually accessible open expanses
 - Map open space, wildlife habitat, and natural resources
 - Identify significant properties for possible publicly accessible open space acquisition and protection
- Coordinate open space preservation with development and use of Village facilities such as the Larry P. Abraham Agri-Nature Center
- Consider coordinating with the Trust for Public Land to encourage and fund parks and open space
- Coordinate with other entities in regional open space preservation, maintenance, and accessibility
 - Coordinate in regional bosque planning
 - Coordinate activities and maintenance of shared-purchase open space properties such as Del Norte Open Space and Los Poblanos Open Space

- Encourage publicly accessible open space
 - Develop access points and linkages for non-motorized use of publicly accessible open space
 - Identify publicly accessible open space and promote their access
- Provide information on:
 - Open space preservation and maintenance techniques including but not limited to:
 - ◇ Land conservation easements
 - ◇ Transfer of development rights
 - ◇ Land trusts
 - Development and maintenance of private open space
 - Wildlife and endangered species in the Village and valley
 - Establishing habitat for wildlife on private property

Policy B

Utilize planning techniques to preserve visually accessibly open expanses and publicly accessible continuous open space.

Action Steps

- Maintain zoning setback requirements
 - Maintain appropriate setbacks between properties and from irrigation ditches and drains
 - Maintain 280-foot setback along Rio Grande Boulevard
 - Maintain setback requirements for property along Rio Grande Boulevard in the North Rio Grande Character Area which use the fronts of the nearest dwellings on either side
- Investigate feasibility and fit for cluster housing or conservation subdivisions to balance development and preservation of the natural environment
 - Incorporate incentives for developments that preserve and allow access to open space



Section 7

Historic Preservation

Existing Conditions

The history of the Village of Los Ranchos de Albuquerque is comprised of many time periods and many peoples; the first habitants of the area were Native American pueblos. Later came Spanish settlers, and in more recent times the Anglo population arrived. Most recently, the Village of Los Ranchos de Albuquerque was incorporated in 1958. Historically and present today are many peoples in the Village and the area, and signs of their histories are present throughout the Village through archeology, lot patterns and development, the ditch irrigation system, and architecture. Along with these histories are cultural features important to the community, such as the Buffalo Curve along Rio Grande Boulevard, which once was home to buffalos and are now remembered through buffalo statues, and the mature Cottonwood tree canopy.

Village Origins

The area containing the Village of Los Ranchos de Albuquerque has been settled by humans for at least 2500 years. During the Spanish Colonial period, there were a series of adobe villages scattered throughout the North Valley, including a community settled around a small plaza called San Jose de Los Ranchos. After New Mexico became United States territory, this community was the Bernalillo County seat from 1850 to 1854.

Incorporation

The Village of Los Ranchos de Albuquerque became an incorporated municipality under the laws of the State of New Mexico on December 29, 1958. The original Los Ranchos town site in 1958 was located between Guadalupe Trail and Rio Grande Boulevard, north of Chavez Road, and south of Los Ranchos Road. The character of the community was largely homogeneous, rural, and agricultural, and over the past sixty years additional territory has been annexed into the Village.

Guadalupe Trail

“As it winds its narrow way through the valley, stopping and starting again in unexpected places, Guadalupe Trail feels like the oldest road in the valley. And, indeed, along its length are the remnants of several nineteenth century settlements. ...Guadalupe Trail was reportedly named for Guadalupe Gutiérrez, a major land owner in the valley during the last half of the nineteenth century, and it was along the “trail” that Gutiérrez drove his cattle and sheep... The Trail also followed, in part at least, one of the oldest ditches in the valley, the Chamisal Ditch.”

– Shining River, Precious Land by Kathryn Sargeant and Mary Davis¹²

Rio Grande Boulevard

“Rio Grande Boulevard is both one of the oldest and yet one of the newest of the major roads in the North Valley. The general location of some sections of “the boulevard” probably date back to at least the nineteenth century and perhaps even further, since the modern road passes through or near some of the oldest settlements in the North Valley... For much of its present length, Rio Grande skirts areas which [until the 1920s and 1930s] were swamps, bosque, or sandbars. This accounts in part for the fact that much of the building along Rio Grande is relatively recent, dating back only to the 1930s.”

– Shining River, Precious Land by Kathryn Sargeant and Mary Davis¹²

Fourth Street – El Camino Real & Old Route 66

“[Fourth Street] was the first straight street in the valley, paralleling the railroad tracks... South of where the Chamisal Waste Ditch crosses Fourth Street, there is a noticeable change in the character of the buildings. This area was one of the first areas in the valley which was settled by Anglos, beginning in the early 1920s. The reason for this probably was the land itself, which...was hilly and untillable.”

– Shining River, Precious Land by Kathryn Sargeant and Mary Davis¹²

El Camino Real

The United States’ oldest and most continually used “highway,” El Camino Real stretches from Mexico City to San Juan Pueblo. In 1598, Don Juan de Oñate led the first official colonizing expedition to New Mexico, beginning a route of settlement to the north from central Mexico.

The trail today is designated as El Camino Real National Scenic Byway. It is also referred to El Camino Real de Tierra Adentro (The Royal Road of the Interior Land), a National Historic Trail.

Route 66

Fourth Street was the first paved road through the North Valley, paralleling the railroad. In the 1920s it was designated as US Highway 66, later as US Highway 85. It was part of the original alignment of Route 66 in 1926, with a more north-south orientation before the shift to Central Avenue in 1937, and was the main north-south highway through the Albuquerque area until the interstate was completed in the 1960s.

Tripas

Tripas, also known as lineas or suertes, are long, narrow lots typical of an older pattern of agricultural land use in the North Valley.

Many families in the area, particularly early Hispanic settlers, passed on land to each of their descendants in equal parts. Agricultural land in the area was worthless without access to irrigation and a roadway, so land was divided so each lot maintained access to both. As the number of land divisions increased, the width of the lots decreased, hence the large number of long, narrow lots found in this area.

This pattern is most noticeable along the historic Guadalupe Trail but can be seen still along parts of Fourth Street and Rio Grande Boulevard. Many extended Hispanic families have occupied these areas for generations and continue to have strong ties to the land. Much irrigation and animal raising continues in these areas, although it is difficult to see outside the properties because of the configuration of the lots.

Though there are accommodations in the code for very narrow (less than 60 feet wide) tripa lots, many tripa lots in the Village remain undeveloped and not in agricultural use either.

Archaeology

The Rio Grande Valley has been a site of settlement for thousands of years. Archaeology in Los Ranchos de Albuquerque is recognized by an Archeological District, of which the exact boundaries and locations of sites are not publicly available due to the possibility of disturbing sites.

Agriculture & Irrigation

Agriculture has been practiced along the Rio Grande for thousands of years with close proximity to water and rich soil, and the Village of Los Ranchos de Albuquerque and the North Valley are historically agricultural settlements. Primarily subsistence farming, the growing of a variety of crops and raising of various livestock was practiced by most of the valley's residents until today. Notably, much of the area was involved in the dairy business in the early 1900s, and the area and the state of New Mexico as a whole were involved in wine production long before then, beginning around the time of Spanish settlers.

Irrigation, vital to agriculture, was first seen in the area with a system developed by Native American pueblos. Later, Hispanic settlers expanded

upon the existing infrastructure and developed their own system of acequias. However, neither system had drainage, leading to a swamp-like nature for many fields and leading to the accumulation of salt on fields. By 1920 much land was out of production due to recurrent flooding and poor drainage. The Middle Rio Grande Conservancy District (MRGCD) was formed in the 1920s to implement drainage and flood control improvements in the area through a system of irrigation ditches, intended to both irrigate and drain.

This agricultural history carries on into the Village today. Ditches continue to be used to flood irrigate and a strong agricultural identity continues to grow with a recent push to renew agriculture in the Village.

Tree Canopy

Cottonwood trees are valued by residents and are characteristic of the North Valley and the bosque. However, the bosque is comprised of many mature Cottonwoods of similar age. As their lifespans come to a close over the next few decades, replacement methods for preservation of their value will need to be considered. Some challenges to replanting are the factors associated with removal of dead trees and water scarcity. Cottonwoods require permanent water supplies through a shallow water table, precipitation, or irrigation, and the future of water in the region could affect the success of replanting efforts.

Historic Register

The national and state historic registers are the official lists of historic places worthy of preservation in the United States and the state of New Mexico. The Village has four properties and one district registered on the State or National Historic Registers. The following are properties listed in the State or National Historic Registers in the Village at the writing of this plan:

- Barela, Adrian, House
- Chavez, Juan, House
- Gomez, Refugio, House
- Nordhaus, Robert, House
- Los Poblanos Historic District

7.1 Historic Preservation Goal

The goal is to recognize and preserve Village history and culture and their contribution to a community sense of place.

7.1.1 Objectives

- Preserve historic structures, buildings, lot patterns, ditches, and archeological resources
- Coordinate with local, state, and federal organizations in the identification and recording of historic features and sites, including archeology
- Encourage landowners to list qualified properties in the State and National Historic Registers
- Recognize and highlight Village history to help create and sustain a sense of place
- Support providing information to residents and visitors on the history of the Village

7.1.2 Policies & Action Steps

Policy A

Provide information to residents and visitors on the history of the Village and utilize and enhance local cultural and historic features to create and sustain a sense of place.

Action Steps

- Identify significant historic features, buildings, lot patterns, and ditches for preservation
- Provide information for the public on Village history
 - Survey the Village to establish a photographic record of historical structures, trees, ditches, and unique Village features
 - Develop and publish a map with officially registered and unofficial historic places and landmarks in the Village
 - ◇ Limit identification of archeological sites and other sensitive locations to a narrative blurb rather than placement on a map
- Prepare a directory of historic and contemporary Village characteristics and features, businesses, and services to promote an understanding of the Village for visitors, newcomers, and longtime residents including but not limited to the following elements:
 - Puebloan settlements
 - Hispanic settlers

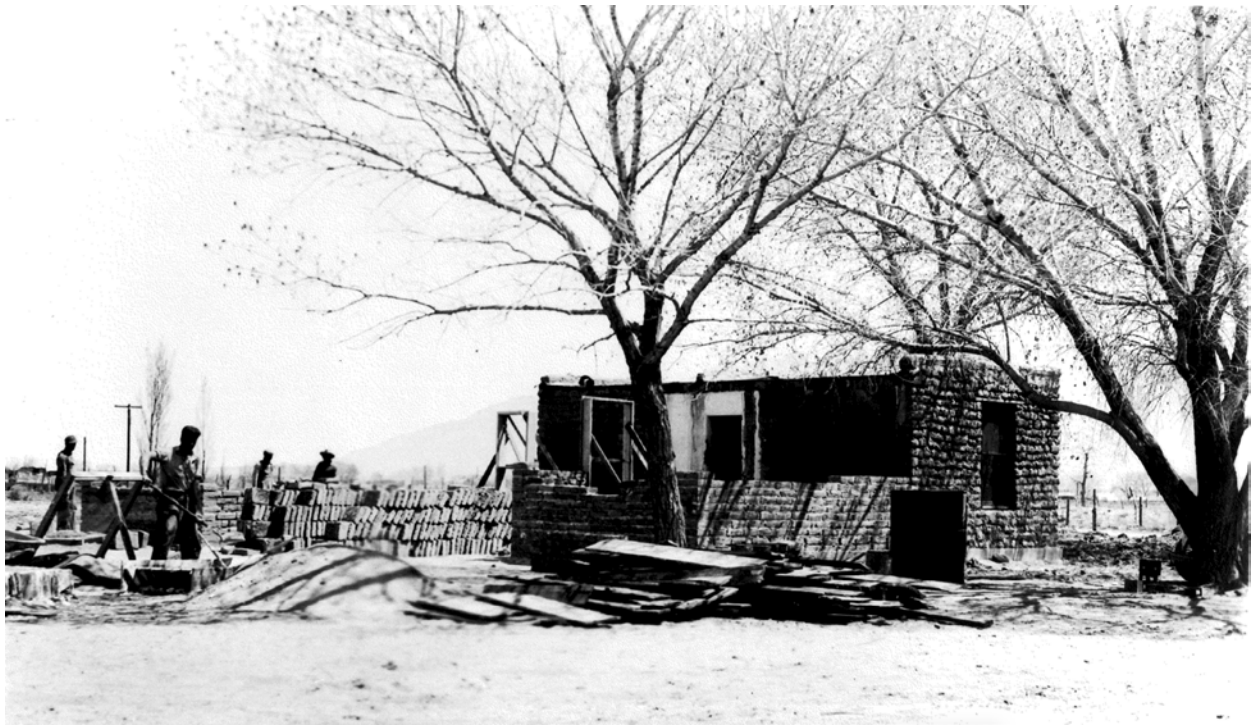
- Agricultural history
- Architectural history
- El Camino Real/Old Route 66 history
- Historic buildings and structures
- Lot patterns
- Archeology
- Natural resources with historical ties, such as ditches, trees, and native plants
- Unique Village features, such as the Buffalo Curve
- o Store historical Village records and make them publicly accessible within legal requirements
 - Develop a digital museum or photo archive that showcases the Village's historic resources
 - Provide a public facility to establish a "Los Ranchos de Albuquerque Museum" if facilities are available
 - Establish and maintain an archival space where historic records can be stored digitally and physically
 - Coordinate with other entities to obtain copies of historic photographs and other records pertinent to Village history
- o Encourage branding and promotion efforts to incorporate and highlight historic aspects of the Village
- o Encourage the organization of a volunteer historical committee
 - Encourage documenting the oral history and unofficial historical places and features of the Village
 - Encourage documenting a planting guide for native and historically significant plants in the Village
- o Encourage landowners to list qualified natural resources and qualified properties in the State and National Historic Registers
 - Encourage currently registered properties to remain registered
 - Encourage currently registered properties to display a historic register plaque
- o Create and install historic markers or signage identifying historic places and providing historical information in the Village
 - Create and install signage along the three corridors (Rio Grande Boulevard, Guadalupe Trail, Fourth Street) to provide historical information on these corridors
- o Celebrate local histories and support venues and events to acknowledge and display different historical aspects of Los Ranchos
 - Consider celebration of a Village Founders' Day or the anniversary of incorporation
 - Provide historical information physically and digitally through
 - ◇ Village Hall
 - ◇ Community events
 - ◇ Village publications
 - ◇ Village online platforms
 - Consider celebration of Arbor Day, particularly to acknowledge the historic aspect of the Village's canopy

Policy B

Coordinate with local, state, and federal organizations to officially document and aid in the preservation of historic places and features.

Action Steps

- Comply with state and federal regulations on the reporting, protection, and preservation of archeological sites
- Coordinate with local, state, and federal organizations to:
 - Ensure Los Ranchos historic properties are listed as being located in Los Ranchos
 - Report archeological finds in compliance with state and federal regulations
 - Obtain information to pass on to interested landowners on preservation grants, registering, and other protections for historic elements
 - Keep a Village record of known and officially designated historic sites and limit distribution to the public in compliance with state and federal requirements
 - ◇ Limit the knowledge of the existence of unpublished sites in the Village based on state and federal requirements
- Seek state and federal funding sources to aid in historic projects such as nominations to list in the National Register, planning projects with a historic component, and preservation education and outreach
- Give consideration to historical sites registered with the National and State Historic Preservation Offices in planning actions to assist in preserving the existing historical uses, conditions, and character of each



Section 8

Residential Development

Existing Conditions

Population and Housing Trends

Education

As an aspect that influences neighborhood choice for people with elementary, middle, and high school-aged children, the quality of the school district and schools are factors to address when sustaining a multigenerational community. The quality and convenience to the schools can be deciding factors for those with school-aged children. See Community Facilities Section – Education Goal.

Transportation

Residing in a place does not just mean living in the home itself. It includes other factors that enable daily life, such as transportation and surrounding amenities. Transportation services for those unable or choosing not to drive, amenities that support alternative forms of transportation, and safety of all modes of transportation complement housing as ways to enhance quality of life. Transportation includes connections and access within and outside a development. Transportation safety is especially a concern for younger and older populations. See Transportation Section.

Multigenerational Housing¹³

A multigenerational home is defined as a home with two adult generations (parents and grandparents or parents and adult children aged 25 or older) or a home with grandparents and grandchildren. Defining adult children as aged 25 or older excludes most college students living with their parents.

In 2016, 20% of the United States population lived in multigenerational homes. This is the highest proportion since 1950, when 21% of the population lived in multigenerational homes. Of that 20%, 50% are homes comprised of parents and adult children and 44% have three generations (grandparents, parents, and children).

Generational Differences in Home Purchasing and Ownership

In the Village in 2010, Baby Boomers comprised about one-third of the population, the largest proportion of any generation.

Some homeownership and home purchasing distinctions exist between generations, in part due to changing needs and desires as people age, and in part due to differences in values. Much of Generation Z (Born 1997 – no current endpoint) are not yet old enough to be eligible to purchase homes, so they are not included.

- Millennials (Born 1981-1996) have a relative stronger preference for multigenerational housing and urban environments. They are the largest proportion of home buyers and also the largest proportion of non-homeowners.
- Generation X (Born 1965-1980) are the most traditional home buyers, buying larger and more valuable homes. They are the most likely to view homeownership as a good investment.
- Baby Boomers (Born 1946-1964) desire both aging in place and downsizing their homes. For those likely to move, there is greater demand for alternatives to single-family homes.
- Silent Generation (Born 1928-1945) tend to buy more senior housing and are the least likely to buy a detached single-family home.

Though there are differences in the reasons, the resulting housing desires of younger and older generations do overlap. In addition, while distinctions can be made to differentiate generations, a truly multigenerational community is one able to provide housing choice, amenities, and services for a high quality of life for people of all ages.

Housing for Seniors ¹⁴

As the median age of Los Ranchos rises and the proportion of the population that is aged 65 or older increases, housing options for seniors that are affordable and accessible should be considered to provide for changing and continued needs and desires, such as aging in place or downsizing. These are factors for older populations across the United States, as 87% of adults aged 65 and older want to stay in their current home or community as they age, and 71% of adults aged 50 to 64 desire the same.

However, of concern is the quality of homes available for older populations as they age. There is a shortage of accessible housing in the United States for those with difficulties or disabilities. Further, affordability can be a concern since cost burden rises with age.¹⁵

Those age 55 or older can be considered for senior housing, which can provide independent and dependent living options through communities (retirement or senior communities, apartments, specialized care facilities, co-housing) or in-home care.

Renting¹⁶

Renters are increasingly older, more likely to be married (despite declining marriage rates), and more likely to have some college education. In the Albuquerque Metropolitan Area especially, college educated renters comprise a much higher proportion of renters (21%) than the United States as a whole (8%). About one-third of the Albuquerque Metropolitan Area is comprised of renters.

Village Conditions

Zoning

Los Ranchos de Albuquerque is composed of ten different zones, five of which are single-family residential in nature. The Village is primarily a residential community, with 80.2% of lots, or 87.5% of acres, zoned as residential (A-1, A-2, A-3, R-2, R-3), not including areas zoned SU-1. 11.2% of lots, or 8% of acres, are zoned to allow mixed-use residential and commercial in the C-1, GD, and VC zones. The AC zone, which comprises 0.04% of lots, or 0.2% of acres, allows specifically agricultural commercial uses along with the residential uses allowed in A-1 or A-3 zones.

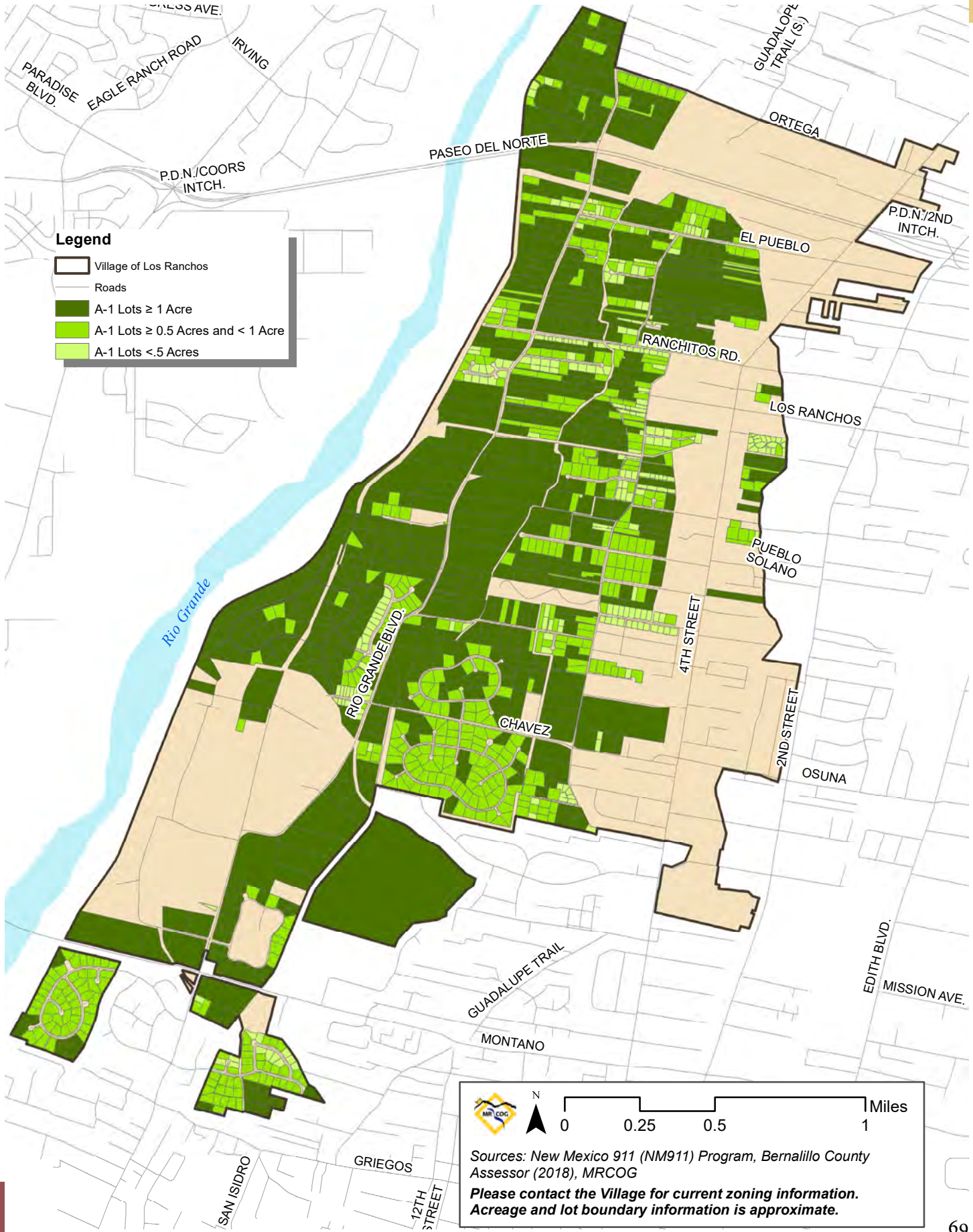
The majority of the Village is presently zoned A-1 (52.9% of lots, or 64.6% of acres), but due to annexation, during which many properties were annexed “as is,” much of the Village that is zoned A-1 is less than one acre. 58.6% of A-1 lots are under 1 acre.

	Approximate Acreage	Approximate Number of Lots	Approximate Number of Lots with Improvement Value (House)
All A-1 Zoned Lots	1,590.0	1307	1,152
< .5 acre	88.2	266	277
.5 acre to 1 acre	365.5	496	457
≥ 1 acre	1,136.2	545	468

Acreage and lot count for the Acreage by Zone map are approximate, as assessor parcels are not meant to be used for precise lot measurements.

Some lots in the Village are dually-zoned, so if this analysis was done for all zones, the total lot count would be slightly higher than in this table.

Acreage by Zone - A-1 Zone



Legend

- Village of Los Ranchos
- Roads
- A-1 Lots ≥ 1 Acre
- A-1 Lots ≥ 0.5 Acres and < 1 Acre
- A-1 Lots < 0.5 Acres

N

Sources: New Mexico 911 (NM911) Program, Bernalillo County Assessor (2018), MRCOG

Please contact the Village for current zoning information. Acreage and lot boundary information is approximate.

Population Characteristics

The United States Census Bureau collects and provides relatively reliable demographic data for the Village every ten years and annual demographic estimates. Population and household data can reflect past development and growth while providing general statistics on Village residents. See Appendix – Population and Housing Census Data for more information.

	1970	1980	1990	2000	2010
Total Population	1,900	2,702	3,955	5,092	6,024
Population Age 65+	7%	9%	11%	14%	19%
Median Age	-	-	37	43	47
Total Households*	557	912	1,454	1,997	2,576
Family** Households	86%	79%	75%	72%	65%
Average Household Size	-	-	2.7	2.6	2.3
Average Family Size	-	-	3.1	3.0	2.9

* Household: Defined as separate living quarters, not necessarily an individual detached dwelling unit. Mobile homes, apartments, or even single rooms intended for separate living qualify. Can be one or more people sharing living arrangements.

** Family: Married or related by birth or adoption.

The population of the Village has steadily increased, however that growth historically coincided with annexation. 2017 census estimates place the Village population to be 6,097 with a margin of error of +/- 35 people. Now that annexation to the Village has slowed and properties are developed, population growth is expected to slow.

As the population has grown, so too has the proportion comprised by those age 65 or older. The 65 and older population of the Village in 2010 was almost one-fifth—or 19% of the total population, ahead of estimates of 21% of the Albuquerque Metropolitan Area population age 65 and older in 2040 and national estimates of 20% in 2050. Population pyramids support this finding and indicate that the younger population leaves as they grow up. The influx of population in their late 30s to early 40s may indicate that those who left return and/or new residents move into the Village for the first time.

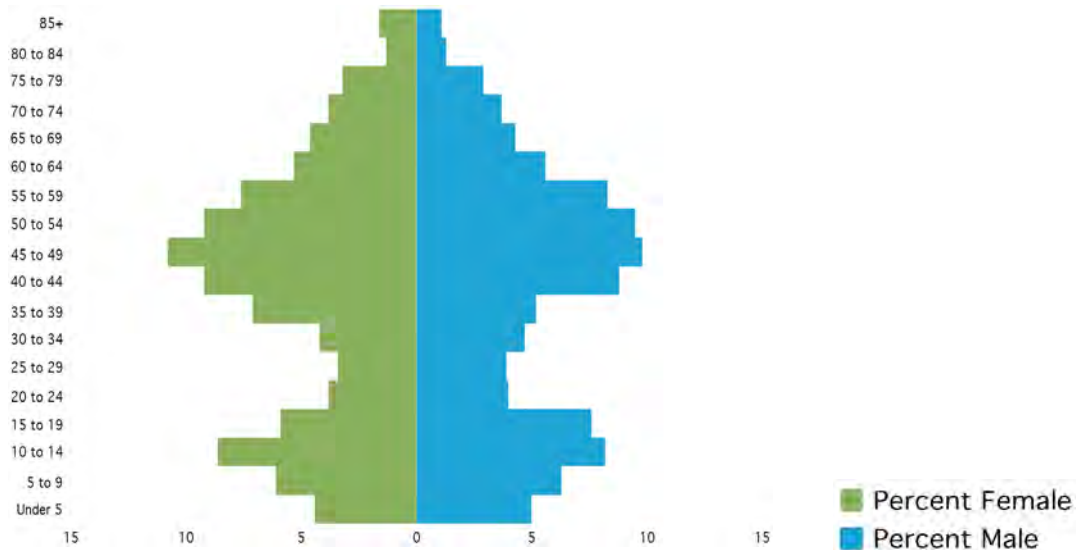
As the overall Village population ages, the current housing stock is not varied to accommodate for their changing needs. Many long-term Village residents wish to continue their Village residency while minimizing the amount of property to maintain. The Village’s aging population is seeking

to live on smaller, more manageable lots, which are also more appealing and cost effective for populations of all ages looking to move into the Village.

Smaller home sizes also accommodate another changing trend, and that is the smaller number of occupants. Nationally, household sizes have been slowly but steadily declining for decades even as the population and number of households has been steadily growing at the same time. Nationally, more households are being comprised of one or two people. The Village reflects this larger trend in its smaller household sizes, smaller family sizes, and declining proportion of family households, which were all below the national average in 2010.

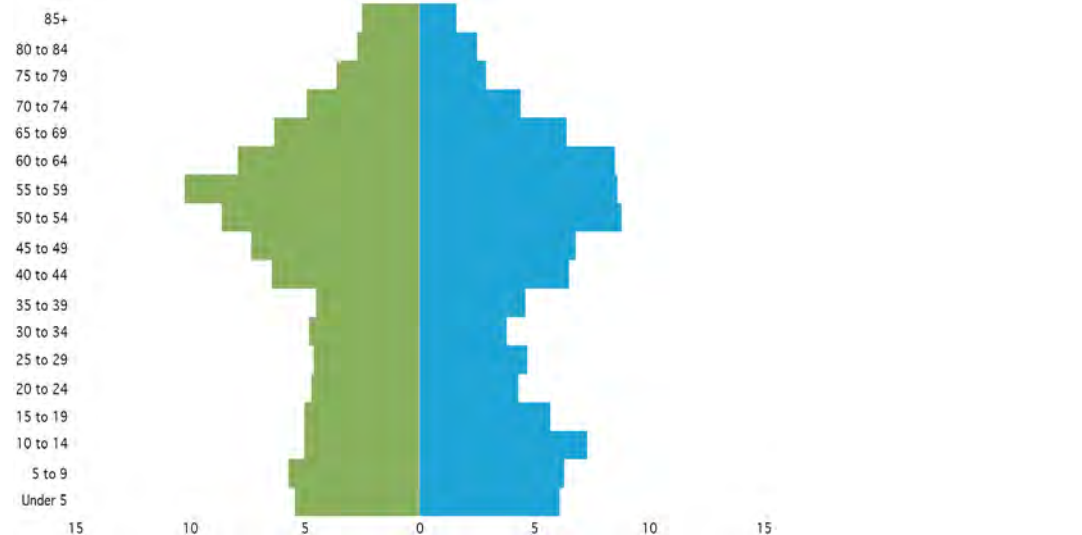
Population Pyramid Year 2000

Total Population: 5,092

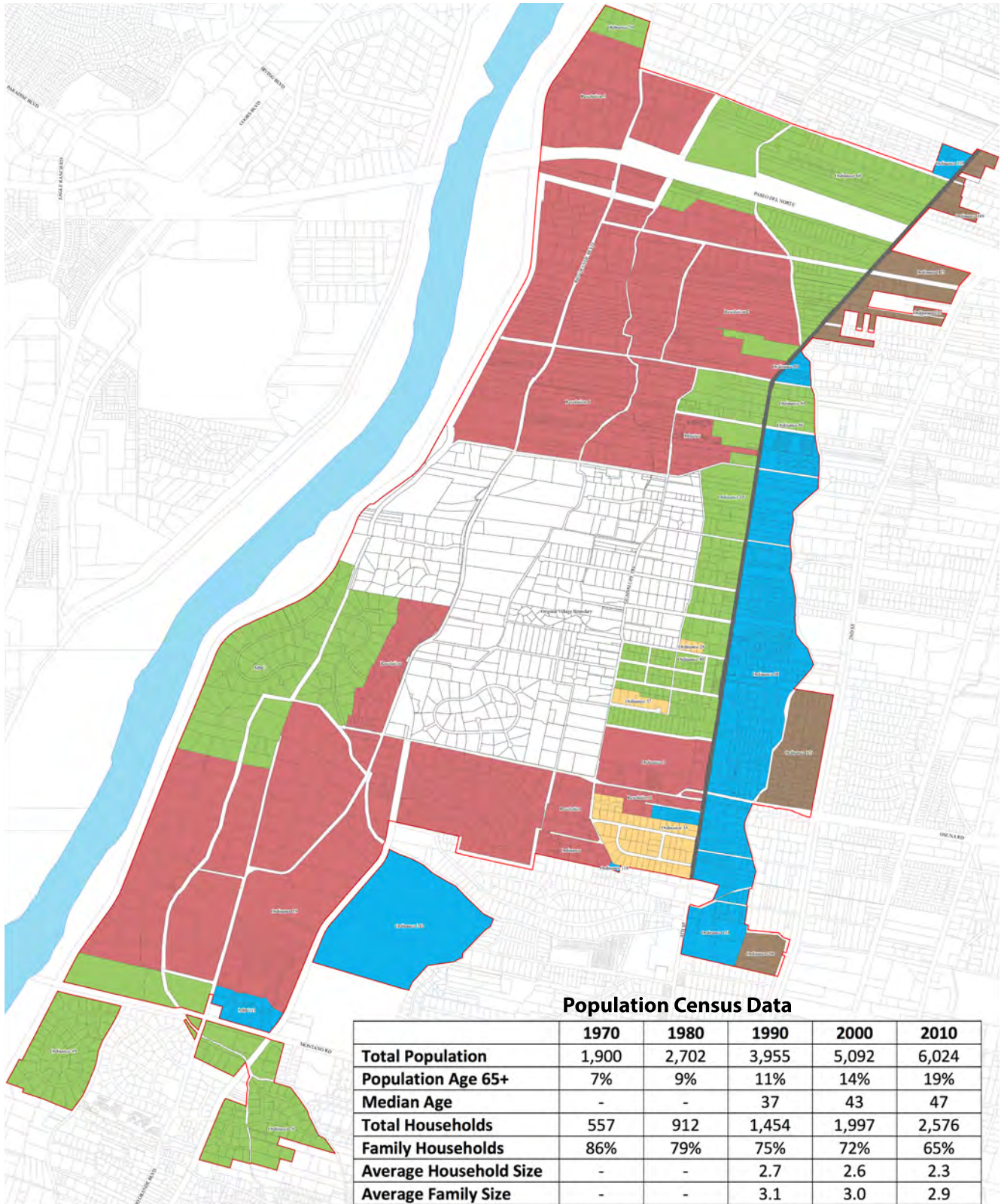


Population Pyramid Year 2010

Total Population: 6,024



Village Annexation



Village of Los Ranchos de Albuquerque
 Base Map

Annexation Decades

- Original boundary
- 1960-1969
- 1970-1979
- 1980-1989
- 1990-1999
- 2000-2009



October 2010
 This information is for reference only.
 Bernalillo County assumes no liability for errors
 associated with the use of these data. Users are
 solely responsible for confirming data accuracy
 when necessary. Source data are from
 Bernalillo County and the City of Albuquerque.

Annexation & Population Growth

Property annexation into the Village has slowed in recent decades, with little to no annexation in the 2010s.

The relationship between annexation and population growth is shown in the Population Census Data table included with the Village Annexation map. Population has grown with annexation and development of undeveloped land, however as much of the Village is developed and annexation into the Village has slowed, population growth is expected to slow as well.

Annexation has played a historical role in the growth of the Village and a role in the character of its composition. With annexation came additional buy-in from new Village residents who wanted to be part of the Village and thus already had interest in the community and lifestyle associated with the Village.

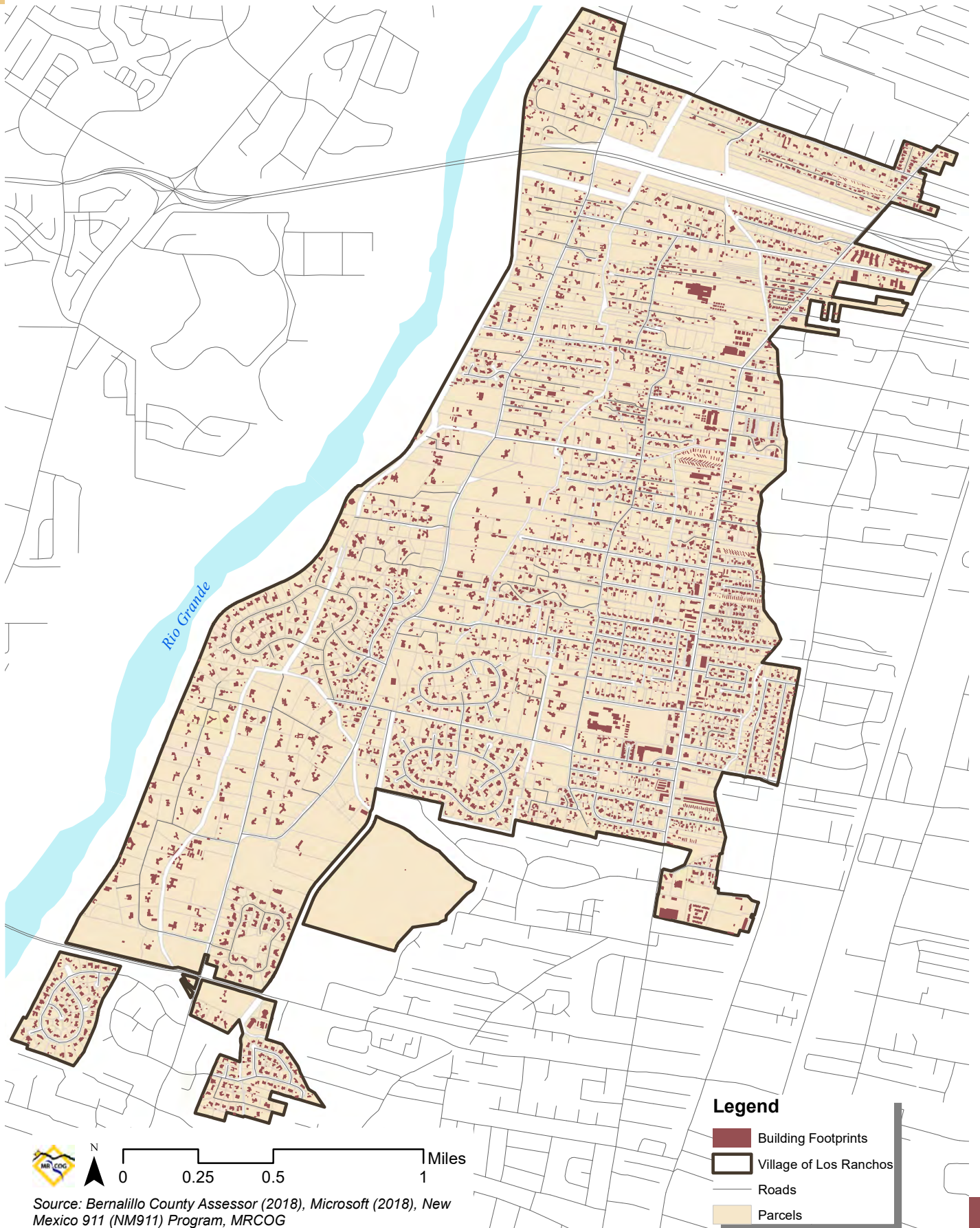
To acknowledge the role that annexation has played in the formation of the Village today and in the future, the Village continues to be open to annexation from interested property owners.

Building Footprints

While much of the Village was previously undeveloped agricultural land, over time much of it has been subdivided and developed for residential use. The Building Footprints map shows the developed nature of the Village and the size of buildings on lots. There appear to be few lots with large amounts of continuous undeveloped land remaining in the Village.

The largest building footprints are naturally the schools in the Village, along with a couple commercial centers along Fourth Street.

Building Footprints



0 0.25 0.5 1 Miles

Source: Bernalillo County Assessor (2018), Microsoft (2018), New Mexico 911 (NM911) Program, MRCOG

Housing Characteristics

Though sources have slight differences, the Village consistently has a median home price two times that of Albuquerque, the Albuquerque Metropolitan Area, and Bernalillo County. This home price difference is mirrored in the difference in average price per square foot, where the Village has consistently had a higher price per square foot than Albuquerque for the past ten years.

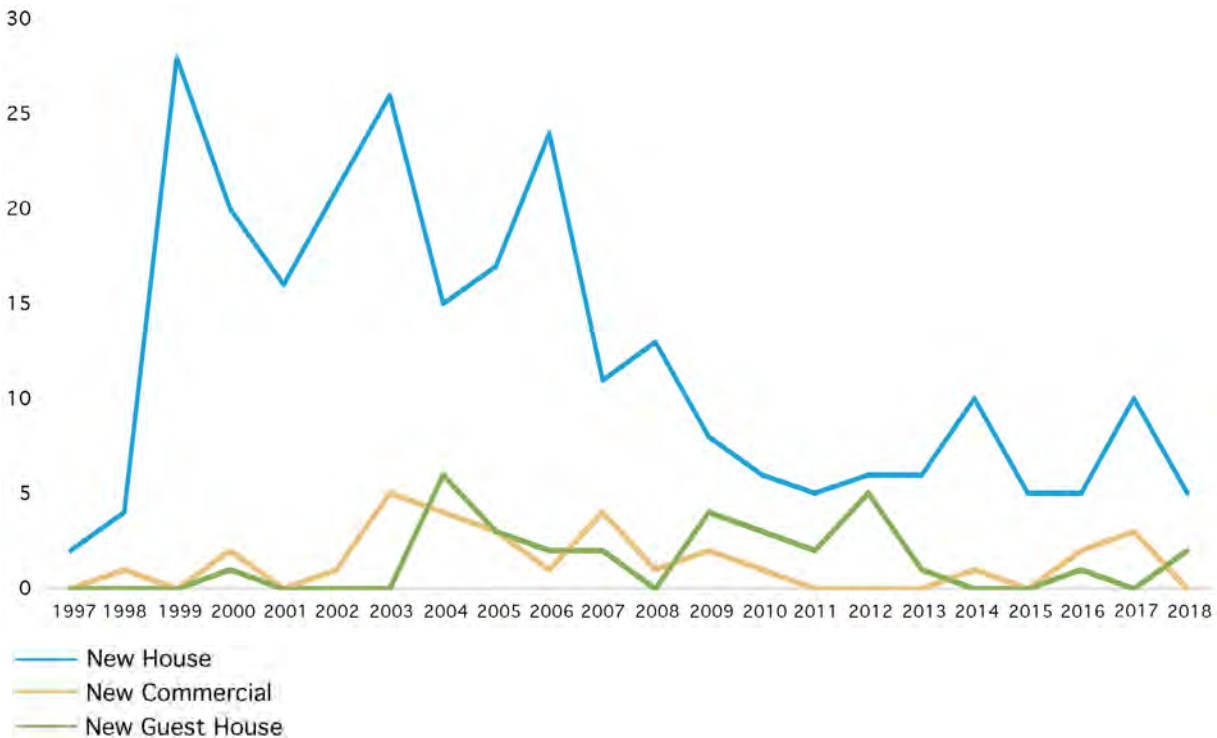
Approximate Median Home Price in 2018

ABQ/ABQ Metro/Bernalillo County	Approximately \$200,000
New Mexico	Approximately \$175,000
Los Ranchos	Approximately \$420,000

The Village saw a large amount of residential development prior to 2008. Major subdivisions, considered those which create more than two parcels, were prevalent in the early 2000s. At the same time extremely large home sizes led to the implementation of the Floor Area Ratio (FAR) to regulate square footage of enclosed space relative to lot size. This regulation, along with others, was in part to preserve the openness of the Village that contributes to a semi-rural atmosphere even through subdivision and development. Still this period led to a loss of agricultural land to subdivision, in particular to a pattern of subdivision not conducive to larger agricultural activity, continuous open space, or reflective of historic patterns of development.

Since 2008 there has been a notable decline in new residential development in the Village. Based on Village records, the number of permits for new residential construction issued in the Village has decreased since then, though most years a small number of new guest houses/casitas are issued permits. These building permits do not include additions to existing structures, remodels, or other outbuildings such as barns or sheds. However, though the number of new building permits is declining, that does not mean that housing activity in the Village is declining as annual home sales in the Village have increased since 2008. Rather, previously undeveloped lots are becoming developed and there is less undeveloped land available for new houses, as seen in the Building Footprints map.

Building Permits 1997-2018



Alternatives to the Single-Family Home

New residential development is expected to decline as undeveloped land becomes developed, a pattern already seen since 2008, along with a slowdown in annexation. This indicates that growth in the Village will depend more on infill development and development techniques that utilize hidden density, or small-scale infill, rather than past trends of substantial new residential development. New residential development will continue but will not be the main driver of growth.

Multi-family residences exist and, at the writing of this plan, have recently become allowable in some parts of the Village. However, the majority of the Village is zoned for single-family residences. Single-family homes characterized much of the Village in the past and do today, however declining family and home sizes and the changing needs and desires of both younger and older populations suggest that a wider variety of housing stock in addition to single-family homes would accommodate current and future needs and aid in the maintenance of the Village as a multi-generational community. This can be achieved even while preserving and enabling agricultural and open space habitat land that are highly valued by the Village. Among techniques, small-scale infill in particular can help to maintain the semi-rural nature of the Village alongside growth.

A highly espoused value in the Village, canals, ditches, and laterals are integral to the landscape and history of the area. Along with the preservation of open space and agricultural land, their maintenance and continued use must be included in single-family development and any alternatives. See Ditches section.

Possible Alternative Techniques

Accessory Dwelling Units (ADUs)

Also known as in-law units, Accessory Dwelling Units (ADUs) are smaller, independent residential dwelling units located on the same lot as a detached single-family home. They can be rented or house people free of charge but cannot be bought or sold separately like a condominium. ADUs can be internal, attached, or detached from the primary single-family dwelling. This category does not include mobile homes.

This form of housing can accommodate the needs of those who desire downsizing and remaining in place, younger and older populations who desire less space and maintenance, and provide a more affordable option due to the smaller size. An advantage of this type of housing alternative is that it can add to population density on each lot without detracting from the largely single-family residential nature and visual atmosphere of an area.

There can be concern about side-effects when considering adding dwelling unit density in single-family residential neighborhoods, but there is little research on ADUs and their impacts specifically. So far, studies have yet to show a relationship between ADUs and negative effects on property value, or significant changes to vehicular traffic or parking in areas with accessory dwelling units.¹⁷

Forms of Accessory Dwelling Units

Casitas | Guest Houses

In the Village this is a type of detached ADU usually located in the backyard of a residential lot. The Village currently allows one casita/guest house or additional dwelling no larger than 1,000 square feet on a residential lot. However, these cannot be rented. Because they cannot be rented, they are considered family quarters, hence a single-family residential zone is still single-family.

Rentable Casitas | Guest Houses

Allowing guest houses/casitas to be rented could expand the use of existing allowances and structures to accommodate more residents while maintaining the existing visual atmosphere of the Village. A rentable casita is advantageous for the property owner as they can shift the occupancy from non-related renter to family member and vice versa as necessary. It can also expand the use of the guest house/casita for a longer period of time compared to a relatively shorter window when only in-laws or one's children live there. Should this be implemented, care should be taken to ensure that the quality of the neighborhood is not impacted. For example, controls could be implemented to ensure only one dwelling unit could be rented at a time and the other must be occupied by the owner.

Additions

A type of attached ADU, the Village currently allows additions to primary dwelling units. However, they are not intended to be used as separate living quarters as an ADU. Additions cannot include full kitchens as that would indicate that it is intended to be two distinct dwelling units. The exception to this currently is separate living quarters for in-home caregivers, which allow an ancillary kitchen.

Allowing additions to be used as a separate dwelling unit could accommodate more residents while maintaining the cohesive form of the main dwelling structure. They can serve the same purpose as in-law units for family or renters as other forms of ADUs. With this technique, the same amount of heated and enclosed space would be built on the property as property owners are still bound by the Floor Area Ratio (FAR). The difference would be in the interior use and occupancy.

Internal ADUs

Internal conversions of a single-family dwelling unit can create multiple separate living spaces using the same amount of heated and enclosed space. In a conversion, the square footage of built space remains the same, unless an addition is included, and thus has the same exterior façade, impact on the land, and visual impact on the surrounding area as the original single-family residence.

Internal ADUs involve reconfiguring and converting a single room, multiple rooms, or even an entire floor into separate living quarters. A separate kitchen, bathroom, and other living facilities distinguish an internal ADU as

a separate living quarters from simply being part of the primary dwelling. Internal ADUs can serve the same purpose as in-law units for family or renters as other forms of ADUs.

Converting a single-family residence into multifamily residences, such as duplexes, triplexes, fourplexes, or townhouses through conversions and splitting houses do differ from internal ADUs as the dwelling units are not necessarily accessory and are likely to be primary. However, they do have similar impacts and benefits as internal ADUs. Homes can be split vertically, akin to a duplex or townhouse, or horizontally by floor. A benefit of splitting horizontally for multi-story homes, especially for those who are physically challenged, is that those on the ground floor do not need to go up and down stairs. An example of this is a single-family home reconfigured into two dwelling units like a townhouse or duplex. The home structure was originally intended to house four people, a couple with two children, and now still houses four people, perhaps two couples or four individuals. While the interior is different, the exterior remains the same to an outside observer. For especially large homes, which may be disconnected from the needs or desires of some homebuyers, converting interiors for multiple dwellings could help original homeowners see a return on value and retain the use of the existing building footprint. Were this to be pursued the dwellings could not involve multiple landowners, as that changes landownership of the property. This would likely involve one landowner with renters.

Cohousing

Cohousing is a form of residential development involving a community of people who choose to live near one another through private homes clustered around a shared common space, the size and scale of which varies. There are distinctive features of cohousing, typically involving shared values, a purpose of the community, and some level of participation in the community. Shared common space can involve open space, walkways, gardens, and physical structures like a common kitchen, dining space, guest accommodations, and recreational facilities, though the specifics vary for each community based on what its values and purpose are. A more collective organization, cohousing provides the amenities of a private home along with the benefits of community amenities and a sense of community. Cohousing communities are managed through a housing cooperative, homeowner association, or condominium association.

Cohousing communities can be multi-generational or specifically for seniors. A form of senior community, senior cohousing can provide a sense of community for those involved without forgoing the independence and privacy a separate home provides. A senior cohousing community is distinguished akin to other senior communities through age restrictions, though other considerations can include universal design and accessibility.

Form-Based Code

Form-Based Codes are tailored for a community and regulate forms that are appropriate for the surrounding environment based on a community's needs and goals. They are regulating design guidelines that create a unified sense of place through the built environment. The design standards address building placement, form (including both maximums and minimums to promote uniformity), and the relationship between buildings and public space. They can but do not necessarily involve architectural standards.

Form-Based Code differs from standard Euclidean zoning codes, such as what the Village has in place, by focusing on forms of structures and physical infrastructure rather than uses. The purpose of using a Form-Based Code rather than a traditional zoning code is that separating by use can ignore the relationship between multiple uses and possible integration of them. Form-Based Code can provide the opportunity for mixed-use development to provide easier proximity to a variety of amenities while ensuring a cohesive visual atmosphere of an area.

A Form-Based Code can be applied to an entire municipality, implemented in select districts to address specific needs and challenges for those areas, or on specific sites. For example, a Form-Based Code could be applied only to a historic area of a community to ensure infill development retains historic facades, styles, building height, and help to maintain the traditional streetscape. In the Village, distinctions could be made in forms and standards appropriate to the character of certain corridors: Rio Grande Boulevard, Guadalupe Trail, and Fourth Street. In cases where Form-Based Code is not applied to the entire municipality, it can be applied through overlay zoning on top of an existing zone or as a separate zone.

Cluster Housing & Conservation Subdivisions

Cluster housing/cluster subdivisions and conservation subdivisions are options that can bring a variety of housing options to the Village that are reminiscent of historic settlement patterns and complement the traditional characteristics of the community. Agricultural and open space land are highly-valued components of the semi-rural character of the Village and there is a widespread desire to protect agricultural land, natural resources, and shared open space. These types of development can be used to protect and promote these characteristics by utilizing higher density cluster development of residential lots and dwelling units on smaller plots of land to set aside a larger section of protected, maintained, and accessible undeveloped land.

Conventional patterns of subdivision do not preserve large amounts of connected and continuous open space. Both of these forms of development

differ from conventional patterns of subdivision, namely through the arrangement of homes in the development and the preservation and maintenance of communal farmland, habitat, or open space resources. In these forms of development, a portion of the development is preserved in permanent agricultural or open space use and held in common by the property owners, usually through a homeowner's association. This allows for the preservation of agricultural and open space land while the land remains in private ownership. Home and yard sizes for individual lots are reduced to allow for more communal and connected undeveloped land.

Ownership and maintenance of the communal undeveloped land, whether it be in agricultural use or open space habitat, is usually accomplished by the homeowner's association created with the development. However, other preservation techniques and methods of ownership can be applied to portions or the entirety of the land. For example, land conservation easements can be applied to ensure land in the easement remains undeveloped habitat in perpetuity. Any preservation technique must apply to the development in perpetuity to ensure the communal undeveloped land remains communal and undeveloped. See Agriculture – Available Techniques.

Cluster housing and conservation subdivisions provide additional benefits. More undeveloped permeable land allows for more water infiltration to aid storm water management and the configuration of the development also leads to lower infrastructure costs as the developed portion is smaller.

Specific sizes of lots, homes, and other built structures can vary depending on the land available. In more rural areas, conservation subdivision and cluster subdivision lots and home sizes can still be quite large, ranging from under a fifth of an acre up to several acres per lot. However, the Village does not have many acres of undeveloped land for homes to be located on several acres. The application of these concepts is relative to available open space and undeveloped land, so principles of conservation subdivisions and cluster housing/cluster subdivisions can be applied to the Village at a smaller scale. Should these concepts be pursued, small scale application will be necessary as subdivision of large lots continues and large parcels of undeveloped land are limited. As much of the Village is already developed, any of these techniques would not impact every area of the Village.

Within the Village, application of these techniques must be rooted in Village values and character, namely the high priorities of agricultural activity, agricultural land use and open space habitat preservation. Land preservation through cluster housing or conservation subdivisions should involve either or both of these values.

Cluster or conservation subdivisions do not necessarily equate to a greenbelt on their own, though their application can supplement the formation or growth of a greenbelt in a community.

8.1 Residential Development Goal

The goal is to sustain the Village as a semi-rural multigenerational community through residential development in keeping with Village scale and character, in particular the agricultural, historic, and open expanses characteristics of the Village.

8.1.1 Objectives

- Promote the goals in other sections of the Master Plan while adapting their objectives to the residential uses of each Character Area
- Preserve and enhance qualities that reflect the semi-rural character of the Village, namely agricultural land, open space, and historic development
- Preserve traditional lot patterns of tripas
- Ensure infrastructure capacity aligns with residential development
- Address the prevalence of non-conforming and irregularly shaped lots while providing options for landowners
- Inform current and potential residents of residential design requirements, density requirements, and options available
- Investigate and pursue alternatives to single-family residential development to provide more choice for current and potential residents while maintaining Village values and scale
- Encourage sustainable development (see Environment – Sustainable Development Goal)
- Encourage development that preserves Village built and natural form
- Encourage interested property owners to annex into the Village

8.1.2 Policies & Action Steps

Policy A

Enforce zoning and Ordinance requirements in residential and mixed-use areas.

Action Steps

- Continue to allow agricultural uses in all residential areas
- Maintain the Village-wide Floor Area Ratio, 60% permeable surface requirements for residential zones, and appropriate zoning setbacks for properties
- Continue to allow Transfer of Development Rights
- Continue to allow higher density, multi-family, and mixed-use residential development in some appropriate residential zones

- o Disseminate information to residents on residential development requirements and allowed options, such as Transfer of Development Rights or Conservation Easements

Policy B

Investigate and pursue alternatives to single-family residential development to provide more choice for current and potential residents while maintaining Village values and scale.

Action Steps

- o Create a pilot project ordinance to authorize a limited number of alternative housing pilot projects to determine feasibility and fit in the Village prior to code amendment for Village-wide or limited allowance
 - Require pilot projects to conduct studies as necessary to determine infrastructure capacity and impact on surrounding area
 - Require pilot project proposals to go through the permitting/site development plan process and present to the governing body for approval
 - Require pilot projects to document and evaluate progress and provide documentation post-project for future planning efforts
- o After feasibility and fit are determined, consider implementation of techniques to provide alternative forms of housing to provide more relatively affordable, rentable, and smaller options, including but not limited to the following:
 - Consider allowance of cluster housing in Village scale and character once deemed suitable for the Village through pilot project(s)
 - ◇ Amend code to allow higher density cluster development
 - ◇ Consider a density bonus incentive for cluster development in exchange for a predetermined provided amount of maintained agricultural land and/or open space
 - o For developments along Rio Grande Boulevard, the requirement for agricultural land and/or open space may include but not replace the 280-foot setback or front of nearest dwellings on either side setback requirements
 - o Encourage proposals which do not place agricultural or open space land inward in the development and are accessible by the public
 - ◇ Inform residents about all aspects of cluster development
 - ◇ Consider the application of cluster development to preserve and utilize historic and irregular lot patterns such as tripas
 - Consider allowance of long-term rental of guest houses, provided the property owner lives on site

- Consider application of a form-based code that focuses on the form of a property rather than the use to maintain Village character
- Consider allowance of accessory dwelling units and use of interior and exterior remodeling, in accordance with Village ordinances involving FAR, setbacks, and permeability, to allow for rentable housing which maintains the form and character of the property and neighborhood
- Consider allowance of cohousing developments that are in Village form and character
- o Continue to provide language in the code through variances to allow reasonable development accommodations on tripa lots in recognition of the historic lot pattern
- o In the pursuit of any alternative form of residential development, ensure provisions to retain and support Village values are included in requirements for approval
 - Require Village Board of Trustees approval for any change to required open space or agricultural use in residential development

Policy C

Encourage interested property owners who share community values to annex into the Village.

Action Steps

- o Continue to encourage interested property owners who share community values to annex into the Village
- o Consider development of a set procedure for properties to annex into the Village
- o Ensure Village records are updated accordingly



Section 9

Economic Development

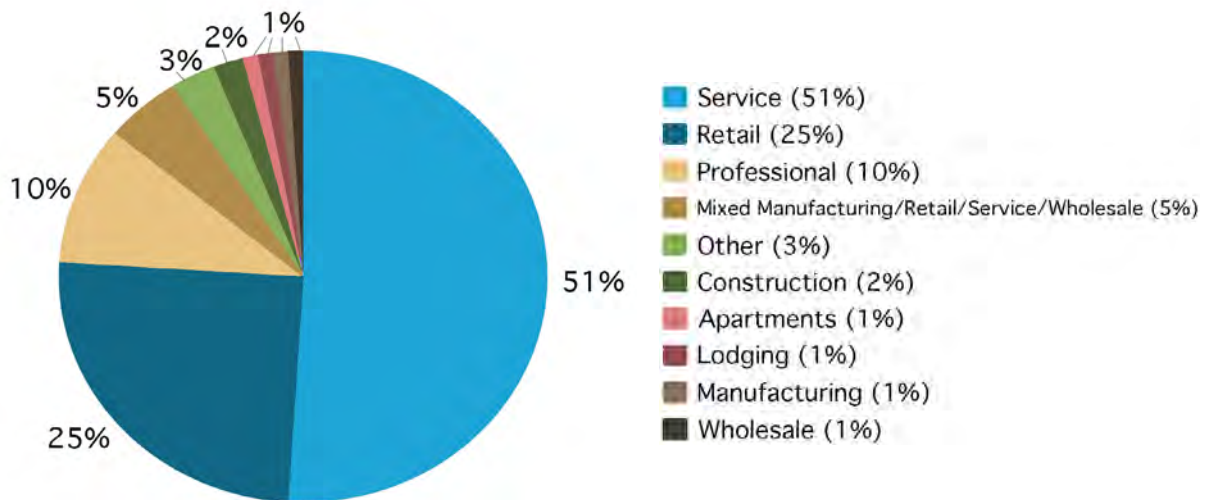
Existing Conditions

Typical economic development activities focus on attracting outside employers and industries to an area to boost employment opportunities and tax revenue. However, given the relatively developed nature of Village commercial areas and its location in the Albuquerque Metropolitan Area, there is little available land to develop to attract new industry and many large employers already exist outside the Village that employ Village residents. Economic and financial vitality is still necessary to sustain the Village, as the primary source of income for Village programs and services is gross receipts tax, but in the Village that is unlikely to come from large employers and large industries. Economic development in the Village is primarily focused on the commercial activities in the Village and creating a business climate that serves both residents and visitors.

Village Business Composition

In 2019, there were 338 registered non-home occupation businesses in the Village and 126 home occupations in the Village for a total of 464 registered businesses. Most businesses in the Village were services or retail. Home occupations do not include those who telecommute from their place of work and are usually open until the business owner retires or moves out of the Village.

Village Business Categories (% of Businesses in Village)
2019 Business Licenses



“Other” includes businesses listed as agriculture, other, seasonal, and stables.

Business turnaround covers the number of businesses that open and close over time. The chart shows licenses since 2005 because this is when more reliable data on Village businesses appeared; in 2004 former Mayor Larry P. Abraham pushed businesses to register in the Village and they were not necessarily listed before. The types of businesses that open and close more frequently in the Village are antique dealers, beauticians/cosmetologists, and counselors. This does not include home occupations as that information is unavailable.

Village Business Licenses 2005-2018

(Non-home occupation licenses)



For information on what types of businesses residents desire, see Appendix – Telephone Survey.

Village Employment

According to the results of the Village Telephone Survey, 48% of Village residents are employed fulltime while 33% are retired. Of those who are employed, 76% travel outside of the Village to work.ⁱⁱ See Appendix – Telephone Survey. It is estimated that about 2,144 residents leave the Village to work while 2,458 people are employed in the Village. This can cause more commuter traffic during peak hours than there are residents. See Transportation – Vehicles.

ii. Conducted June 2018, based on a survey sample size of 250, the results are technically only for survey respondents but are statistically representative of the whole Village.

Telecommuting, working from one's home, is likely to become more common in the future as industries and the workplace changes. About 20% of employees in the nation work remotely full time and about 43% work remotely at least partially.¹⁸ In 2017 it was estimated that about 2% of employees in the Village and about 4% of employees in Albuquerque worked from home.

In 2017 the Village's unemployment rate was estimated to be 2.5%. The Village is one of three municipalities in New Mexico that had the lowest unemployment rate in 2017 and all municipalities in New Mexico have experienced a decline in unemployment rate since 2010.¹⁹ The median household income was estimated to be about \$61,000. 13.8% of the Village was estimated to be below the poverty level, lower than the Albuquerque metropolitan area, Bernalillo County, and New Mexico. See Appendix – Population and Housing Census Data.

Village Gross Receipts

Gross receipts tax in the Village is the major source of income for Village programs and services. In 2018, the Village had about \$168 million in total gross receipts and gross receipts mainly came from retail trade, other services, and professional, scientific, and technical services. This is reflective of the business composition in the Village as primarily retail, services, and professional. In the past, construction contributed more to Village gross receipts, usually rivaling retail trade, which is consistently a main source of gross receipts in the Village. Services data is difficult to compare between Village business composition and gross receipts because gross receipts has a more detailed breakdown by industry. Between 2017 and 2018 the impact of construction on gross receipts declined significantly, contributing less to the total. This may be due to less developed land being available in the Village. See Appendix – Gross Receipts Tax.

Agriculture²⁰

As consumers become more interested in buying local, organic, or sustainable goods, Village agricultural activity and products can be a form of commercial activity. Agriculture can be a component of economic development in the Village through agricultural businesses, farms, and connections between agriculture and local businesses, such as farm-to-table operations and the volunteer-run Growers' Market. A specific form of tourism involving agriculture, agri-tourism, exists in several forms in the Village through education (farm classes), entertainment (festivals), hospitality (bed and breakfasts or farm stays), and direct sales (u-picks or wineries).

Agri-tourism can provide additional commercial activities to supplement agricultural operations and can involve partnerships between farmers, landowners, and businesses. Farm-to-table operations in particular highlight this relationship. More local dollars can circulate with agricultural businesses, as many agri-tourism visitors in the area are from local communities as compared to other parts of the state or out of state.

Tourism

Village commercial activities can provide for both residents and visitors, and there are a number of commercial activities in the Village that can appeal to visitors to the Village. There is interest in creating and continuing the Village as a destination for visitors from the Albuquerque Metropolitan Area and out of state, both through businesses and events. While there is potential to attract visitors, promotional activities need to be tied to the Village's identity to promote a place that residents identify with and are proud of as well.

Small Business

As the physical and digital nature of retail changes, commercial activities are likely to change as well. Big-box stores are not encouraged in the Village due to their larger nature, conflicting with the existing smaller footprint of businesses. As the Village is comprised of smaller businesses, it is beneficial for the Village to continue to attract and retain smaller businesses in the future, such as small businesses (fewer than 500 employees) or micro businesses (five or fewer employees). These businesses are more likely to be local, keeping consumer spending in the Village or at least within the state, and are more likely to be entrepreneurial. However, there are challenges in sustaining small businesses long-term.

9.1 Economic Development Goal

The goal is to sustain and enhance economic activity throughout the Village through public and private efforts and based on Village identity and scale, in particular along the commercial corridor of Fourth Street, including the Village Center and Gateway District.

9.1.1 Objectives

- Promote the goals in the other sections of the Master Plan while adapting them to the commercial and mixed uses of the Village's commercial areas
- Integrate open spaces, agriculture, and/or irrigation ditches in commercial areas to retain and enhance Village character
- Support the business community and create a business climate in which businesses can flourish
- Attract, support, and retain businesses and commercial activities for residents and visitors that fit within and enhance Village character, in particular those which are high-quality and local
- Support and promote the Village as a destination closely tied to its identity
- Focus commercial activities along the Fourth Street Corridor while recognizing and supporting commercial activities throughout the Village
- Support mixed-use development along the Fourth Street Corridor
- Encourage compatible development near the Village
- Encourage sustainable development (see Environment – Sustainable Development Goal)

9.1.2 Policies & Action Steps

Policy A

Coordinate with other jurisdictions and organizations on economic development initiatives.

Action Steps

- Develop and implement an economic development plan for the Village if deemed necessary
- Participate in regional and state economic and community development programs and organizations, such as the Rural Economic Development Council
- Pursue funding resources for Village economic development efforts

Policy B

Strongly support Village businesses, both current and potential.

Action Steps

- Encourage businesses to locate in the Village that are: high quality, small-scale, local, specialty, artisan, and/or traditional
- Encourage commercial development within Village character to prevent the “big box” effect
- Support the attraction and retention of Village businesses
 - Coordinate Village branding and promotional efforts with businesses
 - Provide information to current and potential businesses on:
 - ◇ Available and applicable state incentives
 - ◇ Available land and leasable space in the Village
 - ◇ A Village community profile
 - ◇ Local services and businesses directory
 - Encourage attraction and retention of destination businesses for tourism
- Encourage and support the creation and maintenance of a business-organized and run association
 - Support said association in providing business training or technical assistance workshops
 - Coordinate with said association in Village promotion and physical infrastructure improvement efforts
 - Consider applying to develop a Fourth Street MainStreet program
- Encourage the development of physical facilities in commercial areas to support economic activity, such as:
 - Small business incubator space or similar means to assist small business growth
 - Agricultural products processing facility
 - Food cooperative
 - Coworking space
- Provide limited physical and digital business promotions for all Village businesses
 - Maintain a current Village business directory and commercial property listing for prospective businesses
 - Promote Village businesses in the Village publication and digitally through the Village website
 - Encourage a “Buy Local” campaign
- Develop and periodically conduct a business study or survey to determine feasible and desired commercial development within the character of the Village

Policy C

Develop and maintain physical public infrastructure to support Village businesses and encourage development of the commercial and mixed-use areas of the Village through zoning regulations and design requirements

Action Steps

- Enforce zoning and Ordinance requirements in commercial and mixed-use areas
- Consider the 300-foot rule along Fourth Street a general guideline for commercial development to avoid conflicts between businesses and adjacent residential areas
 - Recognize the guideline’s limitations for mixed-use residential and desirable growth in commercial activities
- Ensure that multimodal transportation features in the Village support commercial activities as specified in the Transportation section
- Design commercial development to support and encourage safe multimodal movement and beautify the areas in and around major commercial areas to improve the quality of life
- Ensure providers develop and maintain current telecommunications and data communications infrastructure throughout the Village
- Enforce the landscaping and residential buffering ordinances to reduce and limit light, noise, and visual impact of commercial activities
- Encourage commercial development that:
 - Supports, anchors, and energizes the commercial and mixed-use areas in Los Ranchos
 - Maintains and increases mixed uses
 - Creates a safe and comfortable environment for all multimodal users
 - Acts as a catalyst in revitalization efforts of businesses, commercial and mixed-use property owners, and surrounding neighborhoods
 - Helps to build a sense of community that reinforces and serves the diverse character and needs of the Village
 - Creates a dynamic commercial environment that reflects the character of the Village and integrates a variety of businesses and commercial activities
 - Sets a high standard of architectural design to encourage buildings and spaces with quality materials, details, and an open and inviting environment

Fourth Street

- Continue to support Fourth Street infrastructure development through subsequent phases of the Fourth Street Revitalization Project to provide safe pedestrian movement and beautify the areas in and around the Fourth Street Corridor

- Continue the Fourth Street Revitalization Project northward until the northern boundary of the Village Amend code to allow higher density cluster development
 - ◇ Continue consistent road diet redesign to three lanes with sidewalks for pedestrians
 - ◇ Encourage surrounding jurisdictions to create a smooth transition of the roadway and facilities between the project area and Bernalillo County
- Support dual-zoned properties to apply for a zone change for appropriate uses to one zone
 - Enforce zone change conditions of approval

Village Center

- Ensure the development of a Village Center at the southeastern corner of Fourth Street and Osuna Road
- Encourage community focal points and public spaces on the four corners of the Village Center intersection at Fourth Street, Osuna Road, and Chavez Road to reinforce Village identity
- Support maintaining the green space along the north side of Osuna Road on either side of the Chamisal Lateral

Gateway District

- Promote mixed-use transit-oriented development in the Gateway District
 - Pursue increased connection and access between the Gateway District and the Rail Runner station
 - ◇ Coordinate interjurisdictionally to facilitate access between the Rail Runner Station and transportation facilities along Fourth Street and Second Street
 - ◇ Consider a Village ride share, park and ride, or shuttle program to the Rail Runner station and ensure the Gateway District is a hub along the route
 - Pursue increased connection between the Gateway District and adjacent transportation facilities, namely bicycle facilities along Second Street and pedestrian and bus facilities along Fourth Street
 - Encourage new development to connect to surrounding multimodal transportation facilities
 - Maintain the mixed-use and transit-oriented development and design requirements of the Gateway District zone
- Support and promote the Gateway District as an extension of the Fourth Street commercial corridor and as an entryway to the Village

Policy D

Promote the Village as a destination for visitors and as an attractive location for local and larger events.

Action Steps

- Encourage the use of the location name Los Ranchos de Albuquerque, Village of Los Ranchos, or Los Ranchos on all business forms (cards, credit card receipts, menus, brochures) and in all promotions
- Ensure commercial activity in the Village is properly recorded with the state under the Village of Los Ranchos
- Consider developing, maintaining, and promoting a Village brand that is based in Village identity and values, in particular the agricultural, historic, open space, and rural elements
- Promote the Village in accordance with Village identity and values
 - Promote the history of Fourth Street and its use as El Camino Real and Old Route 66
 - Apply for funding to promote Route 66 and El Camino Real as Scenic Byways
- Continue physical and digital advertising campaigns to promote Los Ranchos on a local, state, national, and international scale
- Support and encourage special events in the Village for residents and visitors
 - Clarify and enforce Village policies and ordinances involving the holding of special events and manage their impact
 - Encourage Village businesses and special events located in and through the Village to coordinate promotions and activities

Policy E

Support home occupations and telecommuters in residential zones keeping with Village character.

Action Steps

- Support physical infrastructure needs for home occupations
 - Ensure providers develop and maintain full high-speed coverage throughout the Village
- Support the creation of home occupations
- Enforce home occupation conditions of approval
- Encourage home occupation membership and participation in a Village business organization

- Ensure home occupations are included in the Village business directory and other similar lists
- Encourage development of a Village coworking space in a commercial area

Policy F

Support agricultural commercial activities as agriculture is highly valued and tied to the identity of the Village.

Action Steps

- Promote the goals in the agriculture section of the Master Plan while adapting their objectives, policies, and action steps to commercial agricultural activity, in particular the following:
 - Utilize agriculture and agri-tourism as economic development techniques
 - ◇ Market Village agricultural products within and outside the Village
 - Encourage exporting of agricultural goods
 - Promote the agricultural product lifecycle of growing or raising, processing, and consumption through:
 - Farm-to-table operations
 - Agriculture and livestock related businesses
 - Encourage coordination with businesses for the sale of agricultural products
- Encourage the development of an agricultural products processing facility to enable more agricultural products within the Village
- Encourage partnerships between farmers, landowners, and businesses
 - Encourage farmers and business owners to coordinate small-scale agricultural activities on commercial property
 - Encourage beautifying of commercial property using agricultural crops
 - Support the use of Agricultural-Commercial (AC) zoning where applicable
- Promote the Village as a location well-suited for agricultural related businesses

Section 10

Transportation

Existing Conditions

Transportation in the Village of Los Ranchos de Albuquerque covers facilities and services for multimodal commuter and recreational use. The Village's transportation facilities and services connect to the regional transportation system, and both Village residents and outside travelers use the transportation facilities and services available in the Village.

Village Forms of Transportation

There are a variety of multimodal transportation facilities and services in the Village for both commuter and recreational use. They are owned and maintained by several entities, including the Village, other jurisdictions, agencies, and private landowners. Transportation includes both commuting and recreation, and many multimodal routes in the Village are used by both types of users. However, the facilities and services for both commuting and recreation are not necessarily the same, though they can overlap. For example, irrigation ditches are viewed by residents for recreational use alongside their primary use for irrigation, but are not normally associated with commuter travel, though the facilities can technically accommodate both. Overall, making transportation facilities and services Americans with Disabilities Act (ADA) accessible would accommodate all user ages and abilities.

Vehicles

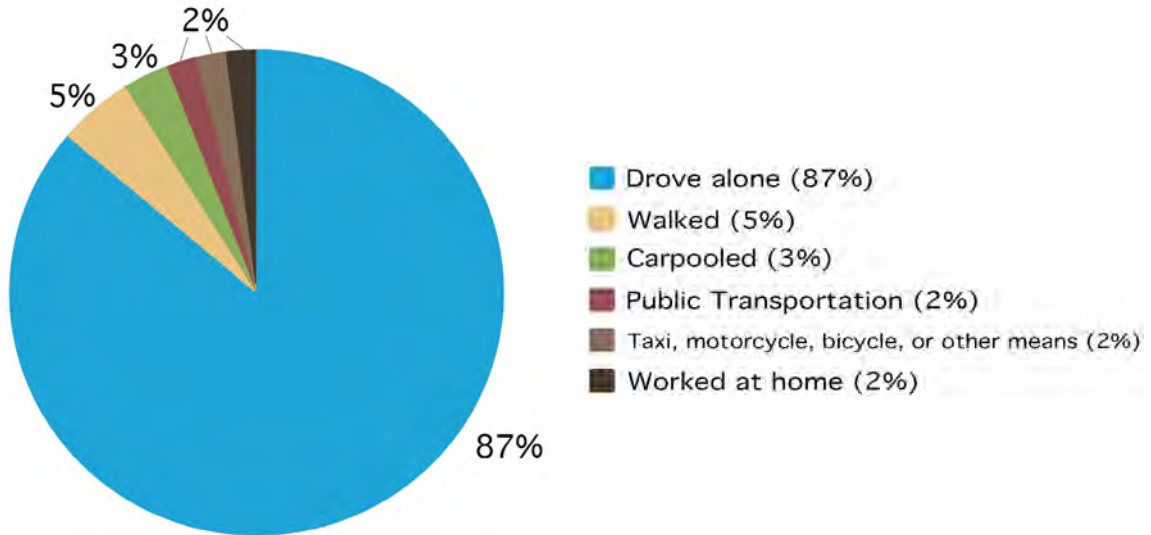
Vehicular travel is the primary mode of transportation for most of the Village. According to U.S. Census Bureau American Community Estimates from 2017, it is estimated that only (2%) of Village commuters did not have at least one vehicle in their household and most Village commuters (age 16+) drove alone to work.

Many commuters in and around the Village commute in personal vehicles, thus commuter traffic is mainly comprised of drivers. There is a large inflow of employees who come into the Village to work and a large outflow of residents who work outside the Village, which creates more commuter traffic than there are residents, not necessarily including those who commute through the Village. This creates more traffic on Village roads during morning and evening peak commute hours compared to the rest of the day.

Freight vehicles are not a primary concern for most Village roads, as many roads around the Village have truck restrictions and no roads through the Village are considered primary freight corridors.

Means of Transportation to Work (Percent)

American Community Survey 2017 Estimate

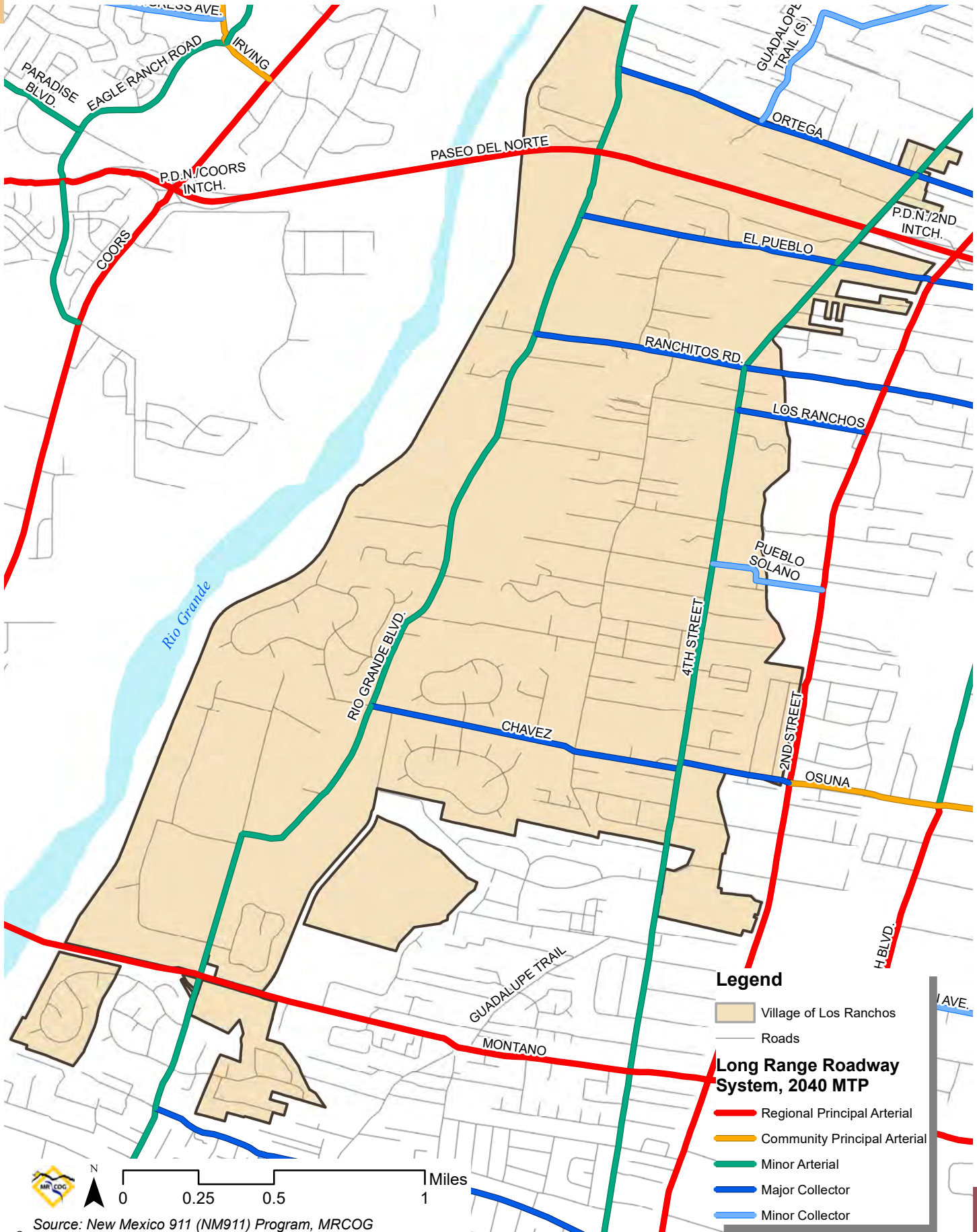


Agricultural vehicles, particularly slow-moving agricultural vehicles such as tractors, are also present in the Village. They can be an inconvenience to other roadway users, but their presence is legally permitted and roadway users need to exercise caution with these vehicles to allow safe movement of agricultural vehicles.

Regional road classifications are based on traffic volumes and speed. Village roads are classified as lower regional roles, meaning less traffic and lower speed, than the surrounding area. There are no proposed changes in road classification to roads in and surrounding the Village.

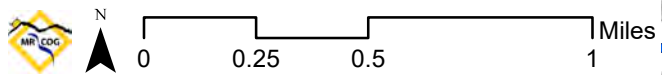
The traffic flows map supports the regional road classifications, indicating that Village roads have a lower average weekday traffic volumes compared to surrounding roads such as Montano Road or Second Street.

Long Range Roadway System



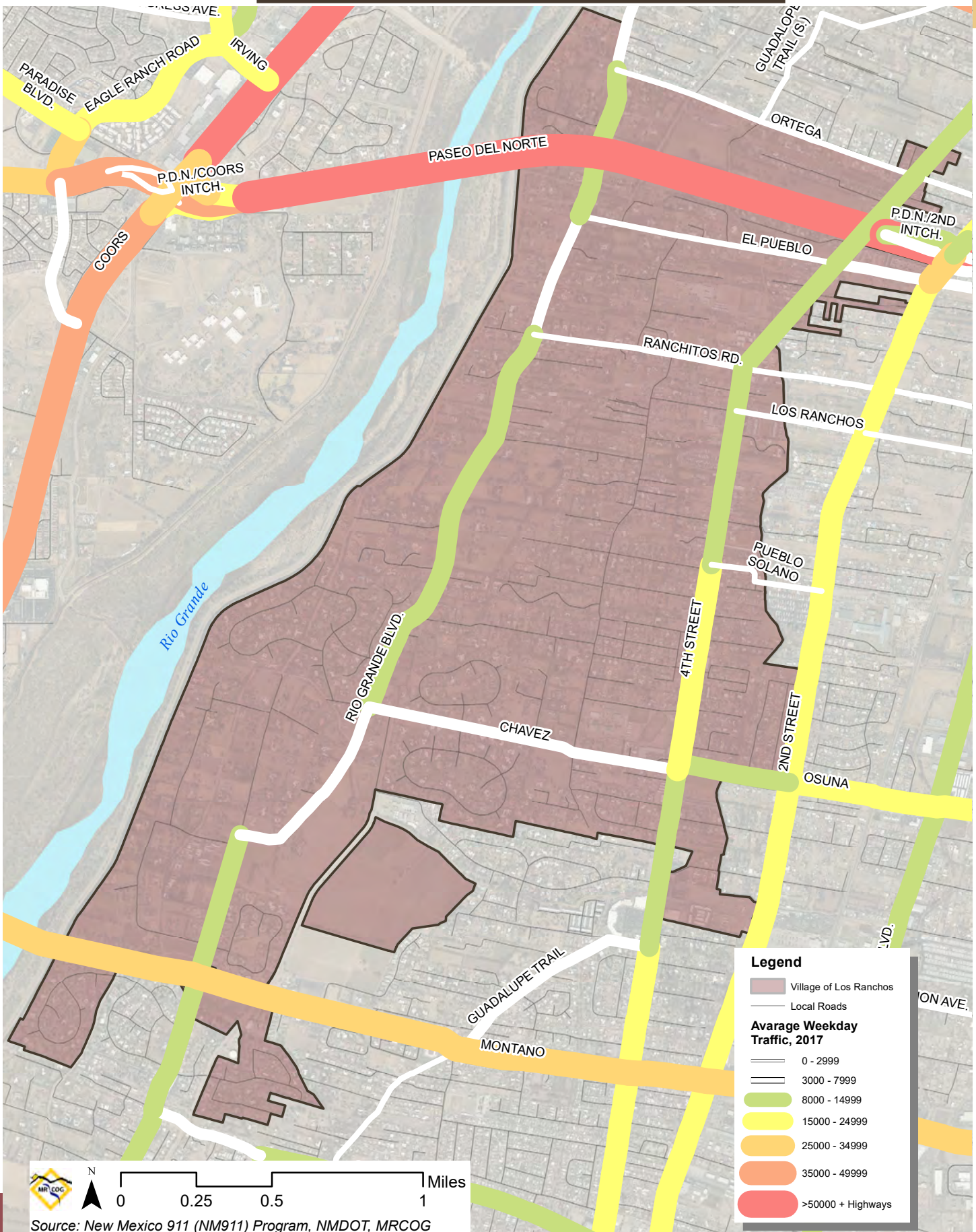
Legend

- Village of Los Ranchos
- Roads
- Long Range Roadway System, 2040 MTP**
- Regional Principal Arterial
- Community Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector



Source: New Mexico 911 (NM911) Program, MRCOG

Traffic Flows 2017



Source: New Mexico 911 (NM911) Program, NMDOT, MRCOG

Bicycles

Bicycles are used both by commuters and recreators, though more by recreators. Bicycle facilities in the Village are primarily along roadways, but there are separate facilities for bicycles, such as multi-use trails. There are few bicycle parking facilities in the Village, though their addition around points of interest could accommodate bicyclists as pedestrians on pedestrian facilities.

The main bicycle facility in the Village is the bicycle lane along Rio Grande Boulevard, which runs north-south through the Village. The Village maintains the bicycle lane within Village limits. The primary bicycle facilities in and around the Village are north-south routes, with the exception of the Paseo del Norte multi-use trail and El Pueblo, a bicycle route. Though bicycle facilities along north-south routes are well developed, without east-west connection to and between these facilities, their use can be limited and hinder development of a connected system. In addition, access points to regional bicycle facilities around the Village are relatively limited from within the Village. The regional bicycle facilities around the Village— Bosque Trail, Paseo del Norte Trail, Alameda Drain Trail, and Montano Trail—create a loop of long-distance facilities which have few access points on and off in the Village.

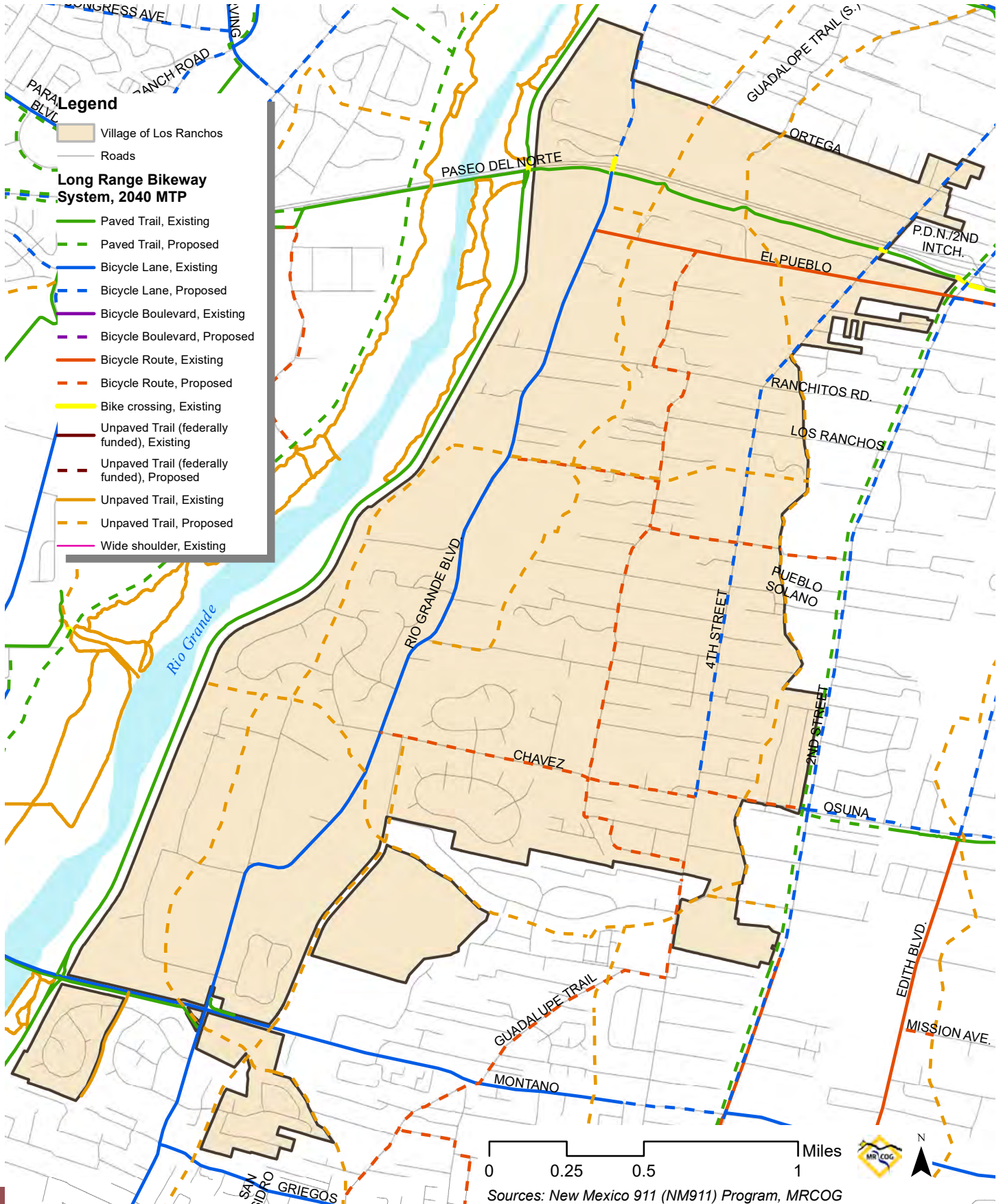
There are a variety of bicycle facilities that are in or can be implemented in right-of-way, however much require additional right-of-way alongside roadways. This limits possible interventions primarily to shared use facilities.

Types of Bicycle Facilities: ²¹

- Bicycle Routes/Sharrows – A shared roadway for bicyclists and vehicles.
- Bicycle Lanes – A lane separate from vehicular traffic. With additional striping or vertical buffers, a bicycle lane can become Buffered.
- Bicycle Boulevards – A shared roadway for bicyclists and vehicles with more bicycle infrastructure and traffic calming than a bicycle route.
- Multi-Use Trail – For many types of non-motorized users (bicyclists, pedestrians, equestrians), a trail is a facility completely separate from the roadway.
- Paved Shoulders – Usually along highways and in rural areas, the shoulders of paved roads are wide enough to accommodate bicyclists.

The Long Range Bikeway System from the Mid-Region Council of Governments (MRCOG) shows current and proposed changes to bicycle facilities in the greater region. The Village currently has three facilities in its boundaries: the bicycle lane along Rio Grande Boulevard, the El Pueblo bicycle route, and the Paseo del Norte multi-use facility.

Long Range Bikeway System



Pedestrians

Both commuters and recreators can be pedestrians, walking or running along road right-of-way, on sidewalks, and along irrigation ditches. While recreational pedestrians have routes throughout the Village, commuting pedestrians are usually headed to and near another transportation facility, such as a bus stop. Pedestrian interventions need to balance a desire to maintain the semi-rural atmosphere of the Village with pedestrian safety.

Equestrians

Horses are used by recreators in the Village and their presence is long-standing and historically tied to the Village. Many transportation facilities in the Village do not accommodate horses and primary equestrian facilities are located in the bosque near the Village.

Public Transit

Train

The Village is in close proximity to a Rail Runner station, which is just outside the Village. The Los Ranchos/Journal Center station is located on El Pueblo Road between Second Street and Edith Boulevard.

Bus

The Village's connection to the ABQ Ride bus system is through the Light Blue line #10, North Fourth, along Fourth Street. This route was seventh most used in 2018 based on quantity of annual passenger trips (429,388).²² However, the area south of Montano Road had a higher average weekday transit use compared to north of Montano Road. There is less ridership, fewer stops, and shorter hours north of Montano Road.

East-West bus connections near the Village are along Montano (line #157) and Paseo del Norte (lines #251 and #551). The Montano and Paseo del Norte routes do not have stops in the Village but there are stops near the Village. The closest Paseo del Norte bus stops are at the Los Ranchos/Journal Center Rail Runner Station.

Paratransit is a transportation service for people with disabilities. ABQ Ride provides paratransit based on ADA eligibility through Sun Van to any address in Albuquerque and most of Bernalillo County, including the Village. Sun Van provides service within at least three-quarters of a mile along each ABQ Ride bus route, except for commuter routes, during the days and times that ABQ Ride operates.

Multimodal Transportation & Shared Facilities

Multimodal transportation includes all modes of transportation and the variety of facilities for users. Some facilities accommodate multiple transportation modes and interventions that positively affect one mode can positively affect others. Many non-vehicular interventions provide more safety for non-vehicular modes while mitigating common vehicle issues.

For example, interventions on roadways for bicycles, such as turning a road into a bicycle boulevard, chicanes, or buffered bicycle lanes can also manage vehicular issues as well. Implementing interventions for bicycle safety often encourage vehicles to drive slower, either through a lower posted speed limit or narrowing the feel of the road, and encourage drivers to be cautious for other modes of transportation. This can mitigate speeding along roads and decrease severity of crashes, as higher vehicle speeds are correlated with higher injury and fatality rates.

In the Village there are physical challenges to developing transportation facilities, such as right-of-way ownership, maintenance, and a lack of space on roadways. The safest interventions for multimodal transportation involve physically separate facilities, such as multi-use trails or buffered bicycle lanes. Many interventions involving separate facilities for non-vehicular transportation modes require sidewalks, curb and gutter, and wide, sometimes multi-lane existing roads and right-of-way, which are not present throughout much of the Village. Due to these limitations in space for separate facilities, it is likely that most transportation interventions involve shared facilities. In implementing shared-use facilities, safety for all modes is of highest priority.

Transportation Changes

While much transportation modes will remain the same, transportation needs will change as technology advances, lifestyles change, and resource availability and demand changes. Transportation facilities and services will change in response, and possible opportunities in technology and services

will be created or further advanced.

As of the writing of this plan, share programs, for vehicles, bicycles, and scooters, are becoming more common nationally and in the surrounding area. Their use can impact future roadway composition by these modes. A key factor in these share programs is their use as motorized or non-motorized, and which facilities accommodate which modes. While bicycle and scooter share programs outline which facilities to use, users may need to be further reminded which facilities prohibit non-motorized use, such as ditch right-of-way.

There are also changes in vehicle technology with electric cars and driver assistance car systems, which reduce need for driver involvement and can provide a more environmentally-friendly mode of transportation.

Safety

Vehicular, pedestrian, and bicycle safety is a key issue in the surrounding area and impacts the Village. Albuquerque was ranked second in the United States in 2016 for the number of pedestrian fatalities per capita, with a fatality rate per 100,000 people of 5.54, just behind Phoenix, Arizona at 5.57.²⁴ New Mexico has also seen an increase in driving fatalities between 2015 and 2016, with a 35% increase in total fatalities, the highest percent change among states.²⁵ New Mexico as a whole continuously has a higher overall fatality rate per 100,000 people than the nation.

In the Village of Los Ranchos de Albuquerque, roads overall have fewer crashes compared to the region, and thus a lower regional priority. Fourth Street has the highest regional priority of all Village roads with moderate regional priority. While Village transportation facilities have fewer crashes compared to the region, the Village is still located within that region and connected to the same network. Physical interventions are a way that the Village can create a safer environment for all transportation modes.

Regional Transportation Projects

Many transportation facilities around the Village are already built-out, but there is the possibility of redevelopment of existing facilities around the Village in the future. The primary project anticipated to impact the Village is the Alameda Drain Trail Project, which is a pedestrian and bicycle facility that will run north-south primarily along Second Street. The Village borders small sections of the project.

Three Corridors

There are three primary north-south corridors that run along the length of the Village: Rio Grande Boulevard, Guadalupe Trail, and Fourth Street. These are the character areas of the Village and are also some of the main roadways in the Village. Presently, bicycle facilities exist along Rio Grande Boulevard in the form of a bicycle lane and some pedestrian facilities exist in the southern portion of Fourth Street. The pedestrian facilities are expected to extend to the north end of the Village in subsequent phases of the Fourth Street Project. No additional facilities exist along Guadalupe Trail for non-vehicular transportation modes.

Guadalupe Trail and Rio Grande Boulevard are primarily scenic, winding, lower-speed primarily residential roads in a residential and agricultural atmosphere. Fourth Street is the primary commercial corridor but is still used by residents and is a lower speed than the sections outside the Village. While commercial, agriculture is still a component of the atmosphere along Fourth Street. Given the winding and slower nature of Guadalupe Trail, it could be a potential candidate for transportation interventions for non-vehicular facilities.



10.1 Transportation Goal

The goal is to preserve the Village scale and “valley” nature of the roadways and to enhance facilities and services for pedestrians, equestrians, bicycles, mass transit, and other alternatives to single-rider vehicular travel.

10.1.1 Objectives

- Improve transportation safety for people of all ages, abilities, and using all modes of transportation
- Mitigate the impact of vehicular traffic on Village roads
- Preserve the semi-rural character of the Village along all Village roads
- Develop and maintain the three main north-south roadway corridors—Rio Grande Boulevard, Guadalupe Trail, and Fourth Street—in line with their distinguishing qualities unique to their character and history
- Maintain infrastructure and implement improvements on east-west streets
- Coordinate interjurisdictionally and with regional transportation agencies on roadway classification, provision of transit, involvement in regional transportation planning, and connection to outside transportation routes and services
- Develop and improve facilities and services for multimodal transportation in the Village and connect to facilities and services outside the Village
- Maintain infrastructure and implement improvements across the Village based on design criteria that maintain the Village’s semi-rural roadways and are appropriate to each corridor’s character and roadway classification
- Identify and lobby for road improvement projects for state and federal funding that further overall Village transportation goals
- Support the maintenance and non-motorized use of natural paths and routes
- Proactively identify and accommodate new transportation technologies

10.1.2 Policies & Action Steps

Policy A

Improve safety for people of all ages and using all modes of transportation through appropriate signage, traffic calming infrastructure, law enforcement, and education.

Action Steps

- Increase signage indicating use of roads, right-of-way, and informal trails by non-vehicular transportation modes

- Increase visibility and awareness of non-vehicular modes of transportation
 - Place signage, crosswalk paint, and/or other safety interventions at road and informal trail crossings for pedestrians, bicycles, and equestrians
 - Disseminate information on roadway safety and etiquette for all transportation modes
- Coordinate with other jurisdictions and organizations to provide information on ditch safety
- When installing infrastructure and facilities, comply with state and federal safety guidelines
- Improve intersection safety for all modes of transportation through roadway redesign
 - Work with other jurisdictions and regional transportation agencies to identify intersections with high and/or severe numbers of crashes
 - Work with other jurisdictions to redesign high crash-rate intersections in and adjacent to Village boundaries
 - Encourage and support other jurisdictions to redesign the intersection of El Pueblo Road and Second Street
- Ensure new facilities comply with requirements for ADA accessibility

Policy B

Mitigate the impact of vehicular traffic on Village roads while providing infrastructure for safe traffic volumes and speeds.

Action Steps

- Monitor vehicle speed to determine the need and placement of traffic calming devices
- Work with Bernalillo County Sheriff’s Department to enforce speed limits
- Install and maintain traffic calming measures to both manage vehicle traffic and to provide a safer environment for other transportation modes
 - Ensure traffic calming measures fit the semi-rural character of Village roadways and are in accordance with Village policies
 - Investigate possible negative effects on adjacent streets prior to installation
- Reduce impact from roads by encouraging the installation of visual and sound buffers between residential areas and roads
 - Encourage the use of natural or aesthetically appropriate buffers
- Encourage adequate roadside pull-outs for law enforcement use within the Village
- Recognize the use of Village roads for slow moving agricultural vehicles such as tractors
 - Provide signage indicating their possible presence

Policy C

Develop and maintain the three main north-south roadways, Rio Grande Boulevard, Guadalupe Trail, and Fourth Street, in line with their distinguishing qualities unique to their character and history.

Action Steps

- Identify Fourth Street as the main transportation roadway in the Village and both provide and work with other entities to provide the infrastructure to meet transportation goals and connect Fourth Street to other metropolitan transportation systems
- Continue redesign of Fourth Street to three lanes with center turning lane, pedestrian walkways, and bicycle lanes where feasible, considering the following:
 - Safety for pedestrian and vehicular traffic
 - Pedestrian facilities throughout the corridor length, including walk areas and crossings
 - Bicycle facilities intersecting the corridor, such as lanes, crossings, and bike parking
 - Transit facilities, including more and improved sheltered bus stops
 - Street pedestrian lighting, both public and private, that abides by Village ordinances and is appropriate for commercial use
 - Encouraging utilities to relocate utility lines underground to reduce poles adjacent to the roadway
 - Adequate storm sewer systems for the entire corridor to enable safe vehicular and non-vehicular movement during severe storms
 - Significant traffic calming features, safe left-hand turning lanes, and adequate off-road parking, especially at the Village Center, to encourage patronizing local business
 - Streetscape defined by human-made structures but with a semi-rural character and features such as landscaped medians
- Consider safety for multi-modal transportation in development of the Village Center and make that site a major transportation and transit connection point
- Maintain Rio Grande Boulevard, Guadalupe Trail, and residential roads in either corridor as scenic, winding, lower-speed roads in a residential and agricultural atmosphere, with an emphasis on local residential use
 - Prohibit stop lights or other similar urban roadway features
 - Maintain and not alter or increase pavement width and other roadway features so as to permit higher capacity vehicular traffic
 - Continue to employ and enforce traffic calming and speed lowering measures
 - Maintain trails, unpaved shoulders, and/or lanes along the length of the roads for non-vehicular modes of transportation

Policy D

Coordinate interjurisdictionally and with regional transportation agencies to ensure multimodal connectivity to a larger network, involvement in regional transportation planning, provision of transit, and clarify roadway classification.

Action Steps

- Coordinate interjurisdictionally and with regional transportation agencies on roadway classification and improvements
- Coordinate interjurisdictionally and with regional transportation agencies to develop cohesive infrastructure for non-motorized transportation
- Ensure Village involvement in regional transportation planning efforts
- Consider regional transportation plans when redeveloping infrastructure
- Encourage metropolitan area law enforcement to consistently enforce traffic and vehicle laws on roadways both within and adjacent to the Village
- Coordinate interjurisdictionally to ensure proper designation and record of bicycle facilities and multimodal routes
- Coordinate with agencies to ensure provision of public transit through the Village
- Coordinate with agencies to ensure provision of paratransit through the Village

Policy E

Develop an integrated and safe system for multimodal transportation within and connected outside the Village with facilities and services that provide bicycle facilities, transit connections and services, equestrian facilities, and pedestrian access, especially along ditches.

Action Steps

- Inventory existing bicycle, pedestrian, equestrian, and transit routes in the Village, and identify areas for improvement and gaps in the network both in the Village and in connection to surrounding facilities
 - Publish map(s) showcasing multi-use transportation facilities in the Village, including ditch easements, bicycle facilities, official trails, and transit routes and stops
 - Publish a user guide for non-motorized routes in the Village stating distances, uses, difficulties, and nearby points of interest
- Identify, develop, and promote routes for pedestrian, bicycle, and equestrian use within the Village

- Coordinate with other entities to connect the Village to other metropolitan transportation systems
 - Connect to existing and proposed future bicycle facilities outside the Village, in particular to the main existing bicycle facilities looped around the Village: Paseo del Bosque Trail, Alameda Drain Trail, Montano Trail, and Paseo del Norte Trail
 - Improve connection to the Los Ranchos/Journal Center Rail Runner station by all modes of transportation
 - ◇ Consider a Village ride share, park and ride, or shuttle program to the station
 - ◇ Coordinate with ABQ Ride and the Rail Runner to provide connection between Fourth Street buses and the Rail Runner station, possibly through a Commuter or Rapid Ride line
 - Encourage ABQ Ride to expand ABQ Ride service hours north of Montano
 - Coordinate with ABQ Ride to continue the provision of paratransit through the Sun Van service
- When designing and implementing multimodal interventions, facilities, and services, prioritize safety and accessibility for people of all ages and all transportation modes
- Seek available funding to implement multimodal improvements and maintain existing facilities
- Emphasize interventions and improvements along east-west routes in the Village to connect to existing north-south facilities in and around the Village
 - For bicycle facilities, consider interventions along east-west routes including but not limited to:
 - ◇ Ranchitos Road
 - ◇ Green Valley Road
 - ◇ Chavez Road
 - ◇ Vineyard Road
 - ◇ Willow Road
- Provide amenities where possible to contain litter and animal waste at convenient points on ditch right-of-way, at access points, and along trails, such as trash cans or dog waste bags
- Develop ordinance for bicycle, scooter, or other non-vehicle share programs and work with organizations to provide appropriate facilities for said programs
- Further develop and maintain a network of natural and accessible non-motorized transportation routes along roads, ditches, trails, and walkways in the Village
 - Design and build facilities and amenities for non-motorized transportation on Village-owned right-of-way and public streets
 - Ensure regular maintenance of Village-owned transportation facilities
 - Where the Village does not have ownership, work with the appropriate entity to coordinate transportation facility installation and maintenance

- Ensure new facilities comply with requirements for ADA accessibility
- Ensure non-motorized routes maintain a natural feel and look to the furthest extent possible given the Village's resources

Policy F

Continue to develop and maintain safe transportation infrastructure and facilities to manage vehicular and non-vehicular capacity while maintaining the semi-rural atmosphere of the Village.

Action Steps

- o Maintain unpaved shoulders for non-motorized transportation use and for storm water management
- o Maintain semi-rural instead of urban features along roadways, either installed by the Village or individual lot owners
 - Prohibit curb, gutter, or sidewalks in residential areas, except as required for storm water management
 - Prohibit street lights in residential areas per the Dark Skies ordinance
 - Prohibit traffic lights or similar urban traffic controls on residential streets
- o Continue to install wayfinding, marking, and traffic calming signage along all transportation routes for all transportation user types
 - Continue to install and maintain entryway and traffic calming signs and features at entrances to the Village
 - ◇ Ensure signage and entryway features at the north and south entrances along Rio Grande Boulevard and Fourth Street
 - ◇ At major intersections along Second Street, coordinate with other jurisdictions to install wayfinding signs to the Village, in particular the intersections of Second Street and Osuna Road and Second Street and El Pueblo Road
- o Continue to follow the Dark Skies ordinance for public and private roadway lighting
- o Continue to maintain Village-owned transportation facilities to the extent possible given the Village's resources
- o Manage storm water that falls on Village public roadways
- o Maintain and update as necessary design criteria for safe roadway infrastructure and improvements to follow in the Village based on state and federal roadway standards and fire guidelines
 - Update Village ordinances to adopt said standards
 - Develop criteria for each roadway type and corridor area
- o Contract with professional transportation engineers for a Village multimodal transportation plan to identify intersections and routes for design interventions that factor in and suggest interventions that respond to Village conditions
 - Implement interventions from the plan once identified to the furthest extent possible given Village resources

Section 11

Community Facilities & Services

Existing Conditions

Utilities

Sanitary Sewer | Septic

In the past the Village primarily used septic systems, but due to increasing density intensifying ground water pollution, much of the Village has been tied into the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) sanitary sewer system since 2009. The properties that are not connected to the ABCWUA sanitary sewer system are more than 200 feet from a sewer service connection and are on septic systems. Private disposal systems are regulated and inspected by the New Mexico Environment Department. There are regulations concerning an operational septic system and periodic inspections must be made to guarantee optimal functioning.

Electricity

The Public Service Company of New Mexico (PNM) provides electricity for the Albuquerque metropolitan area, including the Village, and other areas in New Mexico. A 46kV sub-transmission line along Second Street provides electricity to the Village and a major substation is located at Paseo del Norte and Fourth Street. In addition to what is provided by PNM, some homes in the Village are solar powered.

Gas

New Mexico Gas Company provides gas to the Village via the Alameda Station near the Alameda bridge.

Waste Disposal (Trash & Recycling)

Trash and recycling pick up services are provided by Waste Management of New Mexico per a contract. For over 15 years, Waste Management has provided service to the Village. In 2018 Waste Management was selected through a public process where proposals were solicited, and an award was made to the best offeror. The contract allows for several renewals before a new solicitation is required.

Potable Water

Municipal water is provided by ABCWUA, which distributes both surface and ground water. The aquifer is the source for ground water and the San Juan-Chama project provides surface water. Like Albuquerque, the primary source of the Village's water from ABCWUA comes from the San Juan-Chama project which diverts water from the Colorado River. The use of groundwater is declining alongside overall water use. Water continues to be managed through reuse and conservation and the aquifer is reserved more for times of drought. Some landowners have private wells into the aquifer. All wells require a well permit from the Office of the State Engineer (OSE).

Irrigation Water

Some landowners have ditch access for irrigation of their properties through the Middle Rio Grande Conservancy District (MRGCD). Use of MRGCD water requires that the property have water rights or water can be leased from MRGCD. All properties in the Valley areas of Bernalillo, Valencia, and Socorro counties pay an assessment on their taxes to MRGCD to fund the cost of constructing drains and irrigation ditches. Additionally, any property that uses MRGCD water to irrigate pays a separate fee for irrigation. For more information see Ditches section.

For stormwater and flood control, see Environment Section.

Telecommunications & Data Communications

Technology has advanced rapidly over the past several decades and is expected to advance exponentially. As such, it can be difficult to predict future infrastructure needs for daily life and interactions, and as technology changes the Village will need to maintain current infrastructure and regulations to facilitate communication.

Existing

Internet

The Village is covered by a variety of service providers with 4G LTE cellular data coverage, internet, and cable TV. Coverage is inconsistent in the Village mainly due to infrastructure limitations for providers; there is less economic incentive for infrastructure expansion based on a lower subscription base (population density).

Television & Radio

Digital Over-The-Air programming is available for free to all residents with antennas via broadcast antennas on the Sandia Mountains. Radio is available in the metropolitan area via broadcast antennas as well. Cable television is available through several providers.

Potential

Fiber Internet

Faster than Digital Subscriber Line (DSL) or cable, fiber internet runs glass cables underground and is the fastest residential internet technology available at the writing of this plan. However, it is only available to 25% of the population nationally and is costlier compared to DSL or cable. The cost and maintenance of infrastructure are feasibility limitations while another issue is attracting fiber providers. Attracting fiber internet is a combination of density, desire, and demographics. Before a fiber optic company builds the infrastructure and installs, there must be a desire from the community for fiber internet and enough density for the investment. Fiber already runs to all 4G/LTE towers servicing the Village.

5G

5G cellular networks provide higher speed wireless broadband than 4G, but that performance comes with a shorter range (one block compared to a dozen blocks). The higher speeds provided by 5G are available up to 2,000 feet from a cell tower, but obstructions such as trees or buildings can shorten this range, so more small cells are needed to cover an area. 5G has its benefits as it is faster, has low latency (lag in the response time when loading), and can connect multiple devices. A study to determine the necessity and feasibility of actual infrastructure installation should occur before implementation.

“Smart” Municipalities

Integrating information and communication technology into infrastructure, municipalities can share information and operate more efficiently. However, there are concerns about such integration regarding big data, monitoring, and privacy. Should the Village consider “smart” technology, it may benefit from inter-jurisdictional infrastructure efforts.

Emergency Services

Fire & Rescue

The Village provided fire services until 2009, when the Village Fire Department merged with the Bernalillo County Fire Department (BCFD). The Village compensates and receives support from the full Bernalillo County Fire Department. There is one station within Village boundaries, Station 30 in District 30, located at 6697 Fourth Street NW. Constructed in 2011, it is an 8,027 square foot 24-7 main fire station serving the Los Ranchos area and is owned by the Village for use by the County. The old fire station at Village Hall has been used as a storage facility since 2011.

Law Enforcement

The Village does not provide law enforcement services. Instead, the Bernalillo County Sheriff's Office (BCSO) provides said services and maintains a substation located in the Village at 6900 Fourth Street NW. The Village compensates Bernalillo County, provides additional equipment from year to year, and allows some service vehicles to be stored at Village Hall.

Hazard Mitigation/Emergency Management

The Village is included with other municipalities in a multi-jurisdictional hazard mitigation plan, the Bernalillo County/City of Albuquerque/Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA)/Village of Los Ranchos de Albuquerque/Village of Tijeras Hazard Mitigation Plan. This plan was last updated in July 2015. The Village also has a Volunteer Emergency Manager for disaster preparedness who also oversees the Village's Citizen Corps.

In the plan, the Priority Risk Index ranking for the Village orders the degree of risk as follows. Degree of risk is assessed by probability, impact, spatial extent, warning time, and duration.

- | | |
|-------------------------|---------------------|
| 1. Flood | 7. High Wind |
| 2. Wildfire | 8. Tornado |
| 3. Drought | 9. Dam Failure |
| 4. Earthquake | 10. Extreme Heat |
| 5. Severe Winter Storms | 11. Landslide |
| 6. Thunderstorm | 12. Land Subsidence |

The highest hazards overall, organized by risk, are flood, wildfire, and drought. Flash flooding is of particular concern during flood events. Drought is also a constant concern and that risk is only expected to increase due to the effects of climate change. Mitigation management is proactive—the best practices include early assessment, public education, and water conservation.

Community Facilities

There are no hospitals, libraries, community centers, or post offices within Village boundaries. Sports facilities are located at Hartnett Park and at the local public schools.

Parks

There is one developed park within the Village, Hartnett Park. It was established in the 1970s and named after former Mayor Sam Hartnett when he left office in 1976. He was also a founding trustee and second mayor of the Village. The park was expanded in the late 1980s and early 1990s with the acquisition of the abandoned portion of the Griegos Drain and purchase of two acres of the former Jenkins Farm. It is owned and maintained by the Village and has a playground, tennis courts, racquetball courts, and a jogging/pedestrian trail.

The Alfredo Garcia Community Barn also located at Hartnett Park. Relocated in 2005 and renamed, the historic Maddox Arabian Horse Barn was moved for use as a community center, use by the Growers' Market in inclement weather, and special events. It is also occasionally rented for weddings.

A one-acre parcel lies on Osuna between Zia Gardens Subdivision and the Chamisal Lateral, acquired in 2009 and maintained as a neighborhood park. Water rights are available from the Chamisal Lateral for irrigation to maintain the landscaping. A second area west of the Chamisal has been added to expand the park.

Community/Senior Centers & Sports Fields

The closest community center to the Village is the Raymond G. Sanchez Community Center at 9800 4th Street NW. Also connected is the Alameda Spray Park and North Valley Bike Park. The closest senior center is the North Valley Senior Center at 3825 4th Street NW.

There are several other sports facilities around the Village. Just north of the Village at 8918 4th Street NW is the Alameda Soccer Complex. South are sports fields and a pool at Valley High School.

Libraries

The Village does not have any libraries within its boundaries. The closest library is the Rudolfo Anaya North Valley Library at 7704 2nd Street NW. There are two mini-libraries in the Village that operate on a donation based, take-one-leave-one system. One is in front of the tennis courts at Hartnett Park and one is in front of the fire station at 6697 Fourth Street NW.

Warren J. Gray Hall – Village Hall

The current Village Hall, named for former Mayor Warren J. Gray, was built in 1983 and is located at 6718 Rio Grande Blvd NW.

Government & Administration

The Village is governed by an elected Mayor and four-member Board of Trustees. Both are elected by voters to four-year terms and the Trustee terms are staggered. The Planning and Zoning Commission is comprised of seven members appointed by the Mayor to review and act on matters of planning, platting, and zoning. The Village is supported by the following departments and functions: Accounting, Administration, Agricultural Programming, Animal Control, Planning & Zoning, Roads & Parks Maintenance, and Safety.

Post Offices

There are no post offices in the Village. The closest post offices to the Village are located south at 110 Montano Rd NE and north at 9132 4th Street NW.

Museums

There is one museum within Village boundaries, the Unser Racing Museum. It opened in 2004 and houses the Unser family's racing artifacts and memorabilia.

Communication

Begun in 2004 as a newsletter, the Village Vision magazine is the official news and feature magazine for the Village. It is mailed free to every household and business in the Village and is also available to view online. Published on average eight times per year, the Village Vision covers local news and events, such as the Growers' Market and Lavender in the Village, and regularly features notable residents, new Village businesses, and updates on Village proceedings. The Village Vision also has numerous columnists, updated real estate listings, and Board of Trustees and Planning and Zoning meeting summaries.

The Village website is the Village's main online presence, though it also has several social media accounts.

Schools

The Village has three public schools located within its boundaries: Los Ranchos Elementary School, Taft Middle School, and Taylor Middle School. The Village is also served by Alameda Elementary School and Alvarado Elementary School, located outside Village boundaries. All of the aforementioned elementary and middle schools feed into Valley High School, located south of the Village. These schools are part of Learning Zone 3, a grouping of schools implemented with the Albuquerque Public Schools (APS) Academic Master Plan. There is currently one public charter school within Village boundaries, North Valley Academy, and one private school within Village boundaries, Victory Christian School, though there are other charter and private schools nearby.

Healthcare

There are no hospitals located within the immediate vicinity. However, there are several medical centers located nearby: the UNM North Valley Health Clinic, located at 3401 Fourth Street NW, Lovelace West Side Medical Hospital, located at 10501 Golf Course Road NW, Lovelace Women's Hospital, located at 4701 Montgomery Boulevard NE, and Presbyterian Rust Medical Center, located at 2400 Unser SE in Rio Rancho. In addition, residents have access to the large medical complexes located throughout the metropolitan area including Lovelace Medical Center, Presbyterian Hospital, and University of New Mexico Hospital (UNMH). UNMH is the only level one trauma center in the state. North Valley Public Health Center is also located at 7704 Second Street.



11.1 Community Facilities & Services Goal

The goal is to ensure the existence and availability of all facilities and services necessary to the health, safety, and welfare of all Village citizens to maintain a high quality of life for residents while recognizing the scale and resource limitations of the Village government, and to seek all possible resources available to develop, maintain, and connect to those facilities and services.

11.1.1 Objectives

- Maintain a high level of accessibility to Village Hall administration and staff
- Maintain and increase direct Village communication and involvement with regional service providers, other jurisdictions, and agencies
- Continue to work with other jurisdictions and regional service providers to provide utilities, emergency services, and communication
- Provide additional and upgrade current facilities, services, and access for Village residents as deemed necessary
- Enforce ordinance requirements for mandatory connection to sanitary sewer
- Continue to work with surrounding entities to develop and implement Hazard Mitigation plans
- Encourage entities to coordinate improvements in utilities and internet infrastructure to minimize right-of-way disturbance
- Coordinate with other entities in infrastructure development and improvement to reduce service network redundancy
- Provide facilities to hold community events and support organizations that hold community events
- Ensure provision of up-to-date telecommunications and data communications services throughout the Village

11.1.2 Policies & Action Steps

Policy A

Provide community facilities and services and seek all possible funding to provide those facilities and services.

Action Steps

- Inventory quantity and accessibility of community facilities and services
- Conduct studies as deemed necessary to determine the necessity and feasibility of providing and connecting to additional facilities and services

- Further develop existing Village properties and services and provide additional community facilities and services after studies are completed and needs shown
- Determine eligibility and pursue funding options for facilities and services
- Coordinate with other entities in infrastructure development
- Locate facilities accessible by alternative modes of transportation and near transportation facilities where possible
- Ensure new facilities comply with requirements for ADA accessibility
- Purchase and develop property for community gathering space when possible, such as open space, active parks, or passive parks
- o Link capital improvement planning to community needs for facilities and services
- o Continue to provide facilities for local organizations to gather

Policy B

Determine and support the best use of Village-owned properties and facilities.

Action Steps

- o Periodically review current use of Village-owned properties
 - Review current use of the barn and deem appropriate future use
 - Review current use of Old Village Hall and deem appropriate future use
 - Consider active utilization of entire Del Norte Open Space
- o Set parks, informal trails, and open space as high priorities for active or passive land use
 - Encourage preservation of space for public use through developed parks or open space in future development

Policy C

Ensure the means to enforce Village laws and aid in compliance to state and federal laws to protect the health, safety, and welfare of Village residents.

Action Steps

- o Enforce ordinances concerning sanitary sewer connection
 - Ensure compliance during the plan review process
- o Continue to work with the New Mexico Environment Department for sanitary sewer and septic monitoring

- Employ a Village safety officer to liaison with national, state, and local law enforcement agencies to represent the Village in all actions involving the Village
- Continue to support Neighborhood Crime Watch programs
- Continue partnerships with regional agencies to provide emergency services
- Continue participation in interjurisdictional Hazard Mitigation Plan updates

Policy D

Ensure communication facilities and services are provided throughout the Village and provide information to Village citizens and the public in general.

Action Steps

- Continue publication and support of Village publications
 - Ensure access to Village publications by multiple means
- Maintain current information on the Village website and through other means
 - Periodically review information on the Village website and confirm it is up-to-date
- Maintain physical and digital Village records
- Encourage Village communication to residents through community events
- Maintain and upgrade as necessary telecommunications and data communications infrastructure throughout the Village
- Ensure providers develop and maintain current telecommunications and data communications infrastructure throughout the Village
 - Consider developing an ordinance to require providers to operate in the Village and maintain and update infrastructure throughout the Village

11.2 Education Goal

In recognition of the importance of community involvement in education and of education quality to current and potential families, it is the goal that the Village support educational efforts and partnerships.

11.2.1 Objectives

- Support schools through greater communication and advocacy efforts
- Improve infrastructure and education efforts to promote safe transportation modes for children

11.2.2 Policies & Action Steps

Action Steps

- Provide information and support other entities in ditch education efforts for residents and schools
- Continue working with local education entities to provide facilities and aid in education programs on Village property, such as outdoor classrooms or field trips
- Encourage Village residents to participate in local school volunteer programs
- Prioritize safety for people of all ages and abilities in redevelopment and development of transportation facilities

Section 12

Plan Application

12.1 Policies

Policy A

Revise the Zone Code and Zone Map as necessary.

Policy B

Link capital improvement planning with Master Plan goals and objectives.

Policy C

Coordinate with other entities in regional planning, provision of information, and to connect infrastructure, facilities, and services in and around the Village.

Policy D

Review the Master Plan every four years and update as necessary.

2020 Master Plan Accomplishments

The 2020 Master Plan provided a solid guide for Village leadership over the past decade and has been a key factor to ensure progress was aligned with Village values. Below are a few of the accomplishments and major steps attributable to the vision laid out in the 2020 plan, particularly in the areas of:

- Agriculture
- Open Space and Ditches
- Residential Development
- Fourth Street Development
- Flood Management and Stormwater Pollution

In addition, many of the action items in the 2020 Master Plan indicate to “continue” or “maintain” existing conditions in the Village, including water and land use and management (irrigation ditches, stormwater and groundwater, building regulations, open space, etc.). Throughout, the Village has continued the path of creating and maintaining the unique environment that is the Village of Los Ranchos de Albuquerque.

Agriculture

The Village has made significant strides in advancing agriculture in the Village. There are numerous adult and youth education opportunities and an active demonstration of new and traditional farming activities in the Village.

Following the acquisition of the Anderson Winery and portions of the Anderson property, the Village identified the property as the Agri-Nature Center. Since 2010 the Village has added an additional 9 acres of property and hired an Agricultural Program manager. The Agricultural Program manager has coordinated with Bernalillo County, New Mexico State University (NMSU) Agriculture Extension, and NMSU Department of Agriculture, resulting in offering of numerous educational programs on gardening, grape production, orchard maintenance and management, pest control, and many other agricultural subjects.

The Village has worked with the Mid Region Council of Governments (MRCOG) in populating their “Land Link database,” connecting property owners to persons who wish to farm on a smaller scale. The Village worked directly with property owners to identify resources to help manage agricultural properties, resulting in many more acres in active agricultural land use.

The Village has also sponsored a youth Farm Camp in the latter years of the 2020 plan period which provides hands-on education to groups age 8 – 12. There they learn basics of gardening, cooking with fresh vegetables, and a variety of environmental and agricultural lessons.

The recreated and active Agricultural Committee has worked to plan the use of the Agri-Nature Center and for placing sections into production. Dozens of community volunteers have become involved to help with the planting and developing of the Agri-Nature Center, adding to the growing sense of community.

In May 2018 Mayor Larry P. Abraham, the architect of the Anderson property purchase and development, passed suddenly and unexpectedly. In recognition of his passion and drive for promoting agriculture in the Village, acquisition of the Anderson property and Del Norte Open space, and vision to create the Agricultural Programs manager position, the Agri-Nature Center was re-dedicated as the Larry P. Abraham Agri-Nature Center. The Larry P. Abraham Agri-Nature Center is now the site of the re-established Lavender Festival.

Open Space and Ditches

The Village has continued to support and encourage the use of the Middle Rio Grande Conservancy District (MRGCD) irrigation ditches. The Village increased communication with MRGCD, discussing ditch maintenance, vegetation and tree maintenance, and ditch accessibility. The Village has been vigilant in respecting the private property ownership that includes the ditches, and in communicating to the public that the ditch right-of-way includes private property and must be respected. The Village continues to provide dog waste bags and collection containers to encourage responsible pet activities, including collecting the waste from these containers for disposal. Animal control ordinances are enforced along ditch right-of-way when possible. Any major subdivision is required to maintain existing irrigation ditches and ditch access for the property owners.

Residential Development

The number of major subdivisions (creating more than two lots) has decreased significantly as fewer open and large acreage properties are available. The Village continues to support and enforce setback requirements, Floor to Area ratio (FAR) requirements to balance home size with lot size, and other code requirements to maintain the Village form and feel. Code changes have been approved to allow mixed use and multi-family development in C-1, Gateway District (GD), and Village Center (VC) zones to create more variety in housing opportunities.

Fourth Street Development

The long anticipated Fourth Street project became a reality during the 2020 plan period. Beginning with a Revitalization Master Plan in 2013, Phase I of the project was completed in September 2019. Initially conceived in 2002, the project required significant financial resources to move forward. With strong financial management by the Village, our reserves were increased to the point that the project could begin. A focused Master Plan was developed, which included significant public participation that resulted in community consensus on the project details. The project includes construction of a Low Impact Development/Green Infrastructure (LID/GI) drainage system, in compliance with many of the Master Plan action items included in the Water Quality section, expanded pedestrian areas, pedestrian lighting, crosswalks, parking, many of the priorities included in Transportation, Commercial Development, Environmental, Water Quality, and various other sections of the Master Plan. Construction design documents were prepared in 2016-2017 and construction took place between 2018-2019.

The Village Center is another project located in the Fourth Street Corridor that has been planned for many years. In the 2010 plan period the Village Center (VC) Zone was created, and in the 2020 plan period a selection process for a developer of the Village-owned site at the southeast corner of Fourth Street and Osuna Road was conducted. Though this was accomplished near the end of the 2020 plan period, this is a major step in project progress.

Flood Management and Stormwater Pollution

Village staff includes a Certified Flood Plain Manager, who reviews all building permits for compliance with FEMA requirements and enforces the long-standing Village policy for no discharge from private property onto roadways or adjoining property. Additionally, the Village has an EPA Stormwater permit focused on preventing pollutants from reaching the Rio Grande. As part of that five-year permit the Village participates with surrounding entities to provide education and public involvement on surface and groundwater pollution.

Village Goals & Policies

Overall Village Goals

- Reflect and preserve a semi-rural Village identity and character with agriculture, Village history, and the natural environment—open space, vistas, the canopy, and ditches—at its core through:
 - Relatively low density and diversified residential land uses
 - Density and intensity of Village commercial development appropriate to Village needs, primarily focused on Fourth Street
 - Continued agricultural uses, including animal husbandry; and
 - Preservation of historic or archeologically significant features, traditional land use patterns and identifiable familiar vernacular characteristics (such as tripas, acequias, Buffalo Curve, and older buildings).
- Create, grow, and sustain a sense of community based in Village identity and character.
- Create and promote the Village as a destination where visitors and residents alike want to be and can partake in the Village lifestyle.
- Sustain the Village as a multigenerational community.
- Protect and enhance the Village’s natural environment to sustain it for the enjoyment of current and future Village residents and visitors.
- Ensure the existence and availability of all facilities and services necessary for the health, safety, and welfare of all Village citizens while recognizing the character and available resources of the Village.

Village Form Goal

The goal is to preserve and enhance the historic and “valley” character of the Village while recognizing, preserving, and enhancing the distinct character areas of the Village.

Policy A: Create and maintain a cohesive Village form in public and private development to maintain a rural atmosphere.

Policy B: Recognize and maintain the unique characteristics of the Rio Grande Boulevard, Guadalupe Trail, and Fourth Street corridors.

Policy C: Create and promote a sense of place based on the Village identity, particularly the unifying characteristics of agriculture and the natural environment—open space, ditches, and vistas.

Agriculture Goal

In recognition of the importance of agriculture to the history and character of the Village and in recognition of a need for agricultural resilience given challenges in natural resources, labor, and agricultural knowledge, the goal is to preserve and support agriculture and agricultural related activities.

Policy A: Given the rate of technological innovation and the effects of climate change on animal and plant life, promote agricultural resiliency by encouraging the adoption of newer forms of agriculture, techniques, and infrastructure alongside preservation of historical agricultural practices.

Policy B: Given the effects of climate change on water scarcity and management, promote sustainable water conservation practices in agriculture while recognizing the historical and cultural significance and sustainability of flood irrigation through the canals, ditches, and laterals.

Policy C: Promote agriculture through education, events, and agri-tourism.

Policy D: In recognition of the high cost and risk of practicing agriculture and the high land valuation in the Village, support those who practice agriculture and engage in agricultural related activities whenever possible.

Environment Goal

In recognition of the holistic system of the environment, its connection to health and quality of life, and human impact on the environment, it is the goal to protect and enhance the environment in the Village wherever and whenever possible.

Air Quality Goal

The goal is to preserve and improve the air quality within the Village by adopting, practicing, and promoting clean air activities.

Policy A: Support environmental policies and programs which protect air quality.

Policy B: Encourage residents to use techniques which maintain and enhance the air quality in the Village.

Dark Skies Goal

The goal is to maximize the preservation of the semi-rural valley character of the Village and to minimize light pollution for the enjoyment of citizens of the Village and as a factor of habitat maintenance for wildlife.

Noise Mitigation Goal

The goal is to create and maintain an environment within the Village which is semi-rural in nature, conducive to peace and tranquility, and prevents excessive sound and vibration, except on a limited and restricted basis while understanding different levels of activity in the Village.

Water Management Goal

In recognition of the limited amount of water currently available and expected in the future, the goal is to manage water use and encourage and practice water conservation in the Village.

Water Quality Goal

The goal is to aid in the maintenance of stormwater and groundwater quality, prevent ground water contamination, and manage the quantity of stormwater within the Village.

Policy A - Stormwater: Ensure compliance to Village ordinances and requirements by other government entities regarding stormwater management and floodplain safety in residential and commercial development and redevelopment.

Policy B - Flood Plain Management: Maintain a Certified Flood Plain Manager to ensure all buildings within the Village meet FEMA guidelines for designated Flood Plain areas, Flood Plain area and Flood Plain Insurance information is disseminated, and Letters of Map Revision are filed when appropriate.

Sustainable Development Goal

In recognition of the importance of human impact on the environment and environmental responsibility, the goal is to encourage and integrate into Village residential and commercial development sustainable and low-impact infrastructure and development.

Ditches Goal

In recognition of the importance of the ditch irrigation system to the Village and of its uses, primarily for irrigation but also for multimodal recreation and greenery, the goal is to preserve and enhance the ditch irrigation system.

Policy A: Support the preservation and maintenance of the ditch system throughout the Village.

Policy B: Recognize the range of ditch ownership and balance the uses of the ditches with respect for adjacent property owner privacy and safety.

Policy C: Coordinate with appropriate agencies and landowners in preservation, maintenance, and educational efforts.

Open Space Goal

The goal is to encourage preservation of open space, open expanses, vegetation, and wildlife habitat throughout the Village.

Policy A: Support open space preservation, maintenance, and educational efforts in and around the Village.

Policy B: Utilize planning techniques to preserve visually accessible open expanses and publicly accessible continuous open space.

Historic Preservation Goal

The goal is to recognize and preserve Village history and culture and their contribution to a community sense of place.

Policy A: Provide information to residents and visitors on the history of the Village and utilize and enhance local cultural and historic features to create and sustain a sense of place.

Policy B: Coordinate with local, state, and federal organizations to officially document and aid in the preservation of historic places and features.

Residential Development Goal

The goal is to sustain the Village as a semi-rural multigenerational community through residential development in keeping with Village scale and character, in particular the agricultural, historic, and open expanses characteristics of the Village.

Policy A: Enforce zoning and Ordinance requirements in residential and mixed-use areas.

Policy B: Investigate and pursue alternatives to single-family residential development to provide more choice for current and potential residents while maintaining Village values and scale.

Policy C: Encourage interested property owners who share community values to annex into the Village.

Economic Development Goal

The goal is to sustain and enhance economic activity throughout the Village through public and private efforts and based on Village identity and scale, in particular along the commercial corridor of Fourth Street, including the Village Center and Gateway District.

Policy A: Coordinate with other jurisdictions and organizations on economic development initiatives.

Policy B: Strongly support Village businesses, both current and potential.

Policy C: Develop and maintain physical public infrastructure to support Village businesses and encourage development of the commercial and mixed-use areas of the Village through zoning regulations and design requirements.

Policy D: Promote the Village as a destination for visitors and as an attractive location for local and larger events.

Policy E: Support home occupations and telecommuters in residential zones keeping with Village character.

Policy F: Support agricultural commercial activities as agriculture is highly valued and tied to the identity of the Village.

Transportation Goal

The goal is to preserve the Village scale and “valley” nature of the roadways and to enhance facilities and services for pedestrians, equestrians, bicycles, mass transit, and other alternatives to single-rider vehicular travel.

Policy A: Improve safety for people of all ages and using all modes of transportation through appropriate signage, traffic calming infrastructure, law enforcement, and education.

Policy B: Mitigate the impact of vehicular traffic on Village roads while providing infrastructure for safe traffic volumes and speeds.

Policy C: Develop and maintain the three main north-south roadways, Rio Grande Boulevard, Guadalupe Trail, and Fourth Street, in line with their distinguishing qualities unique to their character and history.

Policy D: Coordinate interjurisdictionally and with regional transportation agencies to ensure multimodal connectivity to a larger network, involvement in regional transportation planning, provision of transit, and clarify roadway classification.

Policy E: Develop an integrated and safe system for multimodal transportation within and connected outside the Village with facilities and services that provide bicycle facilities, transit connections and services, equestrian facilities, and pedestrian access, especially along ditches.

Policy F: Continue to develop and maintain safe transportation infrastructure and facilities to manage vehicular and non-vehicular capacity and manage storm water while maintaining the semi-rural atmosphere of the Village.

Community Facilities & Services Goal

The goal is to ensure the existence and availability of all facilities and services necessary to the health, safety, and welfare of all Village citizens to maintain a high quality of life for residents while recognizing the scale and resource limitations of the Village government, and to seek all possible resources available to develop, maintain, and connect to those facilities and services.

Policy A: Provide community facilities and services and seek all possible funding to provide those facilities and services.

Policy B: Determine and support the best use of Village-owned properties and facilities.

Policy C: Ensure the means to enforce Village laws and aid in compliance to state and federal laws to protect the health, safety, and welfare of Village residents.

Policy D: Ensure communication facilities and services are provided throughout the Village and provide information to Village citizens and the public in general.

Education Goal

In recognition of the importance of community involvement in education and of education quality to current and potential families, it is the goal that the Village support educational efforts and partnerships.

Plan Application

Policy A: Revise the Zone Code and Zone Map as necessary.

Policy B: Link capital improvement planning with Master Plan goals and objectives.

Policy C: Coordinate with other entities in regional planning, provision of information, and to connect infrastructure, facilities, and services in and around the Village.

Policy D: Review the Master Plan every four years and update as necessary.

Definitions

Below are definitions used in this plan for terms specific to the Village and New Mexico. This does not include any definitions of possible techniques for residential development or agricultural options available in the Village.

- **Ditches** (Page 46)
Acequias, laterals, drains, ditches, and canals, collectively referred to as ditches.
- **Multigenerational** (Page 67)
Providing for both younger and older generations. A multigenerational community is one able to provide housing choice, transportation, amenities, and services for a high quality of life for people of all ages.
- **Small-Scale Agriculture** (Page 18)
Practicing agriculture on one acre of land or less as farm operations in other parts of New Mexico and the country tend to involve much larger lots.
- **Tripas** (Page 60)
Also known as lineas or suertes, they are long, narrow lots typical of an older pattern of agricultural land use in the North Valley.



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The Village of Los Ranchos de Albuquerque

2035 Master Plan



Appendix

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Population & Housing Census Data

Los Ranchos Population

1970	1,900
1980	2,702
1990	3,955
2000	5,092
2010	6,024

Comparison to Selected Places

The Village of Corrales and the Town of Bernalillo were chosen as smaller municipalities also impacted by growth in the Albuquerque Metropolitan Area. Bernalillo County was chosen as a baseline for the larger area.

Compared to Bernalillo County, the median age of the Village of Los Ranchos was about ten years older.

The Village of Los Ranchos average household and family size has been declining since 1970, but Corrales, the Town of Bernalillo, and Bernalillo County show a similar situation between 2000 and 2010. Slightly smaller household and family sizes do not appear to be solely Village characteristics. The exception to which is the average family size of Bernalillo County, which stayed about the same from 2000 to 2010.

Population Comparison

	Los Ranchos	Corrales	Town of Bernalillo	Bernalillo County	New Mexico
2000	5,092	7,334	6,611	556,678	1,819,046
2010	6,024	8,329	8,320	662,564	2,013,122

Median Age Comparison

	Los Ranchos	Corrales	Town of Bernalillo	Bernalillo County	New Mexico
2000	43.3	42.2	31.9	35.0	34.6
2010	46.7	51.2	38.8	35.7	36.4

Race & Ethnicity

Race	Los Ranchos		Bernalillo County		New Mexico	
	#	%	#	%	#	%
Total Population	6,024	100	662,564	100	2,059,179	100
One Race	5,837	96.9	633,123	95.6	1,982,169	96.3
White	4,783	79.4	459,660	69.4	1,407,876	68.4
Black or African American	41	0.7	19,652	3.0	42,550	2.1
American Indian and Alaska Native	153	2.5	31,744	4.8	193,222	9.4
Asian	57	0.9	15,525	2.3	28,208	1.4
Native Hawaiian and Other Pacific Islander	5	0.1	695	0.1	1,810	0.1
Some Other Race	798	13.2	105,847	16.0	308,503	15.0
Two or More Races	187	3.1	29,441	4.4	77,010	3.7
Hispanic or Latino	2,525	41.9	317,089	47.9	953,403	46.3
Not Hispanic or Latino	3,499	58.1	345,475	52.1	1,105,776	53.7

Source: United States Census Bureau, Census 2010 Summary File 1.

Employment Status - Estimate

	Los Ranchos		Bernalillo County		New Mexico	
	#	%	#	%	#	%
Population 16 years and over	5,053	100%	539,287	100%	1,643,708	100%
In labor force	2,916	57.7%	338,595	62.8%	962,123	58.5%
Civilian labor force	2,916	57.7%	336,040	62.3%	952,911	58.0%
Employed	2,842	56.2%	313,658	58.2%	879,201	53.5%
Unemployed	74	1.5%	22,382	4.2%	73,710	4.5%
Armed forces	0	0.0%	2,555	0.5%	9,212	0.6%
Not in labor force	2,137	42.3%	200,692	37.2%	681,585	41.5%
Percent unemployed	-	2.5%		6.7%	-	7.7%

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.

Occupation - Estimate

	Los Ranchos		Bernalillo County		New Mexico	
	#	%	#	%	#	%
Civilian employed population 16 years and over	2,842	100%	313,658	100%	879,201	100%
Management, business, science, and arts	1,390	48.9%	126,203	40.2%	313,896	35.7%
Service	377	13.3%	62,323	19.9%	182,940	20.8%
Sales and office	758	26.7%	75,047	23.9%	205,160	23.3%
Natural resources, construction, and maintenance	244	8.6%	26,061	8.3%	96,930	11.0%
Production, transportation, and material moving	73	2.6%	24,024	7.7%	80,275	9.1%

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.

Educational Attainment - Estimate

	Los Ranchos		Bernalillo County		New Mexico	
	#	%	#	%	#	%
Less than high school graduate	421	8.7%	63,859	12.2%	243,781	15.4%
High school graduate (including equivalency)	586	12.1%	123,138	23.6%	425,887	26.8%
Some college or associate's degree	1,540	31.9%	176,675	33.9%	534,937	33.7%
Bachelor's degree or higher	2,287	47.3%	158,250	30.3%	382,496	24.1%

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.

Percentage of People Whose Income in Past 12 Months is Below Poverty Level - Estimate

Los Ranchos	13.8%
Bernalillo County	18.0%
New Mexico	20.6%

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.

Industry - Estimate

	Los Ranchos		Bernalillo County		New Mexico	
	#	%	#	%	#	%
Civilian employed population 16 years and over	2,842	100	313,658	100	879,201	100
Agriculture, forestry, fishing and hunting, mining	23	0.8	2,564	0.8	35,407	4.0
Construction	177	6.2	19,951	6.4	60,046	6.8
Manufacturing	282	9.9	14,879	4.7	37,936	4.3
Wholesale Trade	65	2.3	7,010	2.2	17,619	2.0
Retail Trade	368	12.9	35,224	11.2	100,477	11.4
Transportation and warehousing, and utilities	39	1.4	10,663	3.4	38,590	4.4
Information	65	2.3	6,444	2.1	14,000	1.6
Finance and insurance, and real estate and rental and leasing	329	11.6	16,700	5.3	41,467	4.7
Professional, scientific, and management, and administrative and waste management services	358	12.6	45,469	14.5	100,335	11.4
Educational services, and health care and social assistance	621	21.9	81,619	26.0	222,088	25.3
Arts, entertainment, and recreation, and accommodation and food services	182	6.4	35,464	11.3	100,087	11.4
Other services, except public administration	142	5.0	17,915	5.7	44,699	5.1
Public administration	191	6.7	19,756	6.3	66,450	7.6

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.

**Household Income in Past 12 Months
(in 2017 Inflation-Adjusted Dollars) - Estimate**

	Los Ranchos		Bernalillo County		New Mexico	
	#	%	#	%	#	%
Total Households	2,681		263,551		770,435	
Less than \$10,000	194	7.2	21,615	8.2	72,940	9.5
\$10,000 - \$14,999	189	7.0	14,461	5.5	47,650	6.2
\$15,000 - \$24,999	335	12.5	30,828	11.7	95,297	12.4
\$25,000 - \$34,999	195	7.3	27,683	10.5	83,285	10.8
\$35,000 - \$49,999	198	7.4	36,252	13.8	107,514	14.0
\$50,000 - \$74,999	381	14.2	45,980	17.4	133,166	17.3
\$75,000 - \$99,999	184	6.9	31,231	11.9	86,095	11.2
\$100,000 - \$149,999	337	12.6	32,504	12.3	87,469	11.4
\$150,000 - \$199,999	337	12.6	12,167	4.6	30,974	4.0
\$200,000 +	331	12.3	10,830	4.1	26,045	3.4
Median income (dollars)	61,217	-	50,386	-	46,718	-

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.

Commuting to Work - Estimate

	Los Ranchos		Bernalillo County		New Mexico	
	#	%	#	%	#	%
Workers 16 years and over	2,785	100%	311,619	100%	875,493	100%
Car, truck, or van – drove alone	2,425	87.1%	249,989	80.2%	701,859	80.2%
Car, truck, or van – carpoled	76	2.7%	28,332	9.1%	85,836	9.8%
Public transportation (excl. taxi)	43	1.5%	5,763	1.8%	9,801	1.1%
Walked	126	4.5%	5,888	1.9%	18,700	2.1%
Other means	56	2.0%	7,868	2.5%	17,405	2.0%
Worked at home	59	2.1%	13,779	4.4%	41,892	4.8%
Mean travel time to work (mins)	20.0	-	21.9	-	21.8	-

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.

Housing Data

Total Houses Sold in Village



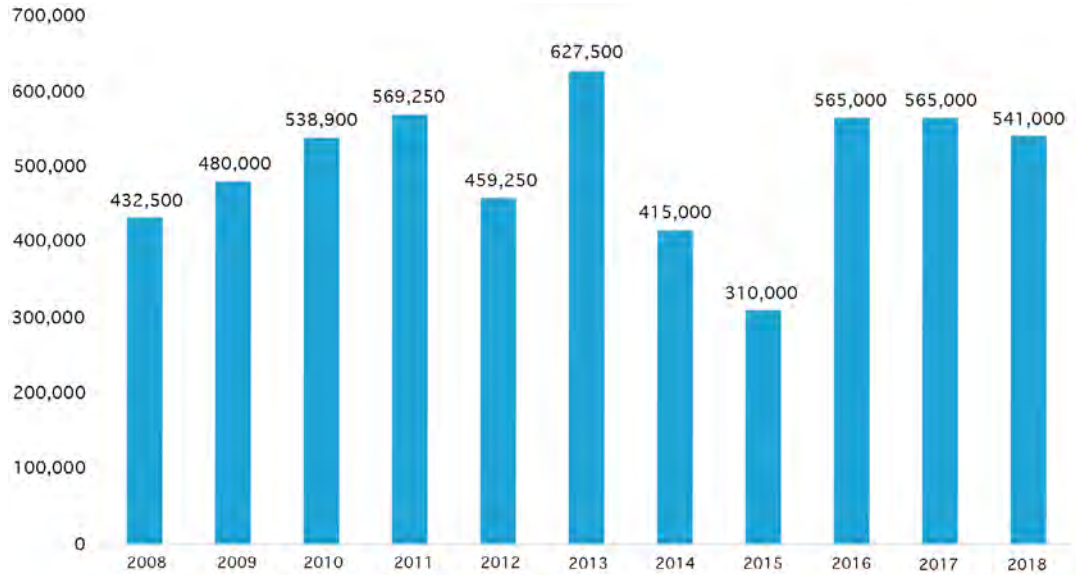
Source: Los Ranchos Multiple Listing Service (MLS)
* Years are Calendar Year

Average Sale Price



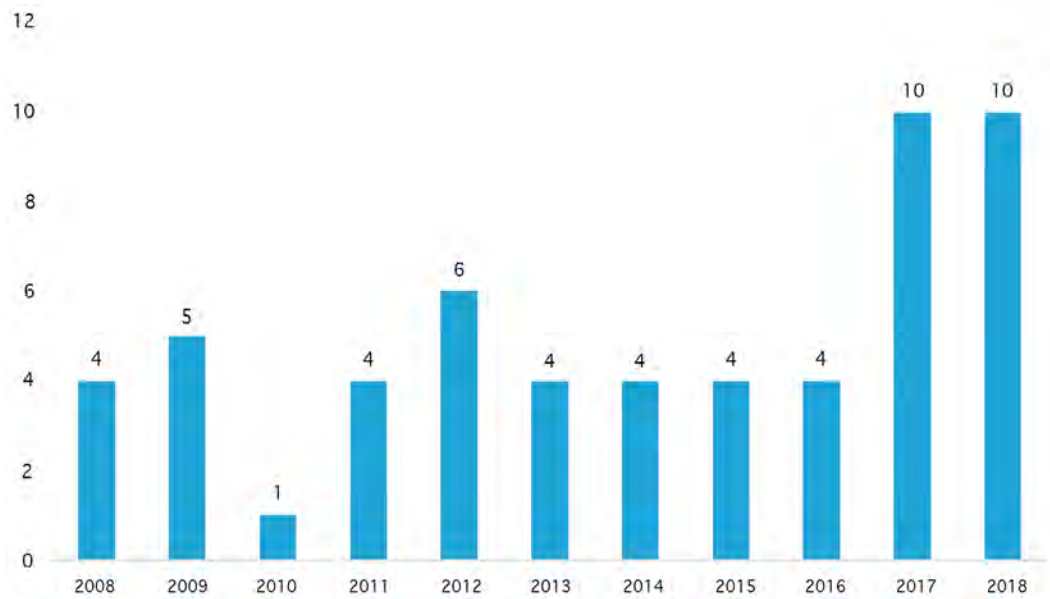
Source: Los Ranchos Multiple Listing Service (MLS)
* Years are Calendar Year

Median Sale Price



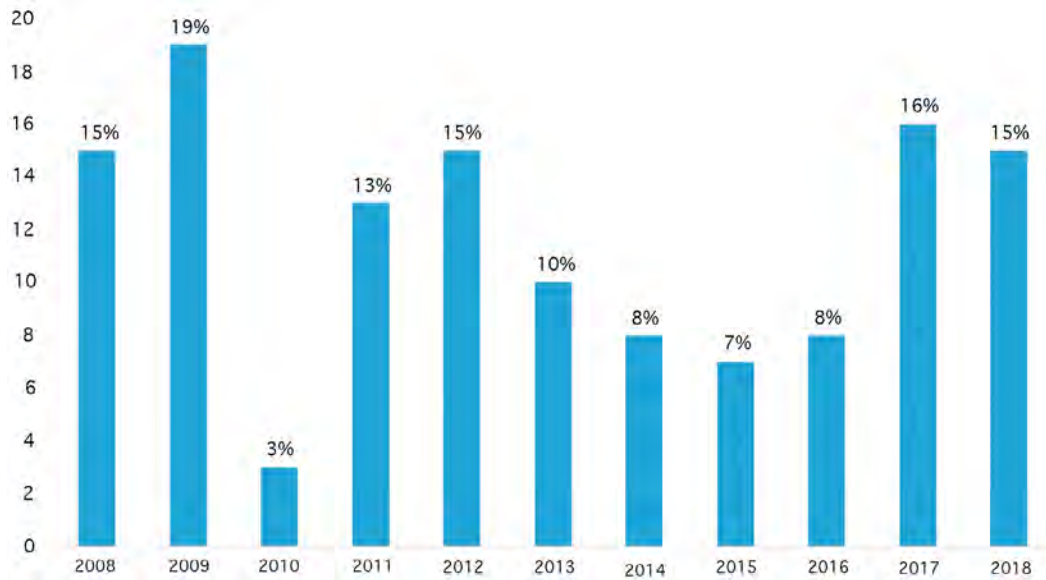
Source: Los Ranchos Multiple Listing Service (MLS)
* Years are Calendar Year

Homes Sold Over \$1 Million



Source: Los Ranchos Multiple Listing Service (MLS)
* Years are Calendar Year

Percent of Homes Sold Over \$1 Million



Source: Los Ranchos Multiple Listing Service (MLS)

* Years are Calendar Year

(Homes Sold Valued 1 Million or More/Total Homes Sold)

Gross Receipts Tax Data

The Village of Los Ranchos was compared to the Village of Corrales and the Town of Bernalillo as possible similar small municipalities affected by the Albuquerque Metropolitan Area. The City of Albuquerque was chosen as a comparison for the larger area.

The Total Gross Receipts by Industry tables show how gross receipts from different industries impacts the Village and how that has changed over time. The difference between 2004 and 2010 shows the importance of businesses reporting their place of business or service as the Village of Los Ranchos. Prior to 2004-2005, businesses did not necessarily list their business or service as in the Village. This can be seen in the change in gross receipts from utilities.

	Los Ranchos	City of Albuquerque	Corrales	Town of Bernalillo
Total Gross Receipts				
2004	\$109 million	\$24 billion	\$144 million	\$156 million
2010	\$123 million	\$24 billion	\$86 million	\$245 million
2016	\$177 million	\$27 billion	\$108 million	\$269 million
2017	\$160 million	\$28 billion	\$117 million	\$283 million
2018	\$168 million	\$30 billion	\$125 million	\$321 million
Total Gross Receipts per Capita				
2010	\$20,000	\$44,000	\$10,000	\$29,000
2017*	\$28,000	\$54,000	\$15,000	\$36,000
Total Population				
2010	6,024	545,695	8,329	8,320
2017*	6,097	556,718	8,463	8,991

* Population Estimate

Source: New Mexico Taxation & Revenue Monthly Local Government Distribution Reports (RP-500)

Los Ranchos Total Gross Receipts by Industry - 2004

1	Retail Trade	19,301,422
2	Other Services (except Public Administration)	16,894,717
3	Construction	16,743,712
4	Manufacturing	15,513,141
5	Accommodation & Food Services	11,777,900
6	Wholesale Trade	6,899,701
7	Professional, Scientific, & Technical Services	4,279,127
8	Information & Cultural Industries	2,761,189
9	Unclassified Establishments	2,675,245
10	Health Care & Social Assistance	1,874,485
11	Real Estate & Rental & Leasing	1,128,900
12	Finance & Insurance	489,041
13	Educational Services	444,785
14	Arts, Entertainment, & Recreation	177,283
15	Administrative & Support & Waste Management & Remediation Services	3,705
16	Agriculture, Forestry, Fishing, & Hunting	0
17	Transportation & Warehousing	0
18	Utilities	0

Los Ranchos Total Gross Receipts by Industry - 2010

1	Retail Trade	33,851,083
2	Construction	15,434,595
3	Accommodation & Food Services	14,920,710
4	Other Services (except Public Admin)	11,025,173
5	Professional, Scientific, & Technical Services	9,644,491
6	Finance & Insurance	7,072,397
7	Wholesale Trade	6,944,176
8	Utilities	6,903,215
9	Manufacturing	6,237,450
10	Information & Cultural Industries	3,012,695
11	Real Estate & Rental & Leasing	2,743,669
12	Health Care & Social Assistance	2,105,271
13	Arts, Entertainment, & Recreation	884,024
14	Administrative & Support & Waste Management & Remediation Services	802,282
15	Transportation & Warehousing	545,835
16	Unclassified Establishments	332,026
17	Educational Services	307,415
18	Agriculture, Forestry, Fishing, & Hunting	0

Los Ranchos Total Gross Receipts by Industry - 2016

1	Retail Trade	47,568,287
2	Construction	26,883,574
3	Other Services (except Public Admin)	22,698,239
4	Manufacturing	17,386,805
5	Accommodation & Food Services	14,287,522
6	Professional, Scientific, & Technical Services	12,140,677
7	Utilities	8,871,354
8	Wholesale Trade	6,430,314
9	Information	6,053,199
10	Real Estate & Rental & Leasing	5,900,611
11	Health Care & Social Assistance	3,128,971
12	Finance & Insurance	1,745,650
13	Unclassified Establishments	1,163,601
14	Administrative & Support & Waste Management & Remediation Services	850,157
15	Arts, Entertainment, and Recreation	559,868
16	Educational Services	456,595
17	Transportation & Warehousing	304,961
18	Agriculture, Forestry, Fishing, & Hunting	105,682

Los Ranchos Total Gross Receipts by Industry - 2017

1	Retail Trade	32,243,118
2	Other Services (except Public Admin)	25,566,602
3	Construction	23,067,469
4	Professional, Scientific, & Technical Services	15,906,910
5	Accommodation & Food Services	13,364,504
6	Manufacturing	12,234,193
7	Information	9,108,315
8	Utilities	7,966,766
9	Real Estate & Rental & Leasing	6,192,962
10	Wholesale Trade	5,640,194
11	Health Care & Social Assistance	3,379,387
12	Finance & Insurance	1,220,778
13	Unclassified Establishments	1,156,635
14	Administrative & Support & Waste Management & Remediation Services	968,804
15	Educational Services	478,278
16	Arts, Entertainment, and Recreation	445,061
17	Transportation & Warehousing	214,835
18	Agriculture, Forestry, Fishing, & Hunting	87,429

Los Ranchos Total Gross Receipts by Industry - 2018

1	Retail Trade	35,289,018
2	Other Services (except Public Admin)	28,505,620
3	Professional, Scientific, & Technical Services	19,264,954
4	Manufacturing	19,124,541
5	Accommodation & Food Services	14,308,234
6	Construction	12,431,671
7	Information	9,070,554
8	Utilities	7,380,845
9	Wholesale Trade	7,072,737
10	Real Estate & Rental & Leasing	5,485,937
11	Health Care & Social Assistance	4,032,540
12	Finance & Insurance	1,544,760
13	Arts, Entertainment, & Recreation	1,201,759
14	Unclassified Establishments	1,165,607
15	Administrative & Support & Waste Management & Remediation Services	886,662
16	Educational Services	281,726
17	Transportation & Warehousing	205,774
18	Agriculture, Forestry, Fishing, & Hunting	0

Source for the GRT by Industry Tables: New Mexico Taxation & Revenue Monthly Local Government Distribution Reports (RP-500)

Public Input Process

This yearlong public input process involved a telephone survey, seven topic-specific public input meetings with background information and speakers, extensive outreach advertising the meetings, and involvement by a Committee comprised of residents.

Master Plan Committee

A Master Plan Committee was appointed by the Board of Trustees as an advisory committee to attend public input meetings and work with staff as they developed the plan. They were involved in the public input process as participants and as facilitators. The Committee met before and after each public input meeting to discuss the format of the meetings and to discuss the input heard at each meeting. They aided staff to review that the plan drafts were reflective of the telephone survey results and public input meetings.

The Committee met the following dates:

- July 10, 2018
- July 12, 2018
- July 31, 2018
- August 14, 2018
- August 28, 2018
- September 11, 2018
- October 9, 2018
- October 23, 2018
- November 13, 2018
- December 11, 2018
- January 8, 2019
- January 23, 2019
- March 27, 2019
- April 24, 2019
- May 8, 2019
- May 15, 2019
- June 5, 2019
- June 19, 2019
- July 17, 2019

Public Outreach

Staff advertised the meetings through physical flyers distributed at public locations and Fourth Street information boxes, social media, the Village's magazine, public notice, and an email list sent biweekly to monthly on plan updates and meeting reminders. The Village also requested photographs to highlight the Village for inclusion in the plan near the end of the plan development period.

Telephone Survey

The telephone survey was conducted June 2018 and is statistically representative of the Village at that point in time. Survey results were referenced during some of the public input meetings and were consistently referred to by the Master Plan Committee during their review of the public input meetings and draft review.

Public Input Meeting Series

There were seven topic-specific public input meetings, including a two-part visioning meeting and a combined meeting on two topics. The meetings took place once per month from September to April, with one meeting rescheduled due to weather. Each meeting took place from seven to nine pm at Village Hall, with five round tables set up with five to six chairs, accommodating meeting attendance. On average there were twenty-five attendees, including some members of the seven-member Master Plan Committee. The April meeting on Economic Development was the most well attended, with forty-five attendees, and the December meeting on Community Facilities and Services was the least attended, with fifteen attendees.

The tone of the meetings was collaborative and at each meeting there were people who attended most or all of the public input meetings and some who had never attended before. The meetings were open to non-Village residents, though aside from some Village business owners at the Economic Development meeting, only Village residents attended the meetings. The meetings were recorded and meeting summaries were created and include the written products from each table.

Background information packets were provided at each meeting, covering some Village statistics, local area statistics and trends, and national statistics and trends. The purpose of providing this information was to begin or root the discussion in existing conditions and to spark new ideas. The speakers complemented this concept, speaking on their areas of expertise and how to address issues and opportunities in the Village.

All of the working and supplemental documents for the public input meetings (schedule, background information, maps, telephone survey) were available on the Village website as they were developed.

Near the end of the plan development process an open house was held to review the draft of the plan. Here the meeting summaries, background information, and supplemental maps were available to provide a basis for the draft sections.

Visioning

September 24 & 26, 2018

These two meetings were linked and centered on envisioning the long-term future of the Village. The first meeting focused on reviewing background information on existing conditions, and survey results from the telephone survey conducted at the end of June. Participants discussed the information and identified key questions the Master Plan needs to address. The second meeting involved a brief summary of the first meeting and two exercises for table groups and the overall group.

Monday, September 24

Master Plan staff introduced the basis and purpose of a Master Plan and reviewed background information and survey results. Attendees asked clarifying questions and commented throughout these presentations, which led to identifying key insights and questions.

Key Insights/Questions:

- What will be our tax base long-term?
- How do we pay for our semi-rural community?
- How do we attract a younger population while maintaining our semi-rural community?
- How can the Village work synergistically with schools?
- What kind of industry should be attracted?
- How to maintain a safe community
- How can we support people staying here as they get older?
- How do we become more multi-generational?
- Should we address housing affordability?
- Should we acquire more open space?

Wednesday, September 26

Master Plan staff provided an overview of the results of Monday and those present introduced themselves, how long they have lived in the Village, and issues important to them. At tables, small groups reviewed maps of the Village to identify their Places of the Heart, Challenges/Actions, and to make other comments. Groups also listed Images of 2035 on larger sticky notes, which were grouped in possible categories. The categories and ideas are listed in the table below in no particular order. One person from each table presented and explained their table's map and ideas to the larger group and the group discussed their thoughts on ideas that stood out to them.

Themes of the discussion included agriculture (including education and tourism), housing, economics (commercial), Village finances and a sustainable tax base, open space, tourism/destination businesses, acequias, Village history, and Village identity.

Images of 2035

Misc.	New Bldg	Acequia	Internet	Agri-Business	Destination Los Ranchos
No more auto shops on Fourth	Multigenerational Center	Protect all ditches @ all cost	High speed internet	Industry Agric/Center Sustainable Year long farming Don Bustos (Santa Cruz Farm)	National/Local Events (Promote)
Mass transportation	Medical Services	MRGCD -> H2O ? Agri-Future	5G internet	Agric Center Agric\Center Fergus\Don Bustos	Theatre like Little Theatre or Adobe Theatre
Look @ the political system	Property tax?	Preserving Acequias & Trails	Reliable cell & internet services	Annex Brunos Farm & Table	Promote Destination Businesses
2 nd Street Build a Wall	Build a strong buy in Los Ranchos Culture	Noise Barriers (Paseo)		Destination Point *Food destination	Sustainable Building
Designate affordable housing for farmers	Sustain/Increase Retail Commerce Corridors?	Protect Rio Grande set backs		Agritourism (Agritourism w/ Bosque?)	History Museum
Post office		Buy up property to preserve ditches & access to Bosque			Businesses that showcase agriculture
Move Village offices to VC zone		Acquire water rights			Sustainable building
		Need access to Rio Grande Trail			
		Annex the Bosque?			
		Create trail from Alameda trail to Los Poblanos open space			

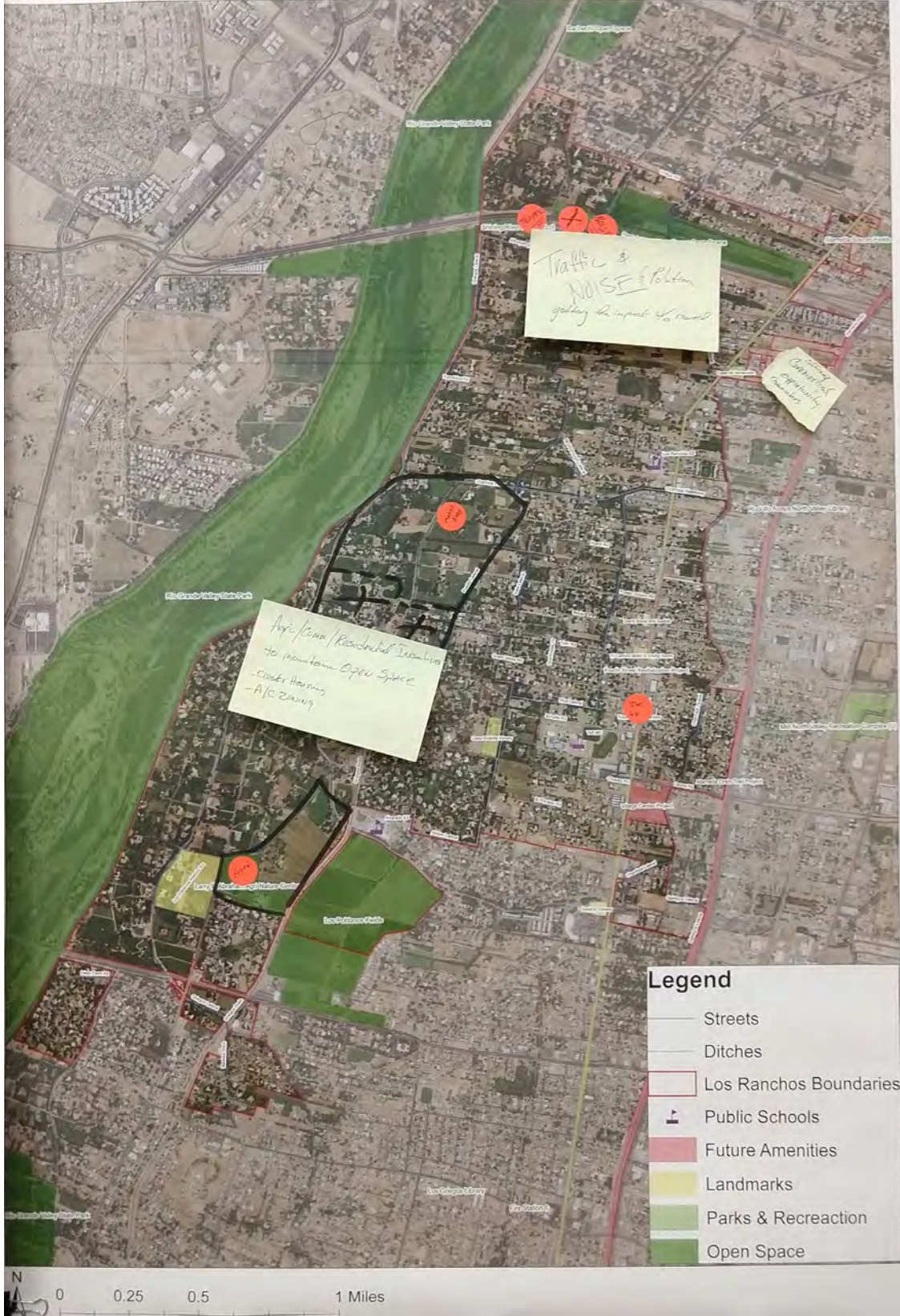
Village of Los Ranchos de Albuquerque



Village of Los Ranchos de Albuquerque



Village of Los Ranchos de Albuquerque



Village of Los Ranchos de Albuquerque

BRING PLACES
 LIKE BIKE IN COFFEE
 ANNEX WEST SIDE
 OF RIVER AS GATEWAY
 ATTRACT SMALL BIZ.
 GROWERS MKT
 IS A STARTING
 POINT.
 EXPAND GROWERS
 MKT.
 OLD LIKE
 STORE ON 2ND
 ST.
 INTEGRATE ALL
 HISTORICAL
 CULTURE INTO
 LOS RANCHOS
 TRY TO ATTRACT
 SOLAR COMMUNITIES
 (MULTI-GEN.)



Annex
 2nd street
 West Side
 FOR CLEAN AGE I -
 INDUSTRY

Village of Los Ranchos de Albuquerque



DITCHES -
STREETS
♥ OF
VILLAGE

Agriculture

October 16, 2018

The meeting facilitator welcomed everyone and introduced the purpose of a master plan, the Village's Master Plan, and explained the reasoning behind a shift in timeframe horizon of 2035. Those present introduced themselves, after which Agricultural Program Manager Fergus Whitney presented information on agricultural trends in the nation, in New Mexico, and the current state of agriculture in the Village. There was small table group discussion followed by whole group summary presentation and discussion of themes.

The central question for small group discussion was: What recommendations do you have to assure agriculture remains an important part of Los Ranchos? Responses to that question, as well as comments and concerns raised touched on a variety of topics:

- The maximization of agricultural land utilization, possibly through more agriculture-friendly land use zoning, education on small-scale agriculture opportunities, or aggregating available land.
- In the face of drought and future water scarcity, the importance of awareness and education on surface and ground water management and the protection of water rights.
- Awareness of the unknowns affecting and that could affect agriculture and the high-risk reality of growing.
- The need to incentivize agricultural land use given land valuation and especially high land valuation through incentives such as education, monetary, specialty crops, sponsorships, or partnerships with organizations.
- A multigenerational component to agriculture that appeals to and integrates both younger and older farmers and landowners.
- Cluster housing with agriculture at its core, differentiated between "actual" and "ornamental" agriculture.
- The intersection of issues for farmers and landowners regarding labor, expertise, and equipment and possible programs and services to assist them, such as access to equipment through leasing or sharing.

- The possible exploration of non-traditional forms of agriculture, such as greenhouses, indoor farming, vertical farming, shipping containers, or aquaponics/aquaculture/hydroponics, and how to reconcile that with the traditional visual component of agriculture that adds to the Village's character and atmosphere.
- Increased education and resources on the possibilities of agriculture for everyone, though notably landowners, farmers, and children. A lack of utilizing land for agriculture could be in part due to a lack of education on how to do so.
- Increased awareness of those within and outside the Village on a Story of Los Ranchos, such as the story from grower to consumer, and the possible market for Los Ranchos agriculture and agri-tourism.

The themes of the whole group and takeaways highlighted the need to begin laying the foundation and infrastructure to develop, grow, and support agriculture in the future (acting in the short-term for the long-term) as well as the opportunity to position Los Ranchos as an agricultural center of excellence for sustainable urban farming in central New Mexico.

Below are the written comments in the photos for readability:

"Workforce housing" – incentives for developers
 Density BONUSES – EAST SIDE
 High value crops
 Cluster housing (Actual agriculture vs. "ornamental") Grass, etc.
 Diversified ag - wildlife habitat & human consumption
 Looking at "extraterritorial" places on fringes as well
 Leading & locating implements (how?) - implement share
 Greenhouses & vertical farming; shipping containers - use less water
 Resource assessment + Risk Ag - What's here, What are threats?
 Is anyone looking @ water rights? - How to monitor this?
 We need DEFINITIONS for "open-space" - Which INCLUDES AGRICULTURE
 Aquaculture
 Carbon sequestration (paid for by state)
 Village Use Resources to invest in:

- Knowing best practices for small lots; efficiency
- Facility to COMMUNICATE & demonstrate
- Info clearinghouse for best practices
- RESEARCH
- Know what CAN & CAN'T GROW?

 Water – sever
 Farmers - Storage, Training, Make a living
 Ag value < acre

“Cluster” housing 2/3 DUs/AC with ag at its core
Build community
Preserve Los Ranchos feel
Indoor flowers
Clean air
Flowers
Indoor greenhouses
Young farmer education
Food
No indoor growing marijuana
Water rights
Wells mgt/maintenance & availability
Water management
Encourage agricultural wells
Incentives for owning land
Incentives for sponsoring use of land
Programs for youth
Conservation easement/leases
Labor
Equipment
Education
Housing
Explore specialty crops
Zoning – Agriculture friendly
Tax Ag Exemption for less than acre
How to sell to non-farm or land owners so they are willing to pay for it

Aquaculture
RG toll booths
*Water rights
Economic - Incentives >
Sponsorship
Education - Communication,
Maintenance
Zero emissions (green)
CO-OP
Public support
“Story” Field to consumer
Education
Agri-tourism \$
Backyard ag
“Fruit Mapping”

Whole Group Themes:

Ag committee – work on immediate
 Leasing/sharing equip
 Ag exemption
 Water rights - keeping/using
 Ag-friendly zoning
Becoming the centerpiece for urban farming in Northern NM
Education of owners re: how to use property for agriculture
Incentives for agriculture
Facilitate: Equipment, Labor, Expertise - Co-op?

- "workforce housing" - incentives for developers
- density BONUSES - EAST SIDE
- High value crops

• cluster housing
(actual - vs - "ornamental")
Agriculture ↳ grass, etc.

• diversified ag. → wildlife habitat & human consumption

• looking at "extraterritorial" places on fringes as well.

✓ leasing & locating implements (HOW?)

↳ Implement share

• greenhouses → use less water

& vertical farming; shipping cont.

VILLAGE USE RESOURCES TO INVEST IN:
- knowing best practices for small lots; efficiency
- facility to COMMUNICATE & demonstrate.
- INFO Clearinghouse for Best
- RESEARCH

RESOURCE ASSESSMENT + RISK A.

- what's here

- what are threats?

- K what CAN & CANT GROW?

• IS ANYONE looking @ water rights?

↳ HOW TO MONITOR THIS?

• We need DEFINITIONS for "open-space"

↳ which INCLUDES AGRICULTURE.

• AQUACULTURE

• CARBON SEQUESTATION (PAID FOR BY STATE)

CLUSTER HOUSING
2-3 DU/AC
w/ag at its core

BUILD COMMUNITY

• PRESERVE LOS RANCHOS FEEL

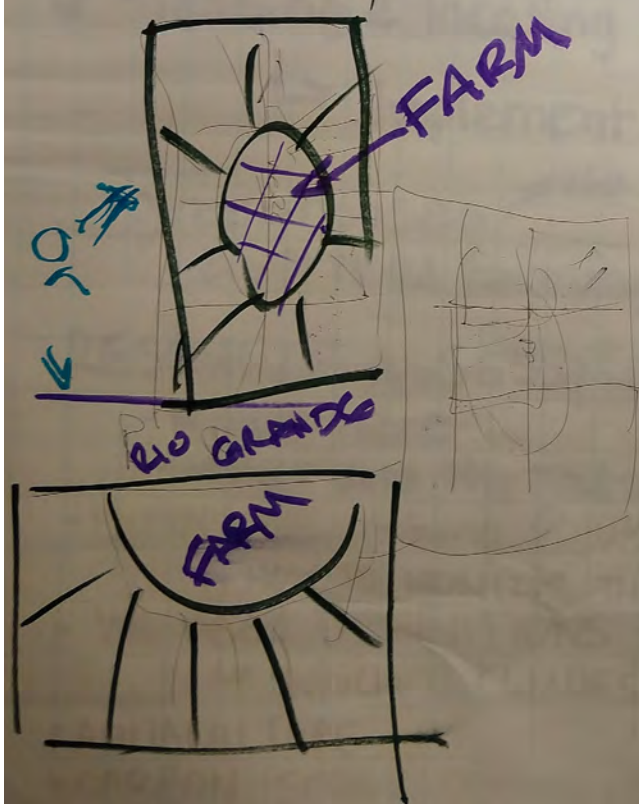
INDOOR FLOWERS.

CLEAN AIR FLOWERS.

INDOOR GREENHOUSES. ?

YOUNG FARMER EDUCATION FOOD.

NO INDOOR GROWING MARIJUANA.



EMISSIONS (GREEN)

MAINTENANCE
- COMMUNICATION

EDUCATION

SPONSORSHIP

- INCENTIVES

ECONOMIC

* WATER RIGHTS

Water rights

Wells Mgt / maintenance & availability
Water management

Encourage agric. wells

Incentives for owning land
for sponsoring use of land

Programs for youth

Labor

Equipment

Education

Housing

Expose specialty crops

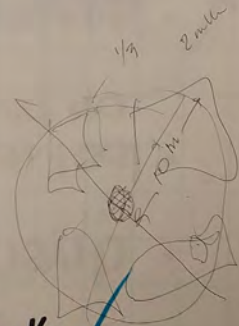
Zoning - Agriculture friendly ✓

Tax Ag exemption for less than acre

CONSERVATION EASE / LEASES

Aquaculture

R.S. Toll booths



LOOP

PUBLIC SUPPORT

"STORY" FIELD TO
CONSUMER

EDUCATION

AGRI-TOURIST \$

BACKYARD AG

"FRUIT Mapping"

How to sell to non-
farm school owners
so they are willing to
pay more

Whole Group Themes...

- * Ag. Committee: work on immediate
 - leasing/sharing equip. ✓
 - Ag Exemption ~~friend~~
 - Water rights → keeping/wiring
 - Ag-Friendly zoning
- * Becoming the centerpiece for urban farming in NoNM
- * Education of owners re: how to use prop for ag.

* Incentives for agriculture

* Equipment
Labor
Expertise
(Co-op?)

→ facilitate

Environment

November 7, 2018

The meeting facilitator welcomed everyone and introduced the purpose of a master plan and the Village's Master Plan. Those present introduced themselves, after which MRGCD Board Member John Kelly and City of Albuquerque Director of Parks and Recreation Dave Simon presented information on water, water rights, ditches, the value of the environment economically and for human health, open space and open land, incentivizing private landowners, citizen engagement, and how the environment connects to other issues in the Village such as an aging demographic, higher home values, and water scarcity. More detail on their presentations will be available in a separate document.

The central question for small group discussion was: What are three or four of your biggest ideas for the Master Plan involving the environment? Small tables discussed a variety of broad values and specific actions in response to that question before convening as a whole. The following are some ideas mentioned by attendees grouped into larger themes:

- **Education for landowners** and residents on:
 - Water conservation options and methods
 - Environmental conservation options and methods
 - Ordinances
 - Conservation easement requirements and eligibility
 - Air quality options
 - Light pollution/dark skies
 - Maintenance
 - Minimizing impact of development on health
- **Incentives for landowners** to conserve the environment by:
 - Discouraging sale of water rights
 - Encourage and/or incentivize use of renewable energy and green building techniques/materials
 - Encourage and/or incentivize replanting of trees
 - Encourage less use of herbicides/pesticides
- **Direct Village involvement** possible in:
 - Interjurisdictional and agency communication and cooperation (eg. MRGCD, WUA, other governments)
 - Village liaison
 - Buying and leasing water rights
 - Not severing water rights for properties Village buys
 - Buying and/or encouraging private landowners to keep ditch accessibility
- Recognizing the **interconnected, holistic system of the environment** and its connection to health and quality of life

- **Balancing** change and a “slow creep” of development with core values and a rural atmosphere in past and present
- Becoming **better stewards of the environment** by minimizing our impact and better co-existence with nature

The biggest themes of the whole group highlighted education for landowners and Village involvement and cooperation with other agencies and jurisdictions.

Below is the written work product from the environmental focus meeting. The suggestions below are numbered by the order they were mentioned by attendees and do not necessarily reflect priority or importance. Here are the written comments in the photos for readability:

Master Plan Ideas: Environment

- 1) Encourage replanting trees - Village
- 2) Set up fund for “last ¼ acre” - even: [small] dwelling/farm, keep ditches permeable
- 3) Look at environment as a system - trees, roads, people
- 4) Use construction materials with less global warming impact
- 5) Slow creep away from rural “feel” -> noise and light - stop/reverse/enforce
- 6) Resist Westside corridor pressure through Village
- 7) Dark skies – strengthen ordinances; education people - part of identity
- 8) Cooperate with APS and Valley HS re: STEAM
- 9) Preserve water rights in Village - incentives; cooperate with MRGCD
- 10) Create liaison with MRGCD and WUA - agricultural use, protecting water
- 11) Develop expectations to care for property to the street/pavement
- 12) Incentivize renewable energy
- 13) Minimize impact of dirt roads on air quality (fugitive dust) - drive slowly, education
- 14) How do [we] mean it? Pay for it?
- 15) Outlaw diesel traffic
- 16) Encourage native vegetation
- 17) Discourage use of herbicides/pesticides - Integrated regulation management (IVM)
- 18) Discourage sale of water rights
- 19) Encourage to go back to the way we were
Junior Arabian Nationals to Albuquerque
- 20) Do not allow water severance by Village land purchases
- 21) Village purchase water rights and lease back to property owners
- 22) Increase density in a way that preserves Village character
- 23) Minimize traffic impacts with increased density

MASTER PLAN IDEAS: ENVIRONMENT

- 1) ^{Encourage} Replanting trees
- Village
- 2) Set up fund for "last 1/4 ac"
- even dwelling farm
- keep ditches permeable
- 3) Look at envt as a system
- trees, roads, people
- 4) Use const'n mat'ls w/
less global warming imp.
- 5) Slow creep away from
rural "feel" → noise + light
- stop/reverse/enforce
- 6) Resist westside corr. pressure
thru Village
- 7) Dark skies - strengthen
ordinances; educate people
- part of identity
- 8) Cooperate w/ APS + Valley HS
re: STEM
- 9) Preserve water rights in Vill
- incentives; coop w/ MRGCD
- 10) Create liaison w/ MRGCD
+ WVA - ag use - protecting H₂O
- 11) Dev expectations to
care for property to
the street
- 12) Incentivize renewable
energy
- 13) ~~Dust~~ Minimize impact
(fugitive dust)
of dirt roads on air quality
- drive slowly - education
- 14) How do mean it? Pay
for it?
- 15) Outlaw diesel traffic
- 16) Encourage native veget'n
- 17) Discourage use of
herbicides/pesticides
→ Integrated veg. mgmt (IVM)
- 18) Discourage sale of
water rights
- 19) Encourage to go back to
the way we were
JR ARABIAN NATLS TO ALBA
- 20) Demand Do not allow
H₂O severa^{lity} Village
land purchases
- 21) Village purchase H₂O
rights + lease back to
prop. owners
- 22) Inc. density in a way
that preserves Vill character
- 23) Minimize traffic impacts
w/ inc. density

Community Facilities & Services

December 4, 2018

The meeting facilitator welcomed everyone and those present introduced themselves. Village Planning and Zoning Director Tim McDonough presented overarching information on the variety of community facilities and services within and around the Village. This included the following services: sanitary sewer, electricity, gas, waste disposal, potable water, irrigation water, stormwater, flood control, telecommunications, fire and rescue services, police services, emergency management, and communication. This also included the following facilities: parks, community/senior centers, sports fields, libraries, Village Hall, post offices, and schools.

There were two main questions for small group discussion:

- Over the next 10-15 years, what will be our biggest needs or challenges in:
 - Infrastructure/services connections and access?
 - Desired facilities?
 - Village involvement/relationship with other jurisdictions?
- What recommendations for future action in these areas do you have?

Small tables discussed broad values and specific actions in response to those questions before convening as a whole. The following are some ideas mentioned by attendees grouped into larger themes:

Parks

- Better accessibility to existing parks and a greater number of them in the Village

Flood Control & Stormwater

- Explore infrastructure options while including maintenance needs

Telecommunications & Data Communications

- Improve and expand internet and cell service in the Village

Interjurisdictional & Agency Communication & Collaboration

- Greater regional efforts and more direct communication between Village and:
 - Other agencies and governments
 - Large service providers
 - APS

Housing from a Service Perspective

- Explore housing options for both younger and older generations, possibly through:
 - Incentives
 - Co-housing
 - Senior housing
 - Affordable housing

Transportation

- Increased connection, accessibility, and services, especially for children and the elderly
 - Increased walkability and bikeability possibly through:
 - Promotion of dirt trails
 - Sidewalks

Education

- Greater communication and advocacy between the Village, APS, and public schools

A thread continues be noted in each focus meeting, and that is the desire for more communication and collaboration with other agencies and jurisdictions. This meeting especially noted communication with APS and the public schools that provide education for Village children.

Below is the written work product from the community facilities and services focus meeting. The table shows ideas grouped by the general categories they fall into but do not necessarily reflect priority or importance. The sticky notes in the photos are not grouped. Here are the written comments in the photos for readability:

Recommendations

- Better access to parks (10 min walk)
- Work more with surrounding jurisdictions especially APS
- Improve communication with regional service providers
 - Social, law, et al
- Be proactive in communication and advocacy efforts regionally
- Use elementary school as a community center
- Bike services for kids
- Improve APS communication with Village
- Internet infrastructure
 - Collective action
- Sidewalks (promote walking)
- Broader/collective service coordination. Proactive.
- Incentivize co-housing options
- Incentivize senior (-focused) housing

- Permeable options and maintenance
- Encourage parks
- Active voice in APS
- Communication infrastructure
 - Planning (permit process)
 - Incentivize
- Promotion of dirt trails
- Affordable housing to attract young families
- Transportation (everyone drives to school)
- Finish 4th street infrastructure to North [expand in a next phase]
- Community garden in schools
- Better cell/wi-fi service

Questions/Challenges

- Senior accessible (?) transportation
- Flood control measures
- Storm sewer infrastructure
- Internet connection for home occs

RECOMMENDATIONS

BETTER ACCESS TO PARKS
(10 min...)
walk

WORK MORE WITH SURR. JURISDICTIONS
esp APS

permeable options + maintenance

INCENTIVIZE SENIOR-FOCUSED HOUSING

IMPROVE COMMUNICATION WITH REG'L SERVICE PROVIDERS

encourage parks

INCENTIVIZE CO-HOUSING OPTIONS

BE PROACTIVE IN COMMUN + ADVOCACY EFFORTS REGIONALLY

Active voice in APS

broader/collective service coordination, proactive.

Use elementary school as a community center

Better cell service
Wi fi

Communication Infrastructure
-planning (permit process)
-incentivize.

side walks (promote walking)

Bike services for kids

community garden in schools

Affordable housing to attract young families

Internet Infrastructure
-collective action

Improve APS communication with village

Finish 4th Street infrastructure to North

Transportation (every one drives to school)

Promotion of dirt trails

Qs/CHALLENGES

Senior
accessible (?:)
transportation

Flood
Control
Measures

Storm
Sewer
infrastructure

^{internet}
Connection for
home occs.

Residential Development & Community

January 15, 2019

The meeting facilitator welcomed everyone and those present introduced themselves. Professor and Department Chair of the Community and Regional Planning program at the University of New Mexico, Renia Ehrenfeucht, presented overarching information on housing, covering population trends that affect the types of housing needed and some tools that the Village can use to meet its housing needs that still reflect its character and values. Some trends include the nation's decreasing household size and aging population, both of which are reflected in the Village. Some tools she mentioned include a form based code, a code that emphasizes character rather than use (for example, allowing home businesses as long as the building's architecture reflects local character), and land conservation easements.

There were several main questions for small group discussion:

- Over the next 10-15 years, what will be our biggest needs and challenges in housing?
 - How do we serve our current population and its future needs?
 - What range of options for future residential development should we encourage? What is missing or needed?
 - How do we integrate our values supporting agriculture and the environment with future housing options?
- What recommendations for future action in these areas do you have?

Small tables discussed broad values and specific actions in response to those questions before reconvening as a whole. Each table was asked to provide its top five recommendations. The following are some ideas mentioned by attendees grouped into larger themes:

Create Flexible Housing and Density Options

- Use tools to preserve the atmosphere of the Village while providing alternatives to current options that are either:
 - Smaller
 - More affordable
 - More dense
- Benefit of having more options: Can address the prevalence of non-conforming lots while providing landowners options
- Think of “affordability” and “density” not as rigidly defined terms but as ways to provide flexibility in the housing form of the Village

Cluster Housing

- An alternative housing configuration that provides smaller homes on smaller plots of land arranged to allow for central, exterior, or a blend of more continuous open space or agricultural land.

- Can allow an aging community to downsize (smaller home with less maintenance) without leaving the Village
- Arrangement can increase housing unit density while preserving larger open space or agricultural expanses
- Participants noted this method could benefit the overall Village form, but only if it is rooted in Village character.

Rentable Casitas

- A way to use existing allowances and structures in the Village that can accommodate people who want or need a smaller home, less maintenance, and/or a more affordable option.

Exterior Form and Interior Use

- House splits or apartment conversions are some ways to maintain existing exterior visual character of the Village while allowing for different interior configurations. This can increase or maintain density in terms of number of residents but maintain the same building square footage.
 - Ex: A single-family home reconfigured like a townhouse: The home structure was originally intended to house four people (a couple with two children) and now still houses four people (two couples or four individuals). While the interior is different, the exterior remains the same to an outside observer.

Location

- Different housing options could be appropriate for different areas of the Village
- Fourth Street specifically was mentioned as an area that could allow for walkability, amenities (commercial activity and transportation), and as a place for people of all ages.

Recommended Actions

- Review the current zoning ordinances and amend to allow for more flexibility and housing options
- Experiment with different housing forms through pilot projects before changing zoning code
- Inventory existing infrastructure and infrastructure needed to accommodate any new forms of housing before amending code
- Determine vision of housing as a whole within the Village before changing code

Village Character

- Alternative forms of housing centered on Village values and character can actually enhance these characteristics—not detract from them.
- Characteristics that contribute to the rural character of the Village include:
 - Agriculture
 - Environment and open space
 - The Village’s history

Multi-Generational

- Many residents’ needs are the same across ages—older and younger generations, singles, couples, and families could all benefit from a variety of housing options
 - Smaller homes on smaller lots allow for less maintenance and can be more affordable
 - A cluster development allows for the benefit of open space without personal maintenance
 - Amenities
 - Open space without the task of maintenance
 - Walkability; access to facilities and services (transportation, shopping)

Transportation & Walkability

- As an element connected to housing, transportation can be addressed when looking at the variety of options
 - Notably for cluster housing, walkability through the development
 - Increased density tied to more walkability

The general theme across all table conversations was that a variety of housing options would be desirable as long as the character and values of the Village are retained. Elements of said character and values include agriculture, the environment, and the Village’s history. Additional housing options can accommodate people of all ages and can provide flexibility and adaptability that fits the Village as a whole. Also, focusing on fit for the Village, rather than for each individual property, should be the vision.

The next Master Plan public input meeting will be Tuesday, February 19, 2019 from 7-9 PM at Village Hall. The discussion will focus on the current and potential business climate of the Village to address commercial land use, businesses, tourism, technology and infrastructure, and the Village’s financial health and tax base.

Below is the written work product from the residential development and community focus meeting. The bulleted list and sticky notes in the photos are not grouped by category or importance. Here are the written comments in the photos for readability:

Recommendations

- Character counts
- Balance
 - Culture/tradition
 - Wants/needs of retirees, millennials, families
- Is growth necessary?
- Inventory of Village to see what infrastructure capacity is
- Infrastructure has to support vision
- Land use ordinances should be vision based
- Need to define vision
- A-1 zoning needs variations for non-conforming lots i.e. tripas
- Encourage housing for families with kids to improve schools
- Community gardens etc.
- More flexible with density options (different for different areas)
- Higher density in Fourth St. Corridor
- Allow condominiums
 - House split
 - Apartment conversion
- Zoning changes (ordinance) like Prado de Guadalupe
- Incentives to sell water rights to the Village when developing
- Open space
- Cluster housing w/ open space (that maintains style and character of Village)
- Density (not one thing)
- Cluster housing
- With conditions (Los Prados, Los Terrones)
- Renting guest houses (permitted)
- Better transportation to take advantage of housing in Village
- Need to have dialogue about changing restrictive ordinances
- Allow multi-use while protecting ag values and historic values
- Housing (multi-family or multi-unit) along 4th to support walkability along retail, restaurant corridor
- Home based business
- Transitional housing along 4th
- Pilot project

Community Strengths

- Character
 - Style
 - Architecture
- Balance of culture and modern living
- Rural
- Open space
- Sense of community and connectedness
- Diversity
- “Friendly”

Welcome!

Los Ranchos Master Planning - Residential Development

GA1 ZONING
NEEDS
VARIATIONS
FOR NON CONFORMING
LOTS IS TRIPAS

DENSITY
(NOT ONE THING)

HOME
BASED
BUSINESS

TRANSITIONAL
HOUSING
ALONG 4TH

CHARACTER
COURTS

PILOT
PROJECT

IMPROVING CHANGES
PRADO DE GUADALUPE
INCENTIVES TO SELL
WATER RIGHTS TO THE
VILLAGE WHEN DEVELOPING

ENCOURAGE
HOUSING FOR FAMILIES
WITH KIDS
TO IMPROVE SCHOOLS
COMMUNITY
GARDENS ETC

OPEN
SPACE

Balance
- culture/tradition
- wants/needs
of retirees,
millennials, families

Cluster
Housing w/
open space
(that maintains
style + character)

Housing
(multi-family
or multi-unit)
along 4th to
support walkability
→

RENTING
GUEST
HOUSES
(permitted)

Allow Condominiums

- House split
- Apartment conversion

BETTER
TRANSPORTIN
TO TAKE
ADVANTAGE
OF HOUSING VILLAGE

CLUSTER
HOUSING
- with
conditions

IS growth
necessary?

Allow multi use
while protecting
ag. values?
historic values

Land use
Ordinances should
be vision
based.

Higher density
in Fourth St.
Corridor

Need to
define
Vision

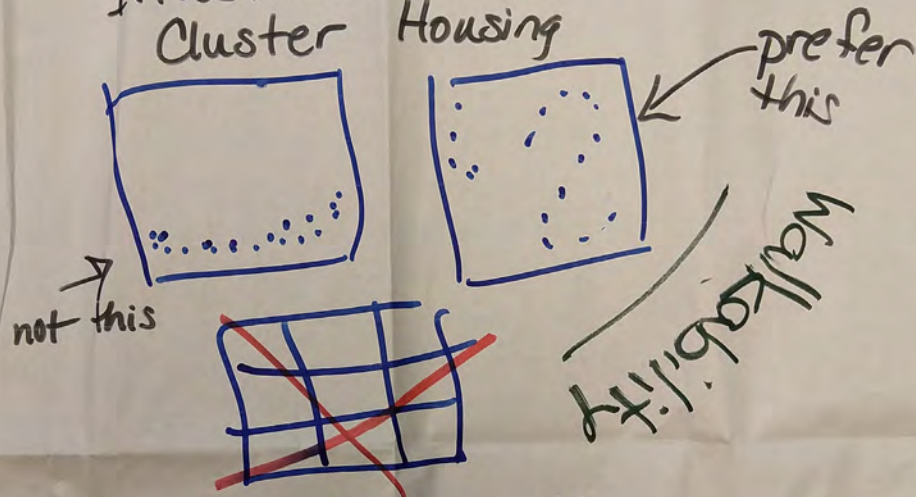
Inventory of
Village to see
what infrastructure
Capacity is.

More flexible
with density
Options (different
for different areas)

Need to have
dialogue about
changing restrictive
Ordinances

Infrastructure
has to support
Vision

Illustration of Cluster Housing



Community Strengths

- rural
- open space
- character
 - style
 - architecture
- sense of community & connectedness
- balance of culture & modern living
- diversity
- "friendly"

Historic Preservation

March 19, 2019

This meeting was the second-half of a two-part meeting. The facilitator began the meeting and Los Ranchos Planning and Zoning Director Tim McDonough presented overarching information on historic preservation in the Village. This included standards for historic preservation and details on the national and state historic registers. For the Village specifically, registered properties in Los Ranchos were pointed out and other historic aspects of the Village were summarized, such as the Old Route 66/El Camino Real, tripa lot patterns, cottonwood trees, and archeology.

There were several main questions for small group discussion:

- Over the next 10-15 years, what will be our biggest needs or challenges in:
 - What standards and guidelines regarding preservation, rehabilitation, restoration, and reconstruction should be used?
 - Should the Village encourage the listing of historic properties on the State and/or National Registry?
 - What archeological guidelines should be followed?
- What recommendations for future action in this area do you have?

Small tables discussed broad values and specific actions in response to those questions before reconvening as a whole. Each table was asked to provide its top two ideas. The following are some ideas mentioned by attendees grouped into themes:

Awareness & Encouragement

- Residents and visitors can be unaware of the diverse history of the Village
 - Pueblos, Hispanic settlers, post-incorporation
- Encourage residents to list their properties on the State and/or National Historic Register
- Root historic preservation within contribution to a sense of place for residents
 - Possible tourism benefits secondary

Possible Methods for Awareness

- Events
 - Village “Founder’s Day”
 - Village emphasis to celebrate Arbor Day
- Map highlighting historic locations
 - Events and places sensitive to identification highlighted through a blurb on the side

- Signage/markers of historic locations and landmarks
 - Public signs
 - Plaques on registered properties
- Identify and record “hidden gems”
 - Oral history
 - Survey of properties

Tripas

- Amend code to allow development on tripa lots
 - Ex. Change setback requirements for narrow tripa lots

Guidelines

- Landmark/historic preservation ordinance to protect or regulate historic public land
- Application of Standards for Historic Preservation needs to be further investigated, there was no consensus on encouragement vs. regulation and in what way

Natural Resources

- Coordinate with agriculture department and/or arborists to address Cottonwood canopy
 - Encourage residents about possibly replanting, trimming, management of existing canopy
- Encourage registration of ditches on National Register of Historic Places or State Register of Cultural Properties

Agricultural History

- Tie in historic preservation and awareness with Agri-tourism initiatives

The general theme across all table conversations was that it would benefit current and potential residents to be aware of the historical assets in the Village and to encourage their preservation and appreciation. In addition, the attendees agreed that historic preservation should be pursued as a factor that adds to a sense of place in the Village, as the history of the Village is a valued characteristic. Historic preservation efforts can appeal to tourists, but any benefit from tourism should be secondary to the primary goal of contributing to a sense of place for residents.

Below is the written work product from the historic preservation focus meeting. The bulleted list and sticky notes in the photos are not grouped by category or importance. Here are the written comments in the photos for readability:

Big Ideas (Yellow Sticky Notes)

- Arbor Day
 - Big deal
 - New cottonwoods too
- Standards
 - Different views
- Look at specific sites to develop
- Landmark Ordinance – Guidelines
- Historical Events/Map of Assets
- Hidden gems – Survey
- Marketing Historic Assets
- Founders’ Day
- Historic Marker(s)

Recommendations

- Published Map
- Agri-Tourism
- Celebrate Arbor Day in a big way
- Diverse History
- Wildlife
- Memorable Living
- Historical Events
- Ditches
- Farming
- Yes to second question about historic preservation
 - (Should the Village encourage the listing of historic properties on the State and/or National Registry?)
- Do we want standards and guidelines – some disagreement
- Village landmark/historic preservation ordinance
 - Not just identify, protect/regulate (on public land)
- Founders’ Day event/signage to inform people of history
- Agriculture department help with Cottonwoods
- Tripas – Ordinances
 - Setbacks [adjust] to build on
- Historic Markers

On Maps

- Chavez House was first Bernco county seat
- Old Pony Express Stop 7322 4th St NW

HISTORIC PRESERVATION IDEAS

ARBOR DAY!
- BIG DEAL!
NEW COTTONWOODS, TOO

STDS ? :
DIFF. VIEWS

HIDDEN GEMS -
SURVEY!

MARKETING HISTORIC ASSETS

LANDMARK ORD. -
GUIDELINES

HISTORICAL EVENTS/
MAP. OF ASSETS

FOUNDERS' DAY

HISTORICAL MARKER(S)

LOOK AT SPECIFIC SITES TO DEV

[Blank sticky note]

[Blank sticky note]

[Blank sticky note]

DO WE WANT STANDARDS & GUIDELINES - SOME DISAGREEMENT (FOR HISTORIC PRESERVATION)

CHARGE those who first bring county soil

"Founders Day" event/signage to inform ppl of history

PUBLISHED MAP

AGRI-TOURISM

old Pony Express Stop
7322 4th St NW

DITCHES

FARMING

Historic markers

YES TO SOME QUESTIONS ABOUT HIST. PRESERVATION

WILDLIFE

HISTORICAL EVENTS

DIVERSE HISTORY

Village landmark/historic preservation Ordinance not just identify, regulate (public land)

MEMORABLE LIVING

Trips to Ordinance Setback etc. to build on

As Dept help with Cottonwoods

CELEBRATE ARBOR DAY IN A BIG WAY

Transportation

March 19, 2019

This meeting was the first half of a two-part meeting held on March 19th. The facilitator began the meeting and Tiffany Justice in the Los Ranchos Planning and Zoning Department presented overarching information on multimodal transportation in and around the Village, including vehicles, bicycles, pedestrians, and transit users. Information covered maps and statistics on physical infrastructure (roads, bicycle facilities, etc.), commuting, recreation, safety, and all in relation to the surrounding area.

There were several main questions for small group discussion:

- Over the next 10-15 years, what will be the biggest transportation needs, innovations, and challenges to plan for?
- How do we incorporate/address/balance the needs and modes [listed below]?
 - Transportation Purposes/Needs:
 - Commuters
 - Visitors
 - Recreation
 - Local residents
 - Transportation Modes:
 - Cars
 - Bicycles
 - Transit
 - Pedestrians
- What transportation projects or investments are needed now? Are needed long-term? Where?

Small tables discussed broad values and specific actions in response to those questions before reconvening as a whole. Each table was asked to provide its top two ideas. The following are some ideas mentioned by attendees grouped into themes:

Traffic Calming

- Vehicular traffic quantity and high speeds are a concern
- Possible techniques to address traffic amount and to encourage drivers to slow down:
 - Signage, crossing paint
 - Calming areas (chicanes)
 - Maintain narrow streets
 - Roundabouts
 - Speed bumps
 - Low(er) speed limits
- Speed enforcement, possibly through cameras

Facilities, Services, and Access

- For multimodal transportation, in particular for bicyclists, pedestrians, equestrians, and transit users
- Address ADA accessibility in transportation facilities and services
- Facilitate access to:
 - Parks, trails, or open space. Example: Bridge to open space for all non-vehicular modes
 - Fourth Street bus system
 - Rail Runner
- Possible ways to facilitate access:
 - Uber
 - Park & Ride
 - Village Van (Shuttle)
 - Signage
 - Annexation to Rail Runner

Regional Planning

- Coordinate interjurisdictionally and with regional entities such as the Mid-Region Council of Governments (MRCOG)
- Develop a map to evaluate transportation network issues and solutions
- Coordinate roadwork activity

Fourth Street

- Fourth Street was highlighted by attendees as a location to address the quantity and speed of vehicular traffic as well as facilities for other transportation modes.
- Possible interventions include:
 - Bicycle access at Paseo del Norte and Fourth Street
 - Lane reduction and add bicycle lane to Fourth Street south of Alameda Boulevard, an extension from north of Alameda Boulevard
 - Traffic circle at Ortega Road and Fourth Street
 - Lower speed limit along Fourth Street

Safety for Non-Vehicular Modes

- Through better visibility and lower vehicular speed for those not in vehicles
- Add signage and crossing paint to acknowledge pedestrians, equestrians, and bicyclists to motorists
- Segments of the population highlighted for additional safety measures:
 - Pedestrians
 - Bicyclists
 - Equestrians
 - Children (in all modes of transportation)

Feasibility

- Consider potential costs to residents when adding to, maintaining, or reducing facilities and services for all transportation modes
- In the Village some interventions may run into challenges, such as amount of right-of-way (ROW)
- Carefully approach and consider drawbacks to adding curb, gutter, and paving

Future Challenges & Opportunities

- Given the rate of technological innovation, the Village may need to address self-driving cars in the next 10-15 years
- As there is a dependence on cars to travel, amenities and services for residents who cannot drive need to be considered
- To address vehicular commuter traffic, a policy or encouragement of travel during off-peak hours

Some general themes across all table conversations included safety, feasibility, and how interventions can address multiple issues. Safety of non-vehicular modes of transportation is a key concern for all attendees. Several specific locations were mentioned for possible interventions, but feasibility throughout the Village needs to be addressed. Should interventions be implemented, they can possibly benefit multiple groups of users and address multiple issues. For example, narrowing roads by adding bicycle lanes or sidewalks for pedestrians can slow down cars.

Below is the written work product from the transportation focus meeting. The bulleted list and sticky notes in the photos are not grouped by category or importance. Asterisks (*) indicate support for the idea from multiple tables. Here are the written comments in the photos for readability:

Big Ideas (Yellow Sticky Notes)

- Signage & Calming Areas **
- Regional Planning with MRCOG
- Pedestrian bridge to open space
- Promote safety for pedestrians/horses
- Slow down “Dead man’s curve”
- Tame 4th St Traffic
 - North end
 - Rio Grande Blvd
- Lane for self-driving cars
- Off-peak hours road policy
- Annex Rail Runner adjacent property
- Paving, curb and gutter – care [[regarding it]]
- More access to trails
- Use narrow streets to enhance multiple modes
- Speeding **
- Bike stop signs
- 4th St Bus/RR

Recommendations

- Connections to 4th Street bus service & Rail Runner
 - 1) Uber
 - 2) Park & Ride place
 - 3) Village Vans
- Additional Connection (bridge) to open space walk & bike paths
- Enforcement. i.e. cameras
- Roundabouts
- Speed bumps
- Slower corridors
- #1 safety
- Driver's situation
- Incentives for travel
- Change in residents' situation
- Known as cut throughs
- Cost to residents
- Coordinate roadwork
- Pedestrian, equestrian protection
- Protection
- Preservation
- Signage
- Rail Runner Annex
- Shuttle
- Parks, trails, open space, recreation
- Traffic calming devices
- Traffic circle on Ortega & Fourth
- Three lanes (2 + center turn) on Fourth from Alameda to Pueblo Solano with bike lanes
- Lower speed limit on Fourth St
- Discourage freight trucks with lane reduction and barriers
- Access off Paseo to 4th for bikes
- Future – self driving vehicle lanes
- More bike access/walking
- Safety (visibility and speed) (especially for kids)
- Tame 4th Street traffic
- Road map for the Village to evaluate issues/solutions
- No widening of existing streets
- Improve road surface for ADA needs and not vehicle
 - Not too good
- Look at more traffic calming methods
- Look at means to manage non-local traffic on Village streets
- Lower speed limits on “walking” streets
- Make 4th south of Alameda 3 lane + bike lanes, same as North
- Create access to bike trail from 4th & Paseo
- Roundabout at 4th and Ortega
- Reduce speed on 4th
- Village needs to be more involved in MRCOG and Regional Planning

TRANSPORTATION IDEAS

SPEEDING!
 SIGNAGE & CALMING AREAS *
 BIKI STOP SIGNS

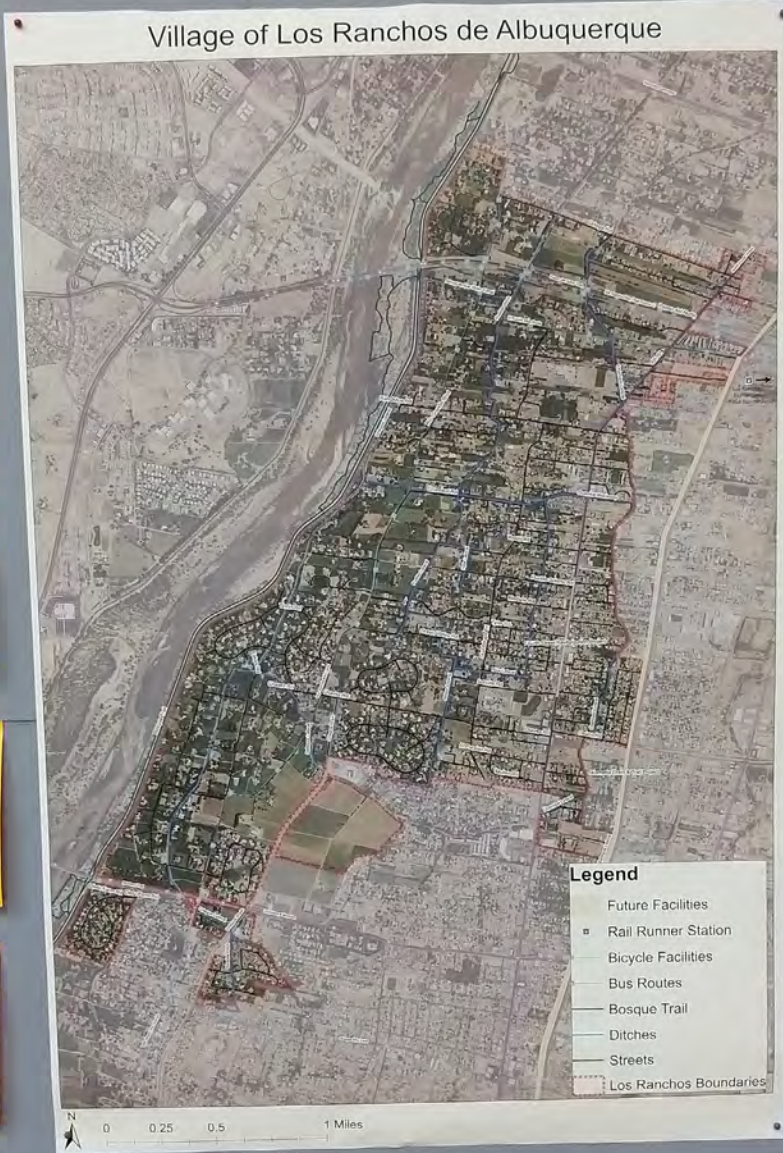
REG'L PLANNING
 w/ MRCOG

4th St ✓
 BUS/RR

PED BRIDGE
 TO O.S.

PROMOTE SAFETY FOR
 PED/HORSE

SLOW DOWN
 "DEAD MAN'S CURVE"



TAME 4TH ST TRAFFIC
 - NORTH END
 - RG BLVD

SELF-DRIVING
 (LANE FOR)

OFF-PEAK HRS ROAD POLICY

ANNEX R.P. - ADJ PROPERTY

PAVING / CARE RE.
 CURB + GUTTER
 MORE ACCESS TO TRAILS

USE NARROW STREETS TO ENHANCE MULT. MODES

#1 SAFETY

PROTECTION

Rail Runner
Annex
Trans

INCENTIVES
FOR
TRAVEL

PEDESTRIAN,
EQUESTRIAN
PROTECTION

Access off Paseo
to 4th for bikes

CHANGE IN
RESIDENT'S
SITUATION

DRIVER'S
SITUATION

Safety <sup>visibility
+ speed</sup>
(especially for kids)

1. future - self driving vehicle
laws -
2. more bike access/walking
3.

SLOWER
CORRIDORS

SIGNAGE

COST TO
RESIDENTS

ENFORCEMENT
w/ CAMERAS

No widening of
existing streets.

PRESERVATION

Look at means to
manage non-local
traffic on Village streets.

KNOWN AS
CUT THROUGHS

~~Inter~~ lanes on
Fourth from
Alameda to ^(mid turn lane)
Pueblo Solano
w/ bike lane

TRAFFIC
CALMING
DEVICES
Trans

Village needs to be
more involved in MRCOG
and Regional Planning.

COORDINATE
ROADWORK

Road MAP for the
Village to evaluate
issues/solutions ⊕

Discourage freight
trucks w/ lane
reduction and barriers

INCENTIVES
FOR
TRAVEL

SPEED
BUMPS

4/2 PARK'S
TRAIL'S
OPEN SPACE
Trans

DRIVER'S
SITUATION

ROUND
ABOUTS

4/2 DECRETION
Trans

SIGNAGE

Traffic circle
On Ortega ;
Fourth

(1)

ADDITIONAL CONSTRUCTION
(BRIDGE) TO OPEN
SPACE WALKS &
BIKE PATHS

PRESERVATION

Look at more Traffic
Calming methods.

CONNECTIONS TO 4TH STREET
BUS SERVICE & RAIL RONGAL

- 1) UBER
- 2) PARK & RIDE PLACE
- 3) VILLAGE VANS

TRAFFIC
CALMING
DEVICES
Trans

Improve ROAD SURFACE
FOR ADA NEEDS +
Not Vehicle
- Not too good -

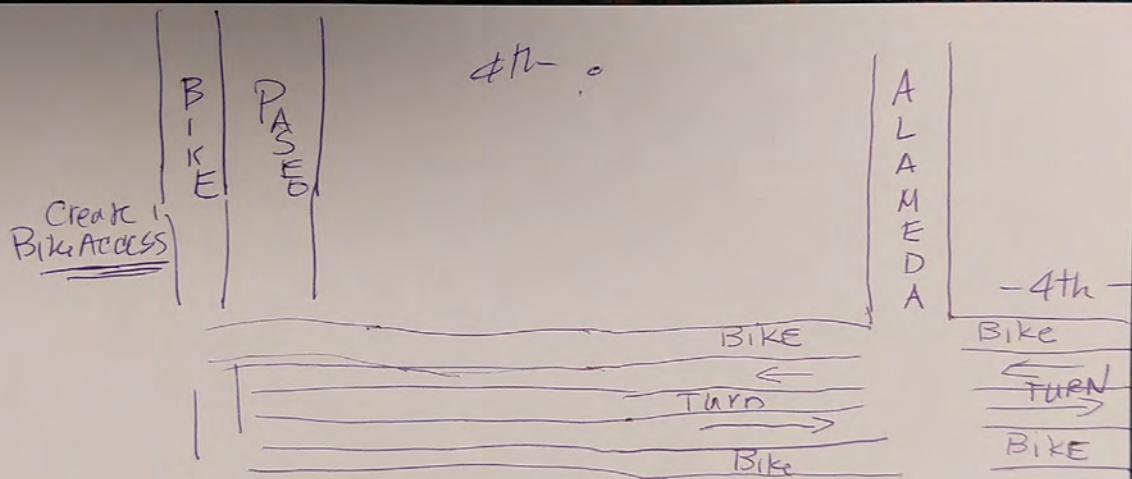
Time with
Street traffic

Discourage freight
trucks w/ lane
reduction and barriers

Shuttle
Trans

Lower Speed Limits
on "walking" streets.

Lower speed
limit on
Fourth St.



1. Make 4th South of Alameda 3 lane + Bike lanes & same as North.
2. create access to bike trail from 4th [Ⓞ] Paseo
3. Round about at 4th & Ortega
4. Reduce Speed on 4th -

Economic Development

April 16, 2019

The meeting facilitator began the meeting and Mayor Donald T. Lopez welcomed everyone. Los Lunas Economic Development Manager Ralph Mims presented information on Los Lunas' present conditions, their economic development history, and the success that Los Lunas has seen with its efforts to draw in, retain, and support businesses. He mentioned steps that Los Lunas has taken to aid in its success, particularly that Los Lunas has developed and promoted an identity to put it on the map, both within and outside the state, to attract and retain businesses and to capitalize on a large trade area. They have accomplished this through physical infrastructure, such as beautifying its community entrances, through marketing, such as a logo, slogan, and online presence, and by communicating to potential businesses what the community has to offer. Los Ranchos Planning and Zoning Director Tim McDonough also spoke briefly on conditions in the Village, such as former Mayor Larry Abraham's efforts to begin defining a Village identity, infill and redevelopment based on the Village's physical conditions, how to incorporate and present opportunities for home based businesses, and that gross receipts tax alone funds Village operations. Maria Rinaldi, Fourth Street Project Manager, also spoke briefly about her experience with the Town of Bernalillo, where they had to balance their traditions with growth and decide what aspects to be preserved or developed, as well as consider positive and negative impacts from its neighbors. Looking forward, to retain its scale and semi-rural environment, she said that the Village can recognize the business corridor's potential for infill development, recognize the potential of not only an agricultural history but a current practice of agriculture, and to not forget business retention.

There were several main questions for small group discussion presented on placards on the tables:

- Over the next 10-15 years, what will be our biggest needs and challenges in the area of economic development?
 - What range of businesses—present and future—represent the best “fit” for the Village?
 - What do we want to be known for—from a business perspective?
 - How do we align the ideas from other public meetings with future economic development?
- What recommendations for future action in this area do you have?

In addition to these questions, speakers and attendees posed questions based on their own experiences:

- When talking about economic development, do we mean businesses for residents or to draw people in? Will our economic development be based locally or regionally?
- What is the Village's identity? Who and what will the Village be?

Small tables discussed broad values and specific actions in response to the questions before reconvening as a whole. Each table was asked to provide its top five to seven ideas. The following are some ideas mentioned by attendees grouped into themes:

Identity

- The Village needs to create an identity to determine its economic development path. This identity can involve several elements including but not limited to:
 - The Village's lifestyle
 - Recognizing the Village's history and balancing it with change
 - The Village's atmosphere as a safe and relaxing place
- Types of businesses will be drawn to the Village based on its identity
 - The question of whether the Village's economic development is focused on local vs. regional does not need to be answered, as the types of businesses and markets will be attracted to the Village
- The identity of the Village would drive branding, marketing, and promotion of the Village

Marketing & Promotion

- A slogan to promote alongside the Village's logo. Some suggestions from the meeting:
 - Preserving the past, embracing the future
 - It's not just a Village, it's a lifestyle
 - Los Ranchos – New Mexico's "Rurban Retreat"
- Work on the social media and online marketing of Village businesses, possibly with the aid of the Village
- Incorporate economic development into a Village employee's job description
- Promote the Village and agriculture through events, such as the Growers' Market and Lavender Festival

Business Types

- Conduct a business survey to determine what kinds of businesses residents want
- Businesses in Village are high quality, unique, small (Village) scale, artisan, and/or traditional, such as:
 - Skilled craftspeople, artisans
 - Specialty grocery
 - Light manufacturing
 - Professional services
 - Spa/holistic/wellness/health
- Agriculture based businesses – both food related and non-food related
- Encourage home occupations

Tourism

- Local Agri-Tourism tied to the Village's lifestyle and agricultural aspect of its identity
- Focus on attracting and retaining destination businesses
- Focus on the Village as a destination, for both day trips and multi-day/overnight trips
 - Lodging for overnight trips

Market

- Focus on market niches currently attracted to the Village and create an environment for those niches
 - Example: Attract and retain businesses for women who frequent the Village. They are already making trips to salons in the Village, and salon-owners believe this is partially due to the relaxed and safe atmosphere of the Village, so retain these visitors with shopping and eating beyond their initial trip.
- Balance appealing to local and regional consumers – the businesses within the Village will attract certain niches

Agriculture

- Expand Village's farmer and resident partnerships for residential lots to commercial lots – encourage planting on commercial property

Infrastructure & Facilities

- Work with MainStreet to develop and enhance the physical infrastructure along 4th Street
- Government can influence economic development through investment in infrastructure and facilities
- Develop strong Village-wide internet infrastructure to support businesses throughout the Village
- Work on zoning processes and clarify zoning around Fourth Street's commercially zoned properties
- Encourage solo worker/telecommuter/home occupation services space in Village
- A North Valley economic development incubator, co-op, agriculture processing facility – Like South Valley Economic Development Center
- Create event centers around Village and better utilize current event centers (eg. Larry P. Abraham Agri-Nature Center)
 - Accessible and multi-generational
- Multi-generational center – could possibly generate revenue for Village
- Support use of Village for events that already go around or through the Village
 - Bicycling and running/walking events or races

Entities & Organizations

- Inventory 4th Street property ownership to gauge interest in business activity and community
- Encourage businesses to work synergistically through the formation of a business organization, like a Chamber of Commerce
- Work with MainStreet to develop and enhance the physical infrastructure along 4th Street
- Support current and potential businesses

The general theme across all table conversations was that the Village needs to solidify what its identity is to form a basis for economic development, including businesses, markets, infrastructure, facilities, and government and other organization involvement. The identity would be the starting point for promotion and marketing of the Village and Village businesses but would not be just an identity for economic development, instead threaded through all Village activities. Also, the Village can balance appealing to markets outside the Village and within the Village; businesses can attract consumers outside the Village and provide for residents.

Based on the conversation and energy, at the end of the meeting a sign-up sheet was passed around for those interested in continuing the conversation on economic development. This was the final Master Plan public input meeting. The Master Plan Committee will begin reviewing drafts of sections of the plan and a public open house will be held at Village Hall on a Saturday at the end of June for the public to speak with staff and leave written comment.

Below is the written work product from the economic development focus meeting. The bulleted list and sticky notes in the photos are not grouped by category or importance. Here are the written comments in the photos for readability:

Recommendations & Ideas

- The Real Green Deal -> Agriculture -> Economic Development, Distributed Power – traditional power production (micro grids)
 - The Real Green Deal -> Renewable Power -> Distributed Power – traditional power production (micro grids)
- Streamline zoning process
- Agricultural tourism/lifestyle – Local, restaurant, farm/table
- Agricultural (micro-farming) process
- Tourism (stay in Los Ranchos) – food trucks, wine bars
- Focus on gender*
- Agri-Nature Center
- Lavender Festival
- Growers' Market

- ADA inclusive parks
- School impact
- Destination Business
- Multi-generational center (sports)
- Event center
- Event center (social) – concerts, theater
- Specialty grocery
- Skilled craftsman/artisans
- High end quality shops & restaurants
- Professional services
- Agriculture based businesses
- Solo worker support facility
- Artisans/crafts
- Light manufacturing
- Destination businesses
- Main Street
- Chamber of Commerce
- Attract business to 4th Street that will bring outside people to spend \$
- Village spend funds to attract \$ and support businesses
- Inventory of ownership of 4th Street property
- Define and maintain consistent vision of 4th Street
- Develop strong internet capability
- Encourage home business
- Slogan: It's not just a Village it's a Lifestyle
- Los Ranchos – New Mexico's "Rurban Retreat"
- North Valley commercial kitchen/entrepreneur council – facility to process
- Spa/holistic medicine wellness health

* "Focus on gender" meaning focus on attracting types of businesses for women who frequent the Village. They are already making trips to the Village, so the goal is to retain them and have them shop and eat beyond their initial trip.

Spa/Holistic Medicine Wellness Health	North Valley Commercial Kitchen/ Entrep Council	INVENTORY of OWNERSHIP of 4TH STREET PROPERTY DEFINE & MAINTAIN CONSISTANT VISION of 4TH STREET.	Slogan: Its just not a Village its a Lifestyle
DEVELOP STRONG INTERNET CAPABILITY ENCOURAGE HOME BUSINESS	Los Ranchos - New Mexico's "Rurban Retreat"	EVENT CENTER (SOCIAL) CONCERTS THEATER	ATTRACT BUSINESS TO 4TH STREET THAT WILL BRING OUTSIDE PEOPLE TO SPEND \$ VILLAGE SPEND FUNDS TO ATTRACT & SUPPORT BUSINESSES
Event Center	Main Street Chamber of Commerce	Destination Business	Multi-generational Center (SPORTS)
Ag based business Skilled craftsman/ Artisans	School Impact	High End Quality Shops & Restaurants Destination Businesses	ADA Inclusive PARKS
Spec. Grocery Solo Worker Support facility Artisans/Crafts	Growers Market		Agri-Nature Center
Lavendar Festival	Light manufact- uring Professional Services	STREAMLINE ZONING PROCESS	Agricultural Tourism/Life- style Restaurant Farm Table Local
FOCUS ON GENDER	AGRICULTURAL (MICRO-FARMING) PROCESS	TOURISM (STAY IN LR) FOOD TRUCK, LOUNGE BAR.	

LOS RANCHOS PLANNING SURVEY
TOPLINE RESULTS
N = 250
JULY 2018

1. WHAT WOULD YOU SAY ARE THE THREE THINGS THAT MAKE LOS RANCHOS SPECIAL? (PROBE)...ANYTHING ELSE?

TOP THREE THINGS THAT MAKE LOS RANCHO SPECIAL	
TOTAL SAMPLE (N=250) TOP 10 UNAIDED RESPONSES	
RURAL	30%
FRIENDLY PEOPLE	24%
GREENERY/TREES	18%
PEACEFUL	17%
OPEN SPACES	17%
QUIET	17%
SMALL TOWN FEEL	13%
FARMLAND	10%
FARMER'S MARKET	6%
CRIME RATE IS LOW	6%

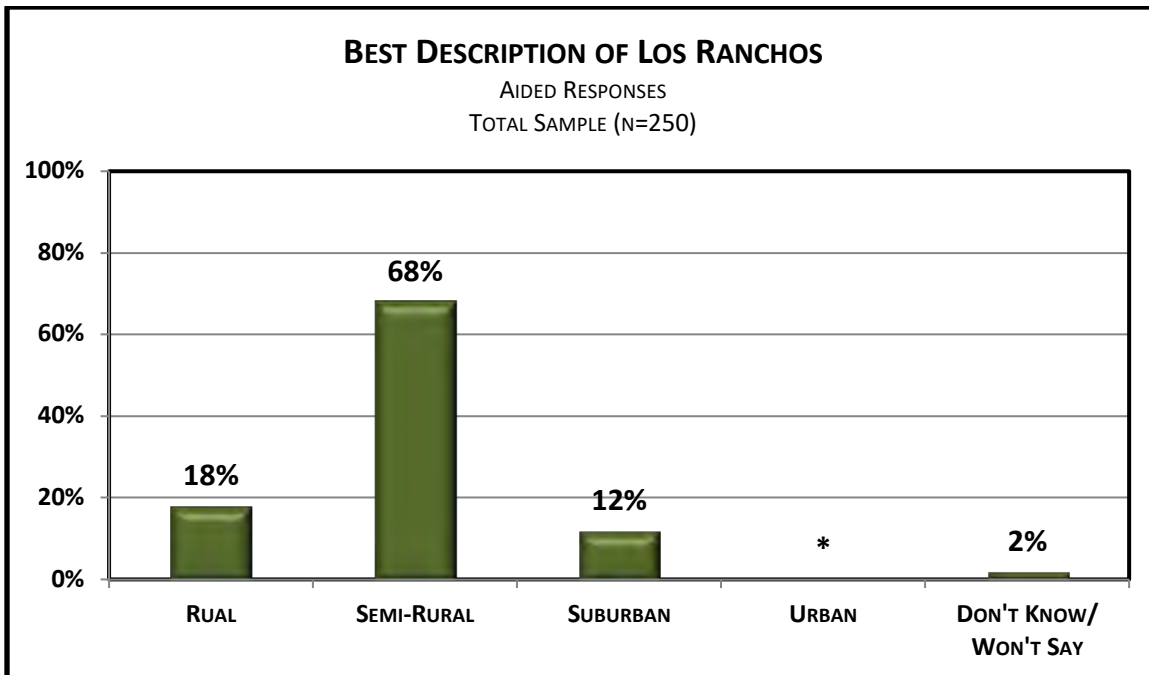
2. WHAT ARE THREE THINGS THAT YOU WOULD LIKE TO CHANGE ABOUT LOS RANCHOS OR COULD HELP IMPROVE QUALITY OF LIFE FOR RESIDENTS?

THREE THINGS YOU WOULD CHANGE OR IMPROVE IN LOS RANCHOS	
TOTAL SAMPLE (N=250) TOP 9 UNAIDED RESPONSES	
IMPROVE ROADS/STREETS/HIGHWAY CONDITIONS	11%
FINISH 4TH STREET CONSTRUCTION	10%
MORE RESTAURANTS	8%
MORE THINGS TO DO (IN GENERAL)	7%
FEWER SPEEDING VEHICLES	7%
MORE SHOPPING/RETAIL STORES	6%
LESS CRIME	6%
NOTHING IN PARTICULAR	18%
DON'T KNOW/WON'T SAY	6%

3. WHAT TYPES OF BUSINESSES, STORES, OR OTHER AMENITIES WOULD YOU LIKE TO HAVE MORE OF IN LOS RANCHOS? WHAT ELSE?

TYPES OF BUSINESSES, STORES OR OTHER AMENITIES YOU WOULD LIKE MORE OF IN LOS RANCHOS TOTAL SAMPLE (N=250) TOP 12 UNAIDED RESPONSES	
RESTAURANTS	31%
GROCERY STORE	22%
COFFEE SHOP	11%
HEALTH FOOD STORE (SPROUTS, TRADER JOE'S, WHOLE FOODS, ETC.)	7%
BANK	5%
CLOTHING STORE	5%
BAKERY/DELI/PRODUCE MARKET	4%
MORE SMALL/LOCALLY OWNED SHOPS	4%
HARDWARE STORE	4%
GAS STATION	4%
NONE/NOTHING AT ALL (NO GROWTH)	13%
DON'T KNOW/I CAN'T THINK OF ANYTHING	11%

4. WHICH OF THE FOLLOWING BEST DESCRIBES LOS RANCHOS?



* LESS THAN 1% REPORTED.

5. WHY DO YOU FEEL THIS WAY ABOUT LOS RANCHOS?

UNDERLYING REASONS FOR DESCRIPTION OF LOS RANCHOS	
TOTAL RESPONSES (N=245) AMONG THOSE WHO DESCRIBED LOS RANCHOS AS EITHER RURAL, SEMI-RURAL, SUBURBAN OR URBAN TOP 12 UNAIDED RESPONSES	
COUNTRY/RURAL SETTING	21%
MIX OF FARMLAND AND RESIDENTIAL	20%
LOTS OF FARMS/AGRICULTURE	17%
MIX OF URBAN AND RURAL	14%
OPEN SPACES/PARKS	13%
PEACEFUL/QUIET	11%
FARMING HERITAGE	9%
SMALL TOWN FEEL/ATMOSPHERE	9%
CLOSE TO THE CITY	9%
PEOPLE HAVE FARM ANIMALS	9%
HORSES/EQUESTRIAN/STABLES	9%
AWAY FROM THE CITY	8%

6-17: I WOULD LIKE TO READ YOU A LIST OF THINGS THAT YOU MAY OR MAY NOT FEEL ARE NEEDED WITHIN LOS RANCHOS. PLEASE RATE HOW MUCH YOU THINK EACH IS NEEDED USING A 5-POINT SCALE, WHERE 5 IS SERIOUSLY NEEDED AND 1 IS NOT NEEDED AT ALL.

LEVEL OF NEED FOR VARIOUS THINGS WITHIN LOS RANCHOS (SUMMARY TABLE)							
TOTAL SAMPLE (N=250) RANKED BY HIGHEST PERCENTAGE "SERIOUSLY NEEDED"							
	SERIOUSLY NEEDED 5	4	3	2	NOT NEEDED AT ALL 1	DON'T KNOW	MEAN †
MORE COMMUNITY EVENTS SUCH AS A FARMER'S MARKETS AND OTHER TYPES OF OUTDOOR FESTIVALS AND GATHERINGS	42%	25%	16%	8%	8%	1%	3.9
A GROCERY STORE	36%	28%	12%	7%	17%	1%	3.6
PEDESTRIAN FRIENDLY STREETS	31%	29%	20%	8%	11%	1%	3.6
MORE WALKING AND BIKING TRAILS	27%	32%	16%	10%	12%	3%	3.5
MORE PUBLIC PARKS	25%	27%	23%	12%	11%	2%	3.4
MORE EMPLOYMENT OPPORTUNITIES	25%	28%	22%	9%	9%	7%	3.6
MORE OPEN SPACE AREAS ACCESSIBLE TO THE PUBLIC	25%	29%	23%	10%	12%	1%	3.4
MORE LAND FOR FARMING AND RAISING ANIMALS	23%	22%	25%	14%	14%	2%	3.3
MORE RESTAURANTS	21%	35%	24%	10%	9%	2%	3.5
MORE AFFORDABLE HOUSING UNITS	15%	16%	29%	17%	19%	3%	2.9
ACCESS TO PUBLIC TRANSPORTATION (BUS STOPS/ROUTES)	14%	21%	24%	10%	26%	5%	2.9
MORE RETAIL SHOPS	12%	27%	31%	15%	14%	1%	3.1

† THE MEAN SCORE IS DERIVED BY TAKING THE AVERAGE SCORE BASED ON THE 5-POINT SCALE. THE SERIOUSLY NEEDED RESPONSE IS ASSIGNED A VALUE OF 5; THE NOT NEEDED AT ALL RESPONSE IS ASSIGNED A VALUE OF 1. THE DON'T KNOW/WON'T SAY RESPONSES ARE EXCLUDED FROM THE CALCULATION OF THE MEAN.

18-22: PLEASE TELL ME IF YOU DO EACH OF THE FOLLOWING: SEVERAL TIMES PER WEEK OR MORE; AT LEAST ONCE PER WEEK; ONCE OR TWICE A MONTH; RARELY OR NEVER? HOW OFTEN DO YOU (READ STATEMENT AND REPEAT RESPONSE CATEGORIES AS NECESSARY)

FREQUENCY OF DOING VARIOUS ACTIVITIES					
(SUMMARY TABLE)					
TOTAL SAMPLE (N=250)					
RANKED BY HIGHEST PERCENTAGE "SEVERAL TIMES PER WEEK OR MONTH"					
	SEVERAL TIMES PER WEEK OR MORE	AT LEAST ONCE PER WEEK	ONCE OR TWICE A MONTH	RARELY OR NEVER	DON'T KNOW
WALK OR BIKE IN LOS RANCHOS FOR RECREATION	45%	23%	13%	17%	2%
SHOP IN LOS RANCHOS	34%	39%	15%	11%	1%
GO OUT TO EAT IN LOS RANCHOS	11%	42%	31%	15%	1%
WALK OR BIKE TO WORK	2%	4%	5%	82%	7%
TAKE PUBLIC TRANSIT	1%	4%	6%	83%	6%

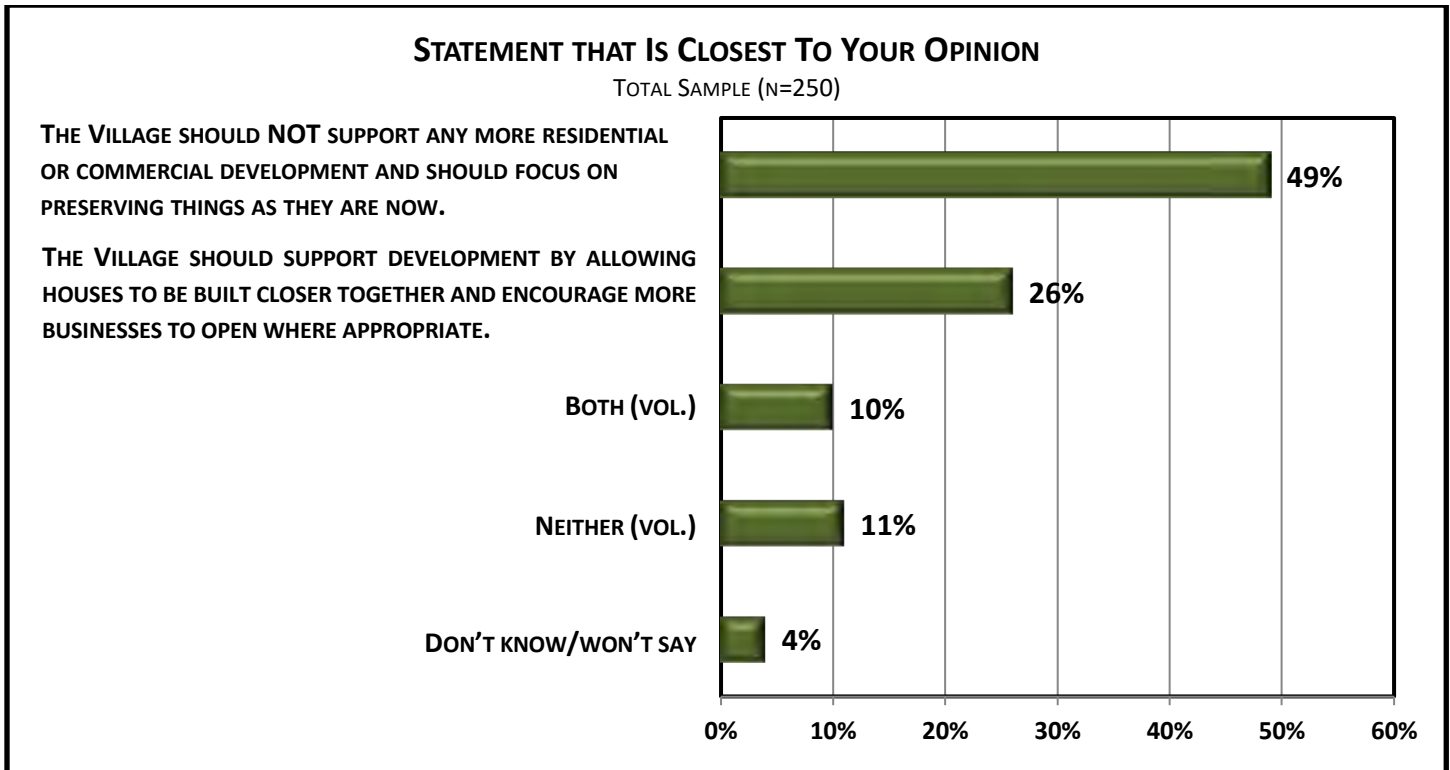
23-29: I WOULD LIKE TO READ A LIST STATEMENTS RELATING TO LOS RANCHOS AND FOR EACH ONE ASK YOU TO RATE HOW STRONGLY YOU EITHER AGREE OR DISAGREE USING A 5-POINT SCALE WHERE 5 IS STRONGLY AGREE AND 1 IS STRONGLY DISAGREE. THE FIRST ONE IS:

RATE HOW MUCH YOU THINK EACH IS NEEDED USING A 5-POINT SCALE, WHERE 5 IS SERIOUSLY NEEDED AND 1 IS NOT NEEDED AT ALL.

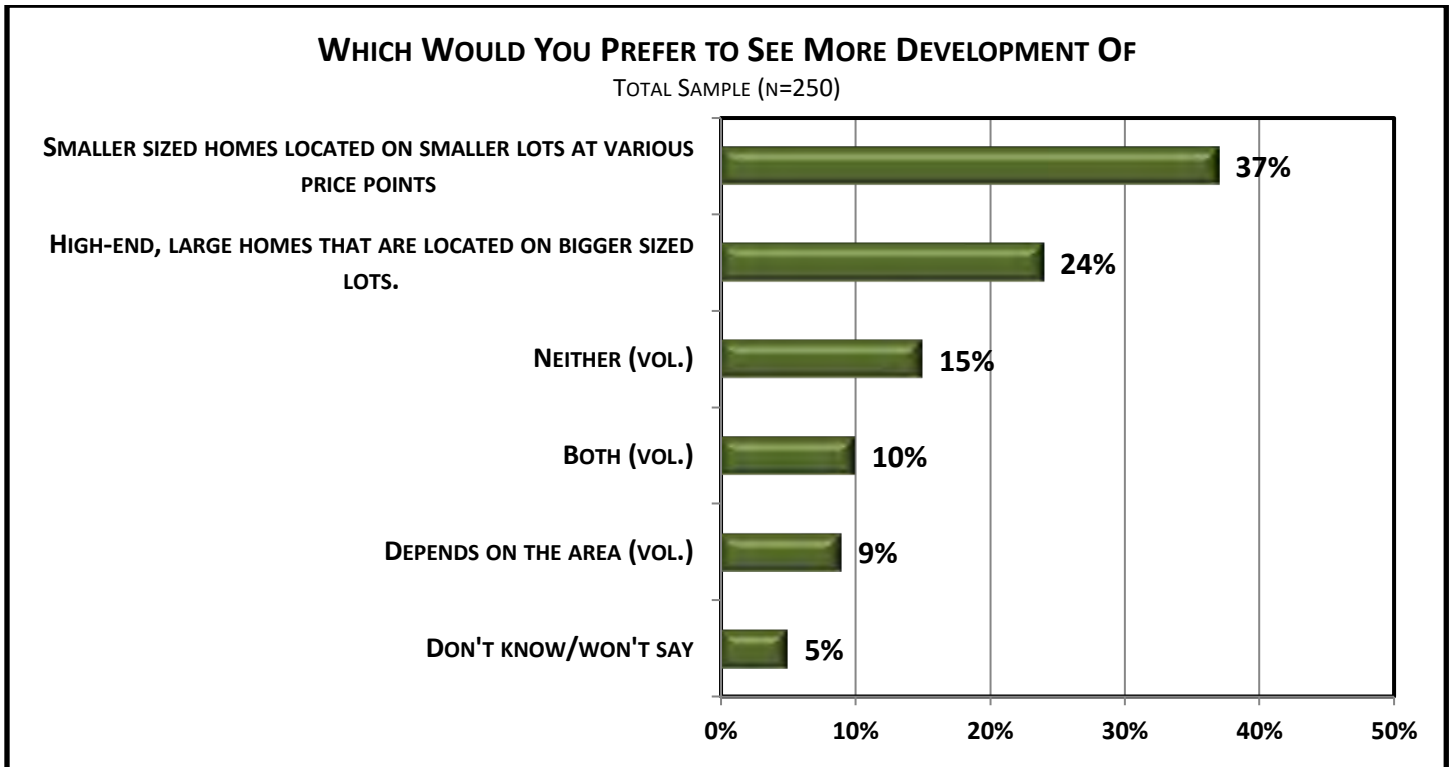
LEVEL OF AGREEMENT WITH VARIOUS STATEMENTS RELATING TO LOS RANCHOS (SUMMARY TABLE)									
TOTAL SAMPLE (N=250) RANKED BY HIGHEST PERCENTAGE "STRONGLY AGREE"									
	STRONGLY AGREE 5		4	3	2	STRONGLY DISAGREE 1		DON'T KNOW	MEAN †
AGRICULTURE IS AN IMPORTANT PART OF THE VILLAGE'S CHARACTER AND NEEDS TO BE PRESERVED	90%					2%			
	70%	20%	7%		1%	1%		-	4.6
THE VILLAGE SHOULD ENCOURAGE YOUNGER FAMILIES TO MOVE HERE	52%					17%			
	24%	28%	29%		10%	7%		2%	3.5
RESIDENTS SHOULD BE ALLOWED TO ADD CASITAS OR OTHER TYPES OF HOUSING ON THEIR PROPERTY THAT COULD BE RENTED	42%					35%			
	23%	19%	20%		15%	20%		2%	3.1
THE VILLAGE SHOULD ENCOURAGE MORE TOURISM TO LOS RANCHOS	47%					22%			
	21%	26%	32%		12%	10%		-	3.4
THE PUBLIC SCHOOLS LOCATED IN LOS RANCHOS PROVIDE GOOD QUALITY EDUCATION	37%					11%			
	21%	16%	17%		5%	6%		36%	3.6
MORE PUBLIC TRANSPORTATION IS NEEDED TO CONNECT THE VILLAGE WITH THE RAIL RUNNER AND OTHER PUBLIC TRANSIT SYSTEMS	34%					35%			
	14%	20%	28%		17%	18%		3%	3.0
UNDEVELOPED AREAS IN LOS RANCHOS SHOULD BE ZONED TO ALLOW FOR GREATER HOUSING	25%					58%			
	6%	19%	15%		20%	38%		1%	2.3

† THE MEAN SCORE IS DERIVED BY TAKING THE AVERAGE SCORE BASED ON THE 5-POINT SCALE. THE STRONGLY AGREE RESPONSE IS ASSIGNED A VALUE OF 5; THE STRONGLY DISAGREE RESPONSE IS ASSIGNED A VALUE OF 1. THE DON'T KNOW/WON'T SAY RESPONSES ARE EXCLUDED FROM THE CALCULATION OF THE MEAN.

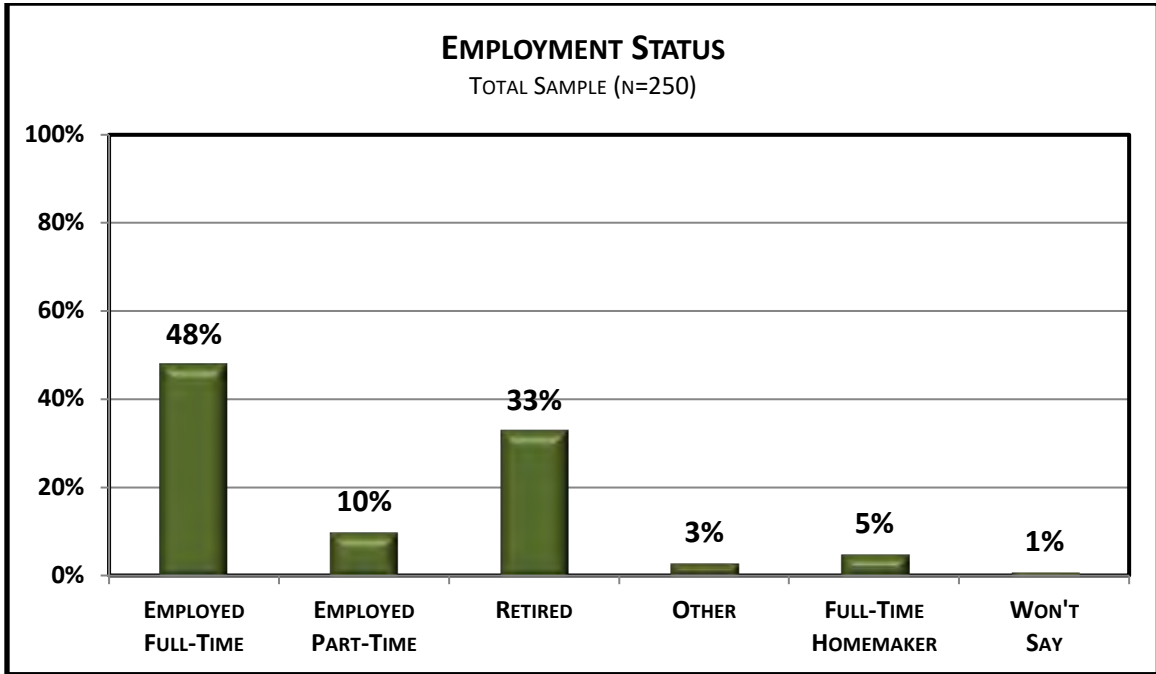
30. THINKING ABOUT PLANNING IN LOS RANCHOS, WHICH OF THE FOLLOWING STATEMENTS IS CLOSER TO YOUR OPINION?



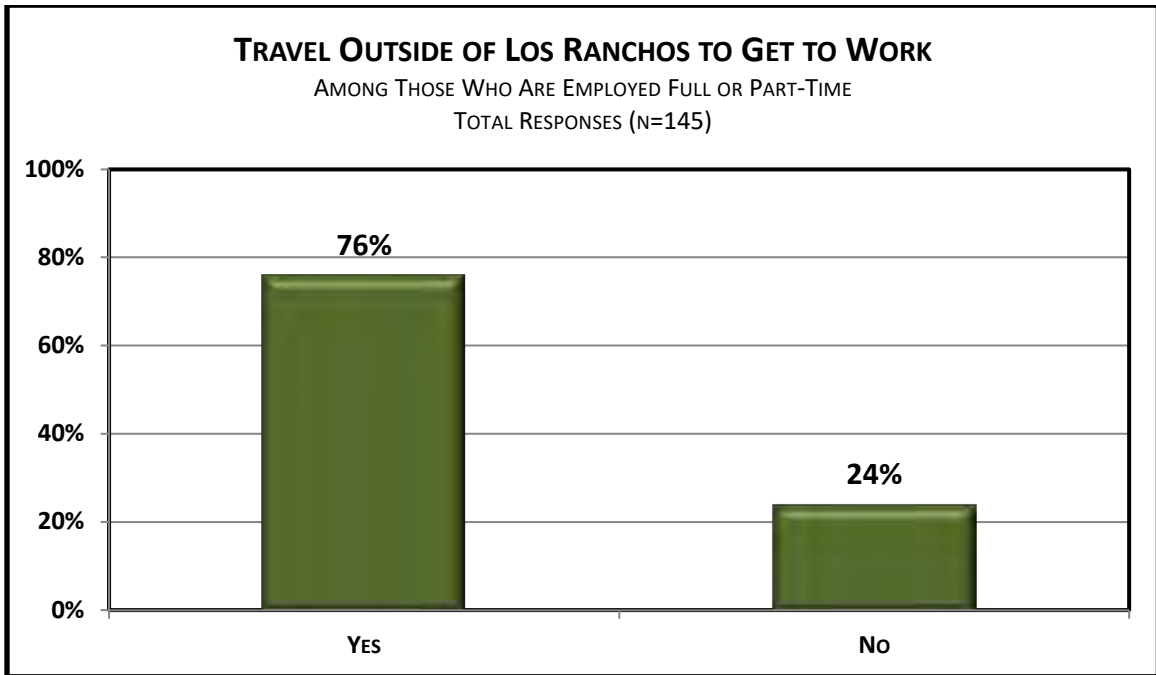
31. THINKING ABOUT THE FUTURE IN LOS RANCHOS, WOULD YOU PREFER TO SEE THE DEVELOPMENT OF MORE...



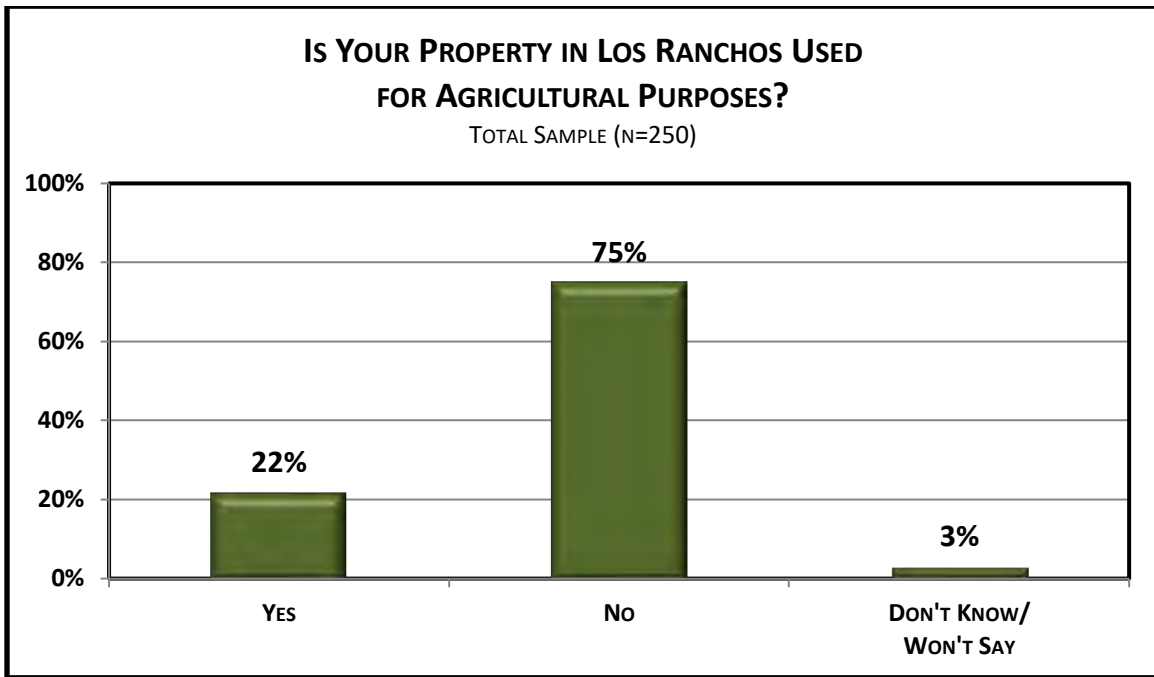
32. ARE YOU:



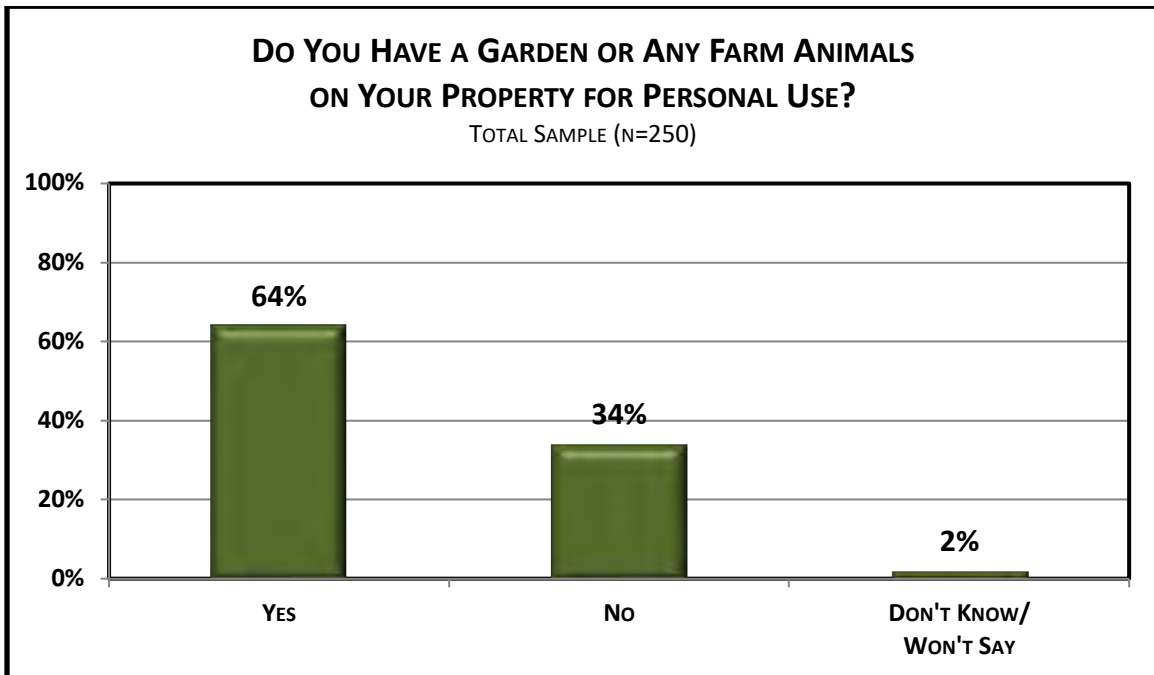
33. DO YOU TRAVEL OUTSIDE OF LOS RANCHOS TO GET TO WORK?



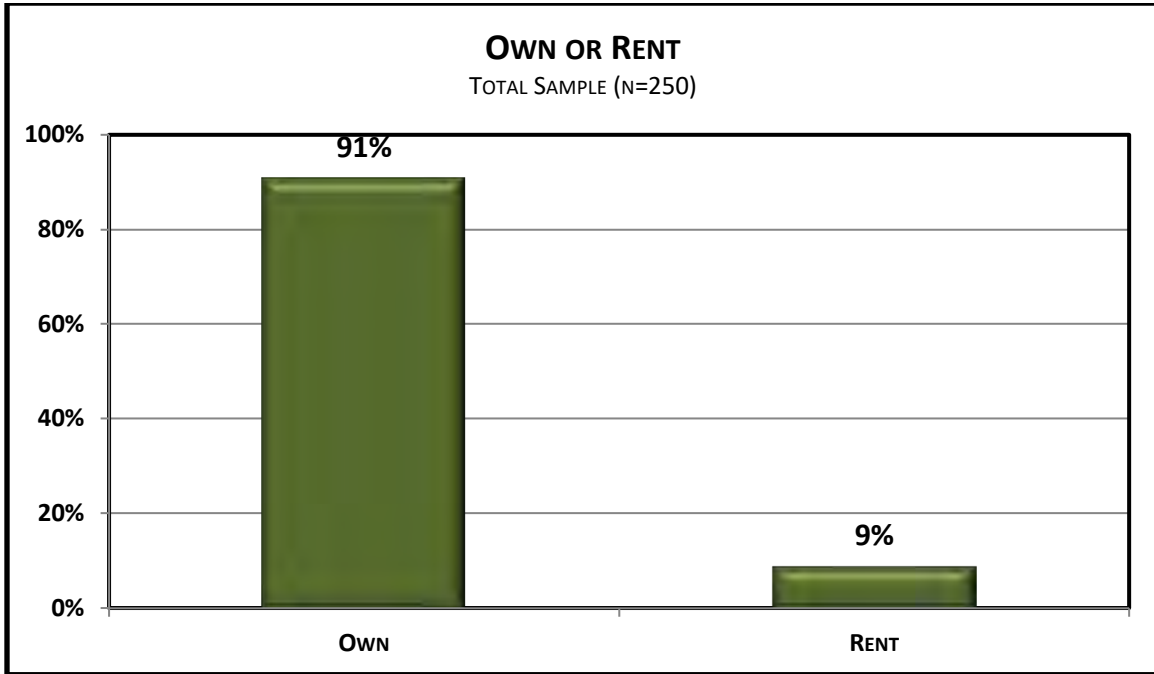
34. DO YOU USE ANY OF YOUR PROPERTY IN LOS RANCHOS FOR AGRICULTURAL PURPOSES SUCH AS RAISING AND SELLING FARM ANIMALS (COWS, SHEEP, GOATS, CHICKENS, HORSES, ETC.) AND/OR CROPS?



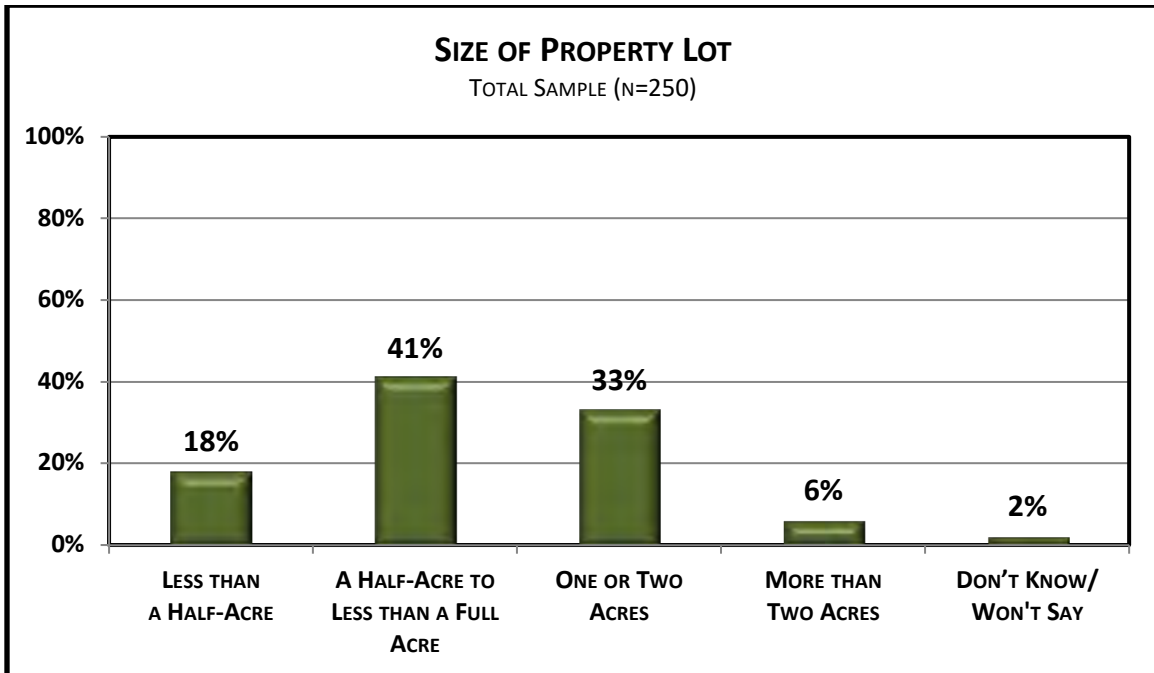
35. DO YOU HAVE A GARDEN OR ANY FARM ANIMALS FOR PERSONAL USE ON YOUR PROPERTY?



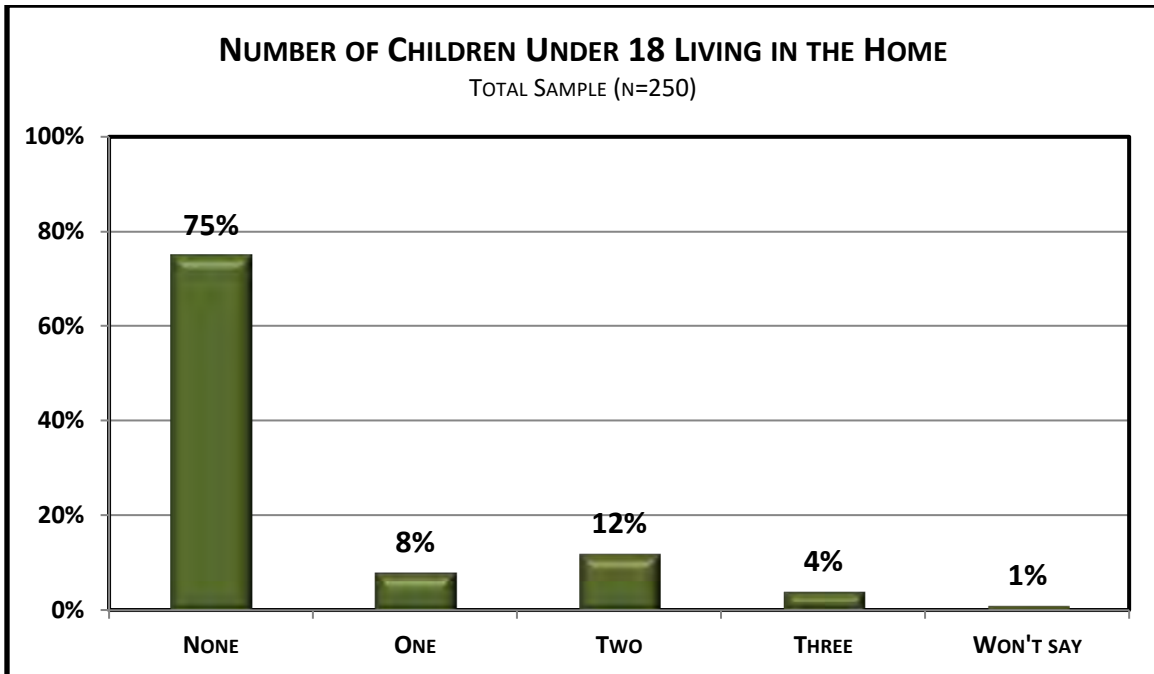
37. DO YOU RENT OR OWN YOUR PLACE OF RESIDENCE?



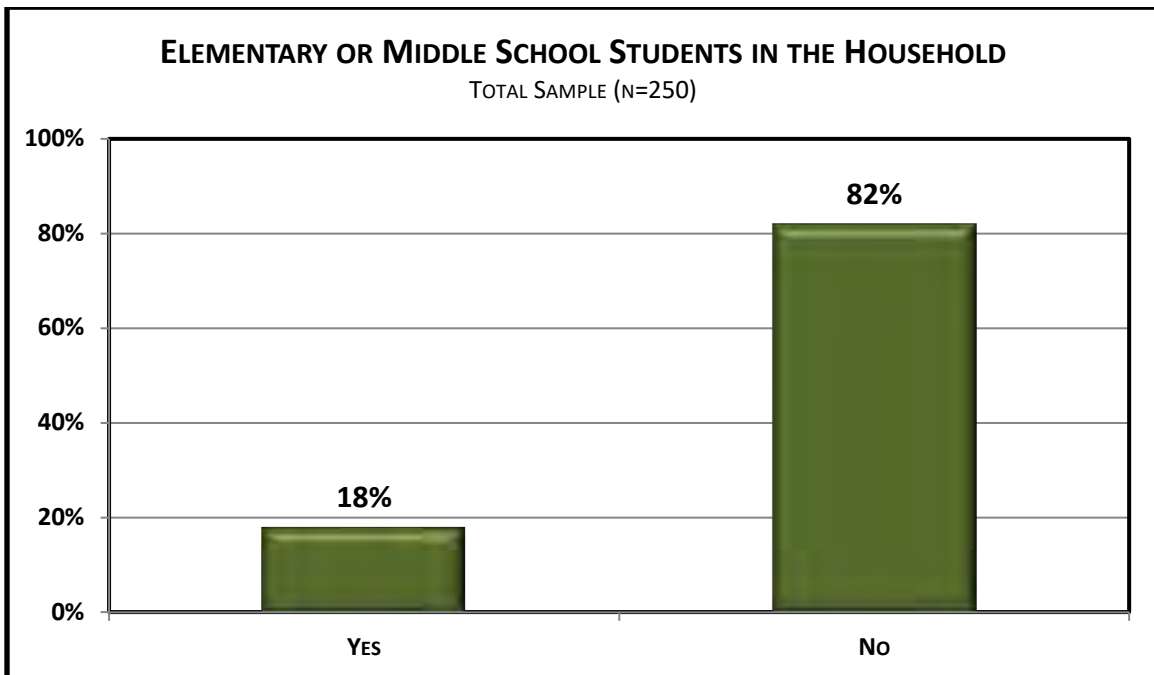
38. HOW LARGE IS THE LOT THAT YOU LIVE ON?



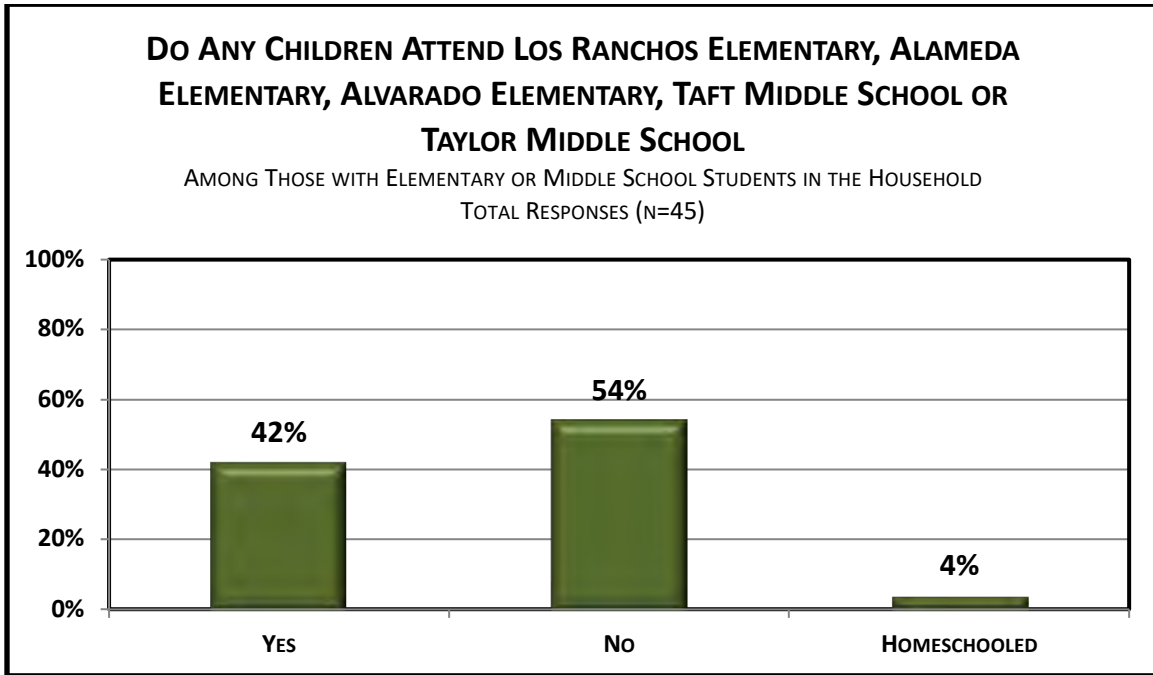
39. HOW MANY CHILDREN UNDER 18 ARE LIVING IN YOUR HOME, IF ANY?



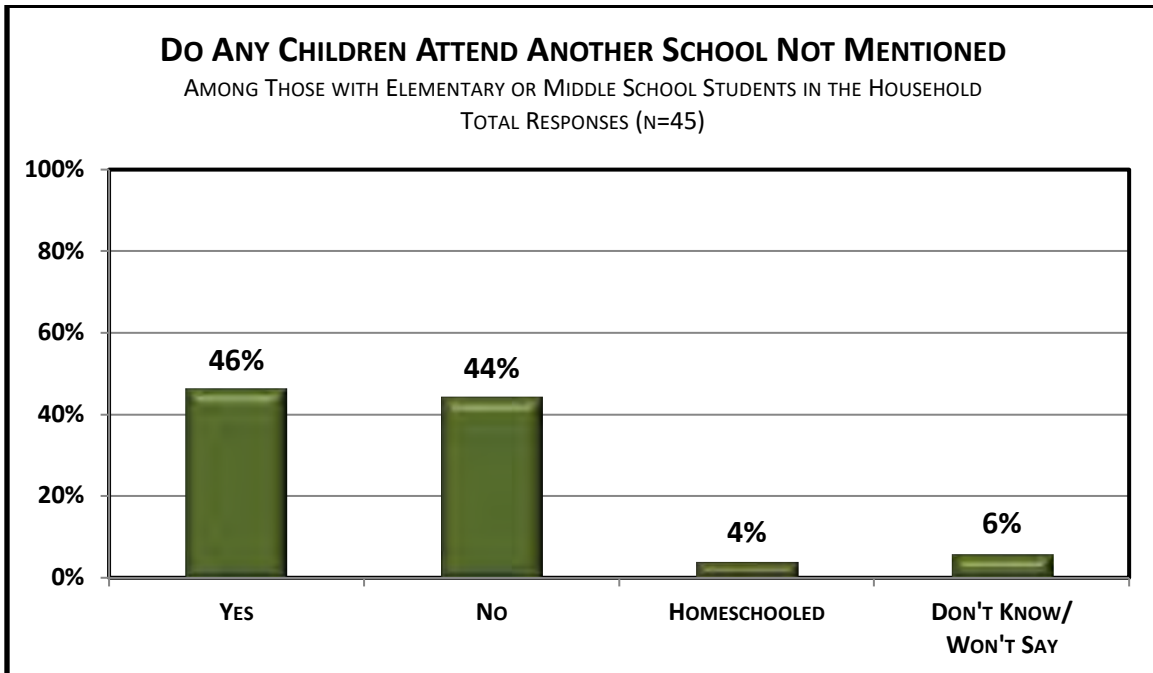
40. DO YOU HAVE ANY ELEMENTARY OR MIDDLE SCHOOL STUDENTS IN YOUR HOUSEHOLD?



41. DO ANY OF THE ELEMENTARY AND/OR MIDDLE-SCHOOL STUDENTS IN YOUR HOUSEHOLD ATTEND ANY OF THE FOLLOWING APS SCHOOLS: LOS RANCHOS ELEMENTARY, ALAMEDA ELEMENTARY, ALVARADO ELEMENTARY, TAFT MIDDLE SCHOOL, OR TAYLOR MIDDLE SCHOOL?



42. DO ANY OF THE ELEMENTARY AND/OR MIDDLE SCHOOL STUDENTS IN YOUR HOUSEHOLD ATTEND A SCHOOL OTHER THAN THOSE I JUST MENTIONED?



**VILLAGE OF LOS RANCHOS
PLANNING SURVEY
JULY 2018**



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METHODOLOGY

This research study was commissioned by the Village of Los Ranchos de Albuquerque to assess the attitudes and opinion of Village residents on topics relating to future planning. The survey was designed to uncover perceived needs in the community and residents' opinions on residential and commercial development.

THE INTERVIEW

A random sample of 250 Village of Los Ranchos de Albuquerque residents was interviewed by telephone. Telephone numbers were generated from the emergency contact list which was provided by the Village. All interviews were conducted between June 22 and June 30, 2018.

The telephone interviewers are professionals who are brought together for a training session prior to each survey. This ensures their complete and consistent understanding of the survey instrument.

MARGIN OF ERROR

A sample size of 250 at a 95% confidence level provides a maximum margin of error of approximately 6.2%. In theory, in 95 out of 100 cases, the results based on a sample of 250 will differ by no more than 6.2 percentage points in either direction from what would have been obtained by interviewing all residents of the Village of Los Ranchos de Albuquerque.

SAMPLE BIAS

In any survey, there are some respondents who will refuse to speak to the professional interviewer. A lower response rate among certain types of individuals can result in a sample wherein certain types of individuals are over-represented or under-represented. The potential for sampling bias increases as the response rate decreases. Research & Polling, Inc. often sets quotas for various segments of the population who are historically undercounted. This has the effect of minimizing, but not necessarily eliminating, sampling bias.

THE REPORT

This report summarizes the results from each question in the survey and reports on any variances in attitude or perception, where significant, among demographic subgroups. The subgroups examined in this report include.

- Gender
- Ethnicity
- Age
- Household income
- Education attainment level
- Length of residency
- Children in the household
- Region/Quadrant (see page 72 for Quadrant map)

EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

The Village of Los Ranchos is a truly unique community given its serene setting and proximity to both the City of Albuquerque and the Rio Grande. Residents value their community's rural nature and agricultural history as indicated by the fact that nine-in-ten survey respondents agree with the statement that **agriculture is an important part of the Village's character and needs to be preserved** with 70% who *strongly agree*. Given the high quality of life they enjoy, it is to be expected that there is a segment of the population that is very resistant to change; however, most residents do feel there are some things that can be done to further enhance the Village without harming the qualities they hold dear.

When asked in an unaided, open-ended manner what are the three things that make Los Ranchos special, many positive attributes are mentioned, though residents are most apt to mention that it is rural (30%), followed by the friendly people (24%), greenery/trees (18%), peaceful (17%), open spaces (17%), and quietness (17%).

Two-thirds (68%) of residents surveyed describe Los Ranchos as being semi-rural, while approximately one-in-five (18%) residents believe Los Ranchos is rural and 12% describe the area as suburban. Not surprisingly, less than 1% feels Los Ranchos is urban.

PERCEIVED NEEDS IN LOS RANCHOS

Residents were asked in an unaided, open-ended manner what they would like to change about Los Ranchos or could help improve the quality of life for residents. Nearly one-in-five residents (18%) say there is nothing that they would like to see changed, though 11% mention improving roads/street/highway conditions, 10% suggest finishing the construction on 4th Street, 8% say more restaurants are needed, 7% would like to have more things to do (in general) and 7% say they would like to see fewer speeding vehicles.

When asked (unaided) what types of businesses, stores, or other amenities they would like to see more of in Los Ranchos, nearly one-in-three residents (31%) mention restaurants, while 22% say they would like another grocery store and 11% mention a coffee shop. Many other suggestions were given, though none of these were cited by more than 5% of residents.

In addition to asking residents unaided/opened ended questions about what they would like to change about Los Ranchos and what types of businesses are needed, residents were asked a series of different closed-ended questions relating to housing, economic development, parks and recreation, shopping, transportation, and entertainment. These questions were designed to better understand residents' perceived needs for the Village. Residents were also asked about their participation in various activities within the Village.

RESTAURANTS AND SHOPPING

When asked directly, nearly two-thirds of residents (64%) feel a **grocery store** is needed in the Village, compared to 24% who do not feel this is needed and 12% have mixed or neutral feelings. Furthermore, the majority (56%) of residents believe more **restaurants** are needed compared to 19% who disagree.

Just under two-fifths (39%) of residents believe Los Ranchos needs more **retail shops**, though 29% do not feel more shops are needed and 31% have neutral or mixed feelings.

The fact that most residents say more restaurants are needed is understandable in light of the fact that the majority of residents (53%) say they go out to eat in Los Ranchos *at least once a week*, with 11% who say they do so *multiple times a week*. Another 31% say they eat out in Los Ranchos *once or twice a month*.

Furthermore, nearly three-quarters of residents say they **shop in Los Ranchos** either *several times a week or more* (34%) or *at least once a week* (39%).

PARKS AND RECREATION

Many residents take advantage of the access they have to walking and biking trails in Los Ranchos. In fact, nearly half (45%) of the residents surveyed say they walk or bike in Los Ranchos for recreation *several times a week or more* and another 23% say they do so *at least once a week*.

Although most residents are taking advantage of the trails that are available, nearly three-fifths (59%) say **more walking or biking trails** are needed.

Furthermore, the majority of residents believe more **open space areas accessible to the public** (54%) and more **public parks** (52%) are needed in the Village.

It should also be noted that two-thirds of the residents surveyed feel Los Ranchos needs more **community events such as farmer's markets, and other types of festivals and gatherings** with 42% who say these are *seriously needed*. Community events score higher than any of the other attributes that were tested in the survey.

AGRICULTURE AND FARMING

As mentioned earlier, the vast majority of residents say agriculture is an important part of the Village's heritage and needs be preserved, though less than half (45%) believe Los Ranchos needs more **land for farming and raising animals** (28% do not feel more land should be devoted for these agricultural purposes).

The large majority of residents (64%) indicate that they raise farm animals or have a garden for their personal use and 22% say they use at least a portion of the property for agricultural purposes such as raising and selling farm animals and/or crops. Among residents' who live on an acre or more, 39% say they use at least a portion of their land for agricultural purposes such as raising and selling animals/crops.

TRAFFIC AND TRANSPORTATION ISSUES

When asked open-ended what residents would like to change about Los Ranchos, no single item jumped out above the others, though three of the top five responses did revolve around roads and traffic. When asked specifically, three-fifths of residents say **pedestrian friendly streets are needed** (31% say they are *seriously needed*) compared to 19% who do not feel this is a need.

Public transit does not appear to be heavily utilized in the Village. Just 11% of respondents indicate that they take public transportation *once a month or more*, though it should be noted that 20% of residents under the age of 50 and 20% of those living in Quadrant 2 say they use public transit at least once a month.

However, over one-third of the residents surveyed (35%) do believe that **more public transportation is needed to connect the Village with the Rail Runner and other public transit systems.**

JOBS AND ECONOMIC DEVELOPMENT

Over half (53%) of the residents surveyed believe more **employment opportunities** are needed in Los Ranchos, though 18% disagree and 22% have a neutral opinion. Residents with lower levels of household income and education are more apt to believe more employment opportunities are needed in the Village. Furthermore, 61% of those who currently work full-time say more employment opportunities are needed.

It is also observed that just under half (47%) of residents agree the **Village should encourage more tourism to Los Ranchos**, though 22% disagree. Seniors are more apt to oppose encouraging more tourism to the Village than be supportive (37% and 33%, respectively), whereas the majority (59%) of residents under the age of 50 are supportive of encouraging more tourism.

Just over half (52%) of residents agree the **Village should encourage younger families to move here**; however, 17% of residents disagree (a score of 1 or 2 on a 5-point scale) and 29% have neutral or mixed feelings.

LAND DEVELOPMENT AND HOUSING

While most residents are supportive of adding amenities such as restaurants and grocery stores, they tend to be weary of the addition of higher density housing and too much commercial development in the Village. When given two options and asked which is closer to their opinion, nearly half (49%) more closely believe the **Village should not support any more residential or commercial development and should focus on preserving things as they are now.** Approximately one-in-four residents (26%) more closely believe the **Village should support development by allowing houses to be built closer together and encourage more businesses to open where appropriate.**

Seniors (59%) are much more apt than those under the age of 50 (36%) to feel the Village should not support any more residential or commercial development and should focus on preserving things as they are now. Thirty-seven percent of those under the age of 50 believe the Village should support higher density housing and encourage more businesses to open where it is appropriate.

Furthermore, the majority (58%) of residents *disagree* that **undeveloped areas in Los Ranchos should be zoned to allow for greater housing density** with 38% who *strongly disagree*. One-in-four residents do believe the undeveloped areas should be zoned to allow for greater housing density.

Residents are also somewhat polarized when it comes to rental properties in that the plurality (42%) agree **residents should be allowed to add casitas or other types of housing on their property that could be rented**, but 35% disagree.

It is also observed that less than one-third (31%) of the residents surveyed believe Los Ranchos needs more **affordable housing units**. The plurality of residents (36%) does not believe the Village needs more affordable housing units.

Although residents are more likely to be opposed to the addition of affordable housing units, this may be somewhat attributable to the perception that affordable housing equals poor quality or low income homes. When given another set of paired statements, 37% of residents more closely agree that they would prefer **smaller sized homes located on smaller lots at various price points**, while 24% would prefer more **high-end homes that are located on bigger sized lots**. Fifteen percent of residents say they prefer *neither* type of development, while 10% say they would like to see *both types* of development and 9% say *it depends on the area*.

Many residents are clearly against the idea of higher density housing and/or commercial development in the Village, perhaps fearful this could lead to a deterioration of the qualities that make Los Ranchos special. However, residents may be supportive of developments that are located in appropriate areas and do not detract from the natural landscape or character of the community. Most residents (52%) do believe younger families should be encouraged to move into the community, but for that to happen there we would need to be more housing options available at price points that are attainable.

SUMMARY OF RESULTS

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SUMMARY OF RESULTS

TOP THREE THINGS THAT MAKE LOS RANCHOS SPECIAL	
TOTAL SAMPLE (N=250) TOP 10 UNAIDED RESPONSES	
RURAL	30%
FRIENDLY PEOPLE	24%
GREENERY/TREES	18%
PEACEFUL	17%
OPEN SPACES	17%
QUIET	17%
SMALL TOWN FEEL	13%
FARMLAND	10%
FARMER'S MARKET	6%
CRIME RATE IS LOW	6%

THREE THINGS YOU WOULD CHANGE OR IMPROVE IN LOS RANCHOS	
TOTAL SAMPLE (N=250) TOP 9 UNAIDED RESPONSES	
IMPROVE ROADS/STREETS/HIGHWAY CONDITIONS	11%
FINISH 4TH STREET CONSTRUCTION	10%
MORE RESTAURANTS	8%
MORE THINGS TO DO (IN GENERAL)	7%
FEWER SPEEDING VEHICLES	7%
MORE SHOPPING/RETAIL STORES	6%
LESS CRIME	6%
NOTHING IN PARTICULAR	18%
DON'T KNOW/WON'T SAY	6%

When asked in an unaided, open-ended manner what are the three things that make Los Ranchos special, many positive attributes are mentioned, though residents are most apt to say it is rural (30%), followed by the friendly people (24%), greenery/trees (18%), peaceful (17%), open spaces (17%), and quiet (17%).

Other notable responses include the small town feel (13%), farmland (10%), the Farmer's Market (6%), and low crime (6%).

Residents were also asked in an unaided, open-ended manner what they would like to change about Los Ranchos or could help improve the quality of life for residents. Nearly one-in-five residents (18%) say there is nothing that they would like to see changed, though 11% mention improving roads/streets/highway conditions, 10% suggest finishing the construction on 4th Street, 8% say more restaurants are needed, 7% would like to have more things to do (in general), and 7% say they would like to see fewer speeding vehicles.

Many other changes/improvements were given though no single item was mentioned by more than 6%. A full list of responses can be found on page 29.

AGE: Residents under the age of 50 are more likely to offer suggestions of things they would like to change about Los Ranchos than are older residents. Notably, younger residents are more apt to mention restaurants (17%), more things to do-in general 17%, and less crime (14%).

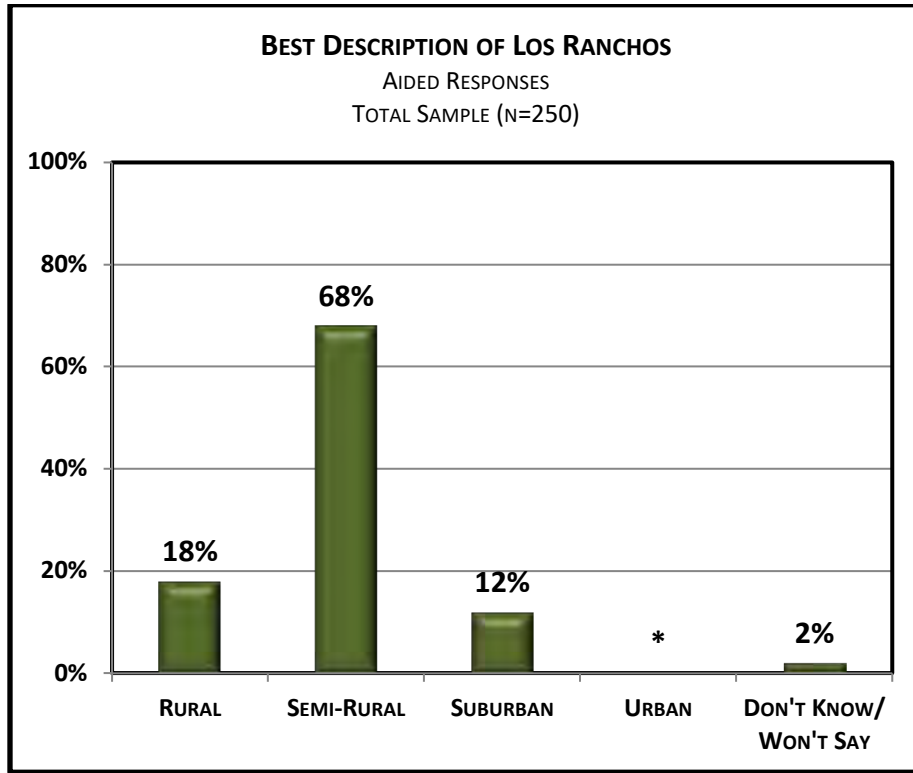
TYPES OF BUSINESSES, STORES OR OTHER AMENITIES YOU WOULD LIKE MORE OF IN LOS RANCHOS	
TOTAL SAMPLE (N=250) TOP 12 UNAIDED RESPONSES	
RESTAURANTS	31%
GROCERY STORE	22%
COFFEE SHOP	11%
HEALTH FOOD STORE (SPROUTS, TRADER JOE'S, WHOLE FOODS, ETC.)	7%
BANK	5%
CLOTHING STORE	5%
BAKERY/DELI/PRODUCE MARKET	4%
MORE SMALL/LOCALLY OWNED SHOPS	4%
HARDWARE STORE	4%
GAS STATION	4%
NONE/NOTHING AT ALL (NO GROWTH)	13%
DON'T KNOW/I CAN'T THINK OF ANYTHING	11%

When asked (unaided) what types of businesses, stores, or other amenities they would like to see more of in Los Ranchos, nearly one-in-three (31%) residents mention restaurants, while 22% say they would like another grocery store and 11% mention a coffee shop. Other suggestions include a health food store (7%), bank (5%), and clothing store (5%). A full list of suggestions can be found on page 30.

It should be noted that many residents either could not think of any types of businesses, stores, or other amenities they would like to see in Los Ranchos (11%) or say they do not want any growth (13%).

AGE: It should be noted that 37% of residents under the age of 65 say they would like to see more restaurants in the Village, compared to 21% of seniors. One-in-five seniors say there is nothing that they would like to see changed.

INCOME: Residents with higher levels of income are much more likely to want more restaurants (47% of those with a household income of \$150,000 or higher compared to 6% of those with incomes less than \$50,000).



*LESS THAN 1% REPORTED.

When asked if Los Ranchos is best described as being rural, semi-rural, suburban, or urban, two-thirds (68%) of residents say Los Ranchos is semi-rural. Approximately one-in-five (18%) residents believe Los Ranchos is rural and 12% describe the area as suburban. Not surprisingly, less than 1% feels Los Ranchos is urban.

When asked in an unaided, open-ended manner why they characterize Los Ranchos as either being rural, semi-rural, suburban, or urban, 21% of respondents mention the country/rural setting, while 20% say there is a mix of farmland and residential, 17% say there are lots of farms/agriculture, 14% cite the mix of urban and rural, and 13% mention open spaces/parks.

It should be noted that among those who say Los Ranchos is **rural**, 40% say there are lots of farms and agriculture, while 33% mention the country/rural setting, and 20% cite the farming tradition in the area.

UNDERLYING REASONS FOR DESCRIPTION OF LOS RANCHOS

TOTAL RESPONSES (N=245)
 AMONG THOSE WHO DESCRIBED LOS RANCHOS AS
 EITHER RURAL, SEMI-RURAL, SUBURBAN OR URBAN
 TOP 12 UNAIDED RESPONSES

	TOTAL SAMPLE	RURAL	SEMI RURAL	SUBURBAN
COUNTRY/RURAL SETTING	21%	33%	20%	10%
MIX OF FARMLAND AND RESIDENTIAL	20%	19%	23%	7%
LOTS OF FARMS/AGRICULTURE	17%	40%	14%	3%
MIX OF URBAN AND RURAL	14%	-	13%	40%
OPEN SPACES/PARKS	13%	11%	16%	-
PEACEFUL/QUIET	11%	14%	7%	30%
FARMING HERITAGE	9%	20%	7%	5%
SMALL TOWN FEEL/ATMOSPHERE	9%	4%	9%	13%
CLOSE TO THE CITY	9%	-	8%	26%
PEOPLE HAVE FARM ANIMALS	9%	5%	11%	-
HORSES/EQUESTRIAN/STABLES	9%	10%	10%	-
AWAY FROM THE CITY	8%	11%	6%	10%

LEVEL OF NEED FOR VARIOUS THINGS WITHIN LOS RANCHOS (SUMMARY TABLE)							
TOTAL SAMPLE (N=250) RANKED BY HIGHEST PERCENTAGE "SERIOUSLY NEEDED"							
	SERIOUSLY NEEDED 5	4	3	2	NOT NEEDED AT ALL 1	DON'T KNOW	MEAN †
MORE COMMUNITY EVENTS SUCH AS A FARMER'S MARKET AND OTHER TYPES OF OUTDOOR FESTIVALS AND GATHERINGS	42%	25%	16%	8%	8%	1%	3.9
	67%			16%			
A GROCERY STORE	36%	28%	12%	7%	17%	1%	3.6
	64%			24%			
PEDESTRIAN FRIENDLY STREETS	31%	29%	20%	8%	11%	1%	3.6
	60%			19%			
MORE WALKING AND BIKING TRAILS	27%	32%	16%	10%	12%	3%	3.5
	59%			22%			
MORE PUBLIC PARKS	25%	27%	23%	12%	11%	2%	3.4
	52%			23%			
MORE EMPLOYMENT OPPORTUNITIES	25%	28%	22%	9%	9%	7%	3.6
	53%			18%			

† THE MEAN SCORE IS DERIVED BY TAKING THE AVERAGE SCORE BASED ON THE 5-POINT SCALE. THE SERIOUSLY NEEDED RESPONSE IS ASSIGNED A VALUE OF 5; THE NOT NEEDED AT ALL RESPONSE IS ASSIGNED A VALUE OF 1. THE DON'T KNOW/WON'T SAY RESPONSES ARE EXCLUDED FROM THE CALCULATION OF THE MEAN.

LEVEL OF NEED FOR VARIOUS THINGS WITHIN LOS RANCHOS (CONTINUED)							
(SUMMARY TABLE)							
TOTAL SAMPLE (N=250)							
RANKED BY HIGHEST PERCENTAGE "SERIOUSLY NEEDED"							
	SERIOUSLY NEEDED 5	4	3	2	NOT NEEDED AT ALL 1	DON'T KNOW	MEAN †
MORE OPEN SPACE AREAS ACCESSIBLE TO THE PUBLIC	54%			22%			
	25%	29%	23%	10%	12%	1%	3.4
MORE LAND FOR FARMING AND RAISING ANIMALS	45%			28%			
	23%	22%	25%	14%	14%	2%	3.3
MORE RESTAURANTS	56%			19%			
	21%	35%	24%	10%	9%	2%	3.5
MORE AFFORDABLE HOUSING UNITS	31%			36%			
	15%	16%	29%	17%	19%	3%	2.9
ACCESS TO PUBLIC TRANSPORTATION (BUS STOPS/ROUTES)	35%			36%			
	14%	21%	24%	10%	26%	5%	2.9
MORE RETAIL SHOPS	39%			29%			
	12%	27%	31%	15%	14%	1%	3.1

† THE MEAN SCORE IS DERIVED BY TAKING THE AVERAGE SCORE BASED ON THE 5-POINT SCALE. THE SERIOUSLY NEEDED RESPONSE IS ASSIGNED A VALUE OF 5; THE NOT NEEDED AT ALL RESPONSE IS ASSIGNED A VALUE OF 1. THE DON'T KNOW/WON'T SAY RESPONSES ARE EXCLUDED FROM THE CALCULATION OF THE MEAN.

Residents were read a list of different features that may or may not be needed within Los Ranchos and asked to rate how much they believe each one is needed using a 5-point scale where 5 is *seriously needed* and 1 is *not needed at all*.

Overall, residents are more apt to feel Los Ranchos needs more **community events such as farmer's markets, and other types of festivals and gatherings** as two-thirds (67%) rate this as a 4 or 5 on a 5-point scale (42% say these are *seriously needed*). Hispanic residents (71%) are more likely than Anglo residents (62%) to say more community events are needed.

Nearly two-thirds (64%) feel a **grocery store** is needed, compared to 24% who do not feel this is needed (a score of 1 or 2) and 12% have mixed or neutral feelings. Residents who live in Quadrant 1 (69%) and Quadrants 2 and 3 (66%) are more likely than those living in Quadrant 4 (54%) to say a grocery store is needed. Men (72%) are also more apt than women (57%) to feel a grocery store is needed.

Three-fifths of residents (73%) feel **pedestrian friendly streets are needed** (31% say they are *seriously needed*) compared to 19% who say this is not a need. Three-quarters of residents with a household income less than \$50,000 say more pedestrian friendly streets are needed.

Nearly three-fifths (59%) of residents say **more walking or biking trails** are needed. Just over one-in-five residents (22%) do not feel more walking and biking trails are needed. Residents with children under the age of 18 are more likely than those without children to feel more walking and biking trails are needed (70% and 55%, respectively). It should also be noted that 76% of residents living in Quadrant 2 say more trails are needed.

When asked specifically, the majority (56%) of residents believe more **restaurants** are needed (19% do not feel this is a need). Anglo residents (59%) are more apt than Hispanics (49%) to feel more restaurants are needed. Furthermore, those with children under the age of 18 (73%) are more inclined than those without children (50%) to feel there is a need for more restaurants. Residents in Quadrants 2 (64%), 4 (63%) and 3 (58%) are more likely than those in Quadrant 1 (38%) to say more restaurants are needed.

The majority of residents believe more **open space areas accessible to the public** (54%) and more **public parks** (52%) are needed in the Village. Residents with lower levels of household income are more likely than those with higher levels of income to say more public parks and accessible open space areas are needed. It should also be noted that those with children under the age of 18 (67%) are more likely than those without children (47%) to say more **public parks** are needed. And, 59% of residents in Quadrant 1 say more **public parks** are needed.

The majority (53%) also believe more **employment opportunities** are needed in Los Ranchos, though 18% disagree and 22% have a neutral opinion. Residents with lower levels of household income and education are more apt to believe more employment opportunities are needed in the Village. Furthermore, 61% of those who currently work full-time say more employment opportunities are needed.

Less than half (45%) of residents feel Los Ranchos needs more **land for farming and raising animals**, though 28% do not feel more land should be devoted for these agricultural purposes. Hispanic residents (52%) are more apt than Anglos (40%) to feel more land for farming and raising animals is needed.

Just under two-fifths (39%) of residents believe Los Ranchos needs more **retail shops**, though 29% do not believe more shops are needed and 31% have neutral or mixed feelings. Residents who have children under the age of 18 are more likely than those without children to believe more retail shops are needed (52% and 34%, respectively).

Over one-third (35%) of residents believe that Los Ranchos needs more **access to public transportation**, though 36% do not feel this is a need.

Finally, approximately one-in-three residents (31%) believe Los Ranchos needs more **affordable housing units**. However, the plurality of residents (36%) does not believe the Village needs more affordable housing units. Forty-three percent of those with a household income less than \$50,000 say more affordable housing units are needed compared to 19% of those earning \$150,000 and above. Women (37%) are more apt than men (24%) to feel more affordable housing is needed in the Village.

LEVEL OF NEED FOR VARIOUS THINGS WITHIN LOS RANCHOS (SUMMARY TABLE) TOTAL SAMPLE (N=250) COMBINED SCORED OF 4 AND 5 ON A 5 POINT SCALE				
	TOTAL SAMPLE	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER
MORE COMMUNITY EVENTS SUCH AS A FARMER'S MARKET AND OTHER TYPES OF OUTDOOR FESTIVALS AND GATHERINGS	67%	79%	75%	46%
A GROCERY STORE	64%	69%	65%	58%
PEDESTRIAN FRIENDLY STREETS	60%	60%	65%	52%
MORE WALKING AND BIKING TRAILS	59%	65%	66%	45%
MORE PUBLIC PARKS	52%	63%	43%	52%
MORE EMPLOYMENT OPPORTUNITIES	53%	64%	53%	44%
MORE OPEN SPACE AREAS ACCESSIBLE TO THE PUBLIC	54%	51%	60%	48%
MORE LAND FOR FARMING AND RAISING ANIMALS	45%	36%	51%	48%
MORE RESTAURANTS	56%	71%	57%	38%
MORE AFFORDABLE HOUSING UNITS	31%	33%	22%	38%
ACCESS TO PUBLIC TRANSPORTATION (BUS STOPS/ROUTES)	35%	38%	42%	25%
MORE RETAIL SHOPS	39%	47%	34%	37%

The table above shows the percentage of residents who rated each of the items tested as being a need in Los Ranchos as indicated by combined score of 4 and 5. Residents under the age of 50 tend to be more likely than seniors to feel many of the features tested are needed in Los Ranchos. For example, 71% of those under the age of 50 believe restaurants are needed compared to 57% of those between the ages of 50 to 64, and 38% of seniors. Younger residents are also much more apt to say employment opportunities (64%) and public parks (63%) are needed, though are less apt to feel more land for farming and raising animals is needed.

FREQUENCY OF DOING VARIOUS ACTIVITIES (SUMMARY TABLE)					
TOTAL SAMPLE (N=250) RANKED BY HIGHEST PERCENTAGE "SEVERAL TIMES PER WEEK OR MONTH"					
	SEVERAL TIMES PER WEEK OR MORE	AT LEAST ONCE PER WEEK	ONCE OR TWICE A MONTH	RARELY OR NEVER	DON'T KNOW
WALK OR BIKE IN LOS RANCHOS FOR RECREATION	45%	23%	13%	17%	2%
SHOP IN LOS RANCHOS	34%	39%	15%	11%	1%
GO OUT TO EAT IN LOS RANCHOS	11%	42%	31%	15%	1%
WALK OR BIKE TO WORK	2%	4%	5%	82%	7%
TAKE PUBLIC TRANSIT	1%	4%	6%	83%	6%

As shown in the table above, nearly half (45%) of Los Ranchos residents say they **walk or bike in Los Ranchos for recreation** *several times a week or more*, while 23% say they do so at least *once a week*. Younger residents, Anglos, and those with higher levels of household income and education tend to walk or bike recreationally more frequently than others.

Approximately one-in-three residents say they **shop in Los Ranchos** *several times a week or more*, while 39% shop in the Village about *once a week* and another 15% do so *once or twice a month*.

Approximately one-in-ten residents (11%) say they **go out to eat** in Los Ranchos *several times a week or more*, while 42% say they do so *at least once a week* and another 31% say they eat out in Los Ranchos *once or twice a month*. Interestingly, 19% of seniors say they go out to eat in Los Ranchos *several times a week* compared to just 3% of those under the age of 50, though 61% of these younger residents say they do so *at least once a week*.

Relatively few residents (11%) say they **walk or bike to work** with only 6% saying they do so *once a week or more*. In total, 16% of those who work full or part-time say they walk or bike to work at least once or twice a month

Eleven percent of respondents indicate that they **take public transportation** once a month or more; though the vast majority (83%) says they *rarely or never* do so. It should be noted that 20% of residents under the age of 50 and 20% of those living in Quadrant 2 say they use public transit at least once a month. Among those who work outside the home, 14% take public transit as least once a month.

LEVEL OF AGREEMENT WITH VARIOUS STATEMENTS RELATING TO LOS RANCHOS (SUMMARY TABLE)								
TOTAL SAMPLE (N=250) RANKED BY HIGHEST PERCENTAGE "STRONGLY AGREE"								
	STRONGLY AGREE				STRONGLY DISAGREE		DON'T KNOW	MEAN †
	5	4	3	2	1			
AGRICULTURE IS AN IMPORTANT PART OF THE VILLAGE'S CHARACTER AND NEEDS TO BE PRESERVED	90%				2%			
	70%	20%	7%	1%	1%	-		4.6
THE VILLAGE SHOULD ENCOURAGE YOUNGER FAMILIES TO MOVE HERE	52%				17%			
	24%	28%	29%	10%	7%	2%		3.5
RESIDENTS SHOULD BE ALLOWED TO ADD CASITAS OR OTHER TYPES OF HOUSING ON THEIR PROPERTY THAT COULD BE RENTED	42%				35%			
	23%	19%	20%	15%	20%	2%		3.1
THE VILLAGE SHOULD ENCOURAGE MORE TOURISM TO LOS RANCHOS	47%				22%			
	21%	26%	32%	12%	10%	-		3.4
THE PUBLIC SCHOOLS LOCATED IN LOS RANCHOS PROVIDE GOOD QUALITY EDUCATION	37%				11%			
	21%	16%	17%	5%	6%	36%		3.6
MORE PUBLIC TRANSPORTATION IS NEEDED TO CONNECT THE VILLAGE WITH THE RAIL RUNNER AND OTHER PUBLIC TRANSIT SYSTEMS	34%				35%			
	14%	20%	28%	17%	18%	3%		3.0
UNDEVELOPED AREAS IN LOS RANCHOS SHOULD BE ZONED TO ALLOW FOR GREATER HOUSING	25%				58%			
	6%	19%	15%	20%	38%	1%		2.3

† THE MEAN SCORE IS DERIVED BY TAKING THE AVERAGE SCORE BASED ON THE 5-POINT SCALE. THE STRONGLY AGREE RESPONSE IS ASSIGNED A VALUE OF 5; THE STRONGLY DISAGREE RESPONSE IS ASSIGNED A VALUE OF 1. THE DON'T KNOW/WON'T SAY RESPONSES ARE EXCLUDED FROM THE CALCULATION OF THE MEAN.

Residents were asked to rate how strongly they either agree or disagree with various statements relating to Los Ranchos using a 5-point scale where 5 is *strongly agree* and 1 is *strongly disagree*.

Nine-in-ten residents agree (a score of 4 or 5) that **agriculture is an important part of the Village's character and needs to be preserved** with 70% who *strongly agree*.

Just over half (52%) of residents agree the **Village should encourage younger families to move here**; however, 17% of residents disagree (a score of 1 or 2) and 29% have neutral or mixed feelings. Interestingly, Anglo residents (57%) are more likely than Hispanics (40%) to support having more younger families move to the Village. No significant differences are observed when it comes to age, though not surprisingly, the majority (68%) of those with children under the age of 18 are supportive.

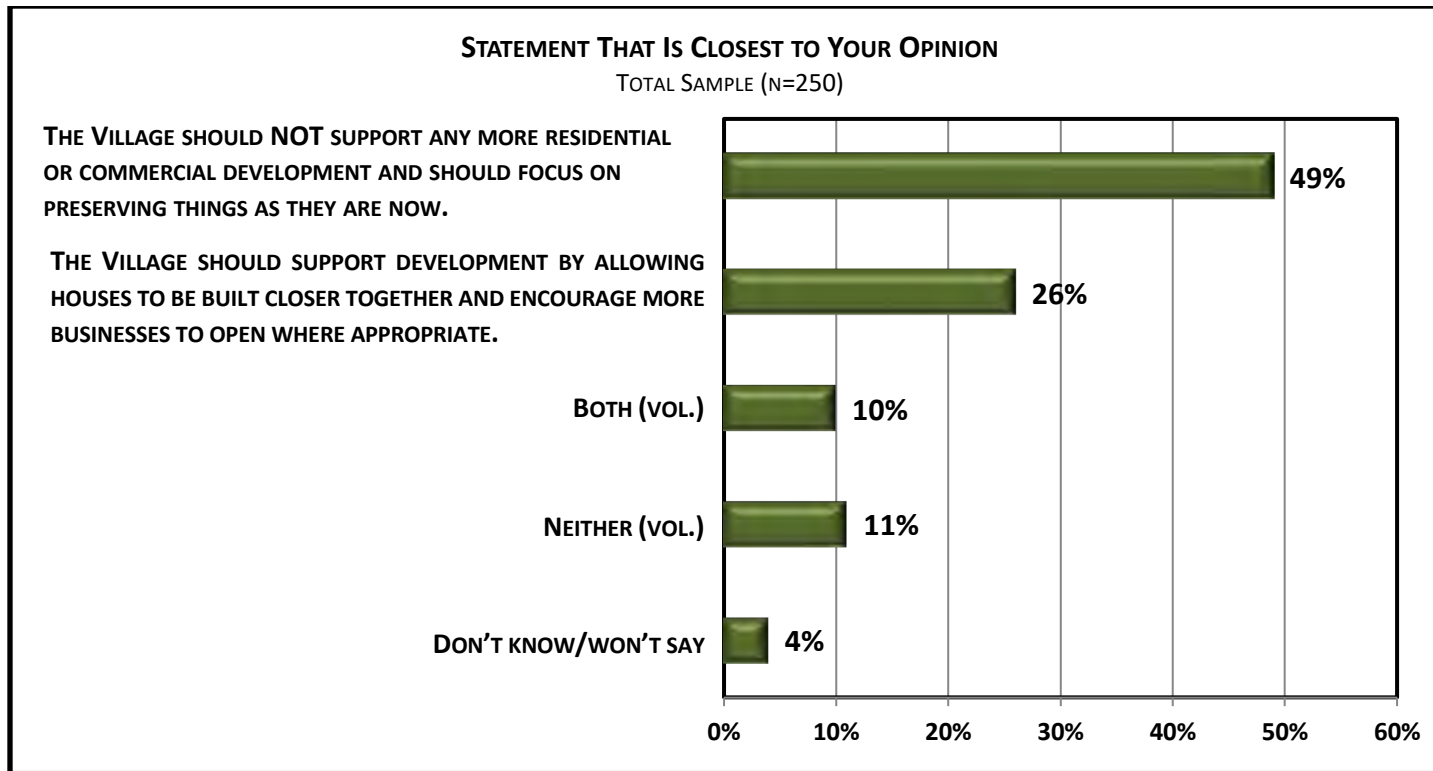
Just under half (47%) of residents agree the **Village should encourage more tourism to Los Ranchos**, though 22% disagree. Seniors are more apt to oppose encouraging more tourism to the Village than be supportive (37% and 33%, respectively), whereas the majority (59%) of residents under the age of 50 are supportive of the idea. Anglo residents (51%) are more apt than Hispanics (37%) to say more tourism should be encouraged.

Residents are somewhat polarized when it comes to allowing rental property additions. While 42% agree **residents should be allowed to add casitas or other types of housing on their property that could be rented**, 35% disagree. Hispanic residents (55%) are much more likely than Anglos (39%) to support the idea of allowing these types of rental additions. Furthermore, younger residents and those with children in the household are more likely to be supportive.

Thirty-seven percent of residents agree the **public schools in Los Ranchos provide good quality education** compared to 11% who disagree. It is important to note that many residents (36%) have no opinion as to the quality of education provided by schools in the Village. Among residents with children under the age of 18, 50% agree the local public schools provide quality education compared to 13% who disagree.

Residents are also polarized on the suggestion that **more public transportation is needed to connect the Village with the Rail Runner and other public transit systems**, as 34% agree more public transit is needed and 35% disagree, while 28% have a neutral opinion.

The majority (58%) of residents *disagree* that **undeveloped areas in Los Ranchos should be zoned to allow for greater housing density** with 38% who *strongly disagree*. One-in-four residents do believe the undeveloped areas should be zoned to allow for greater housing density. Residents under the age of 50 (42%), those with children under the age of 18 (37%), and Hispanics (37%) are more likely than others to feel underdeveloped areas should be zoned to allow for greater housing density.

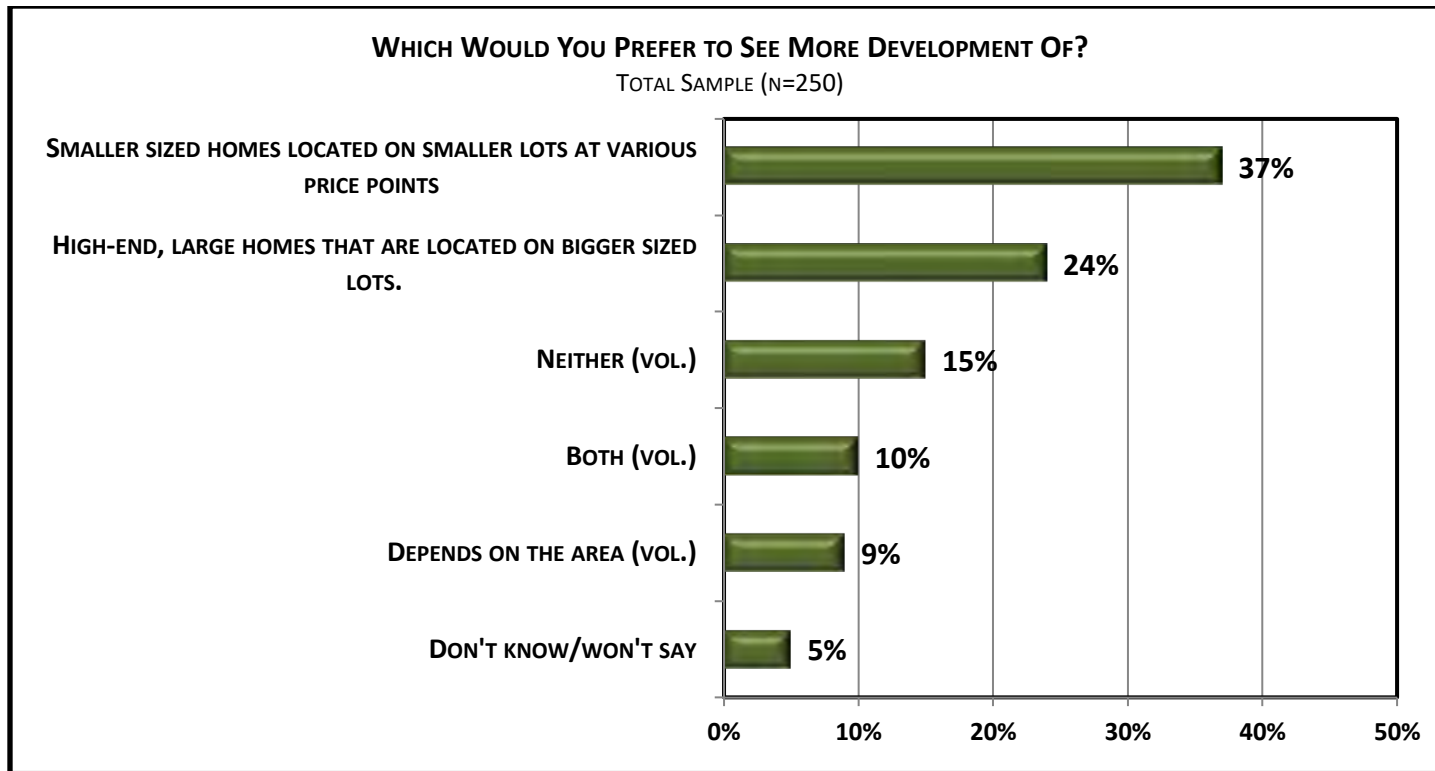


When asked which of two statements is closer to their personal opinion, nearly half (49%) of the residents surveyed more closely believe the **Village should not support any more residential or commercial development and should focus on preserving things as they are now.** Approximately one-in-four residents (26%) more closely believe the **Village should support development by allowing houses to be built closer together and encourage more businesses to open where appropriate.**

One-in-ten residents agree with *both* statements, while 11% say they do not agree with *either* statement.

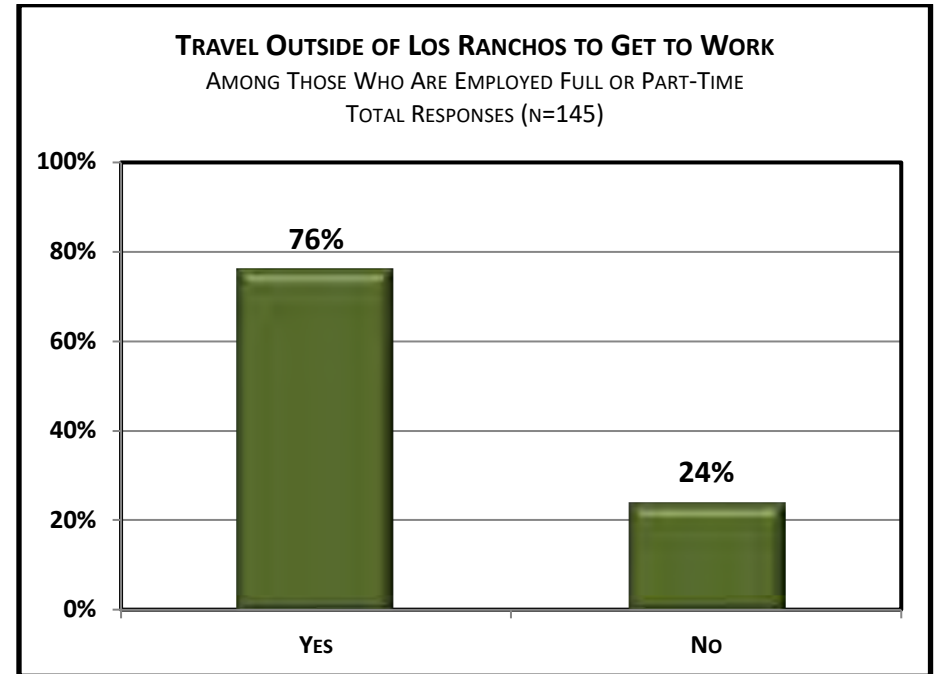
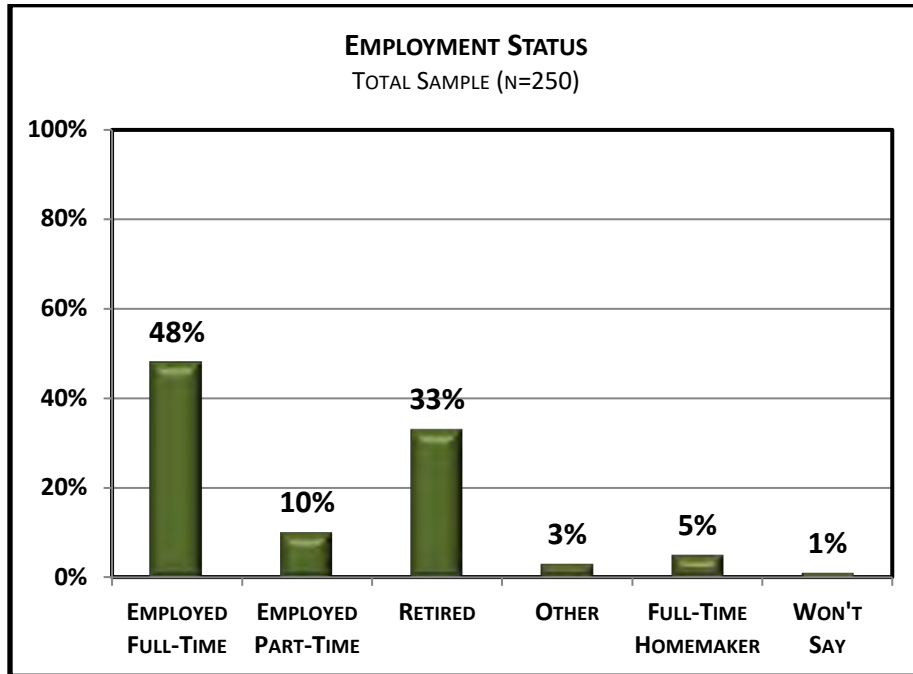
Interestingly, 62% of Hispanic residents more closely agree the **Village should not support any more residential or commercial development and should focus on preserving things as they are now,** compared to 41% of Anglo residents.

Seniors (59%) are much more apt than those under the age of 50 (36%) to feel the **Village should not support any more residential or commercial development and should focus on preserving things as they are now.** Thirty-seven percent of those under the age of 50 believe the Village should support higher density housing and commercial development where it is appropriate.



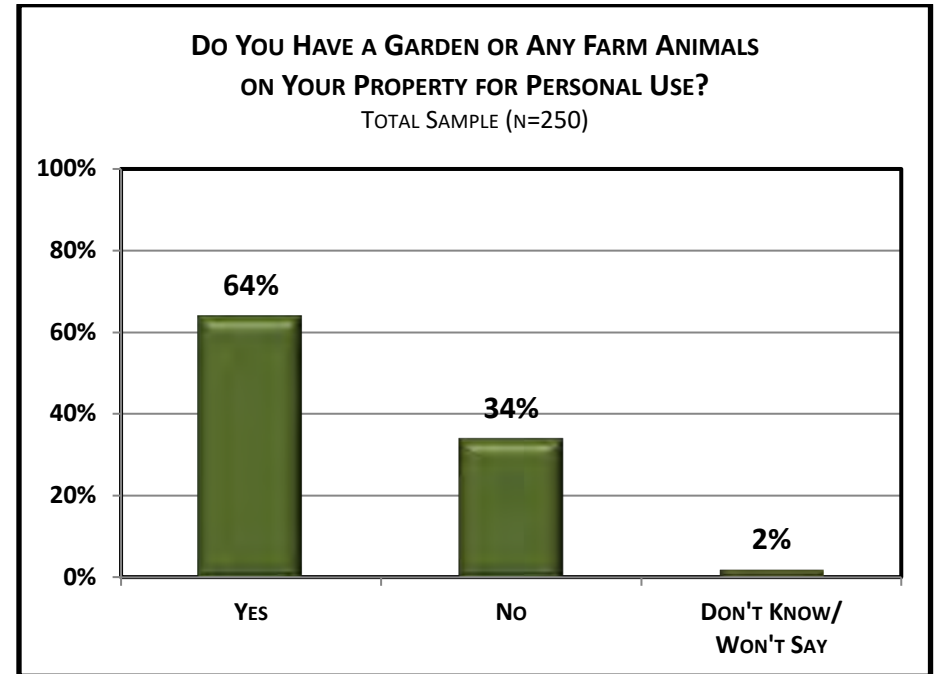
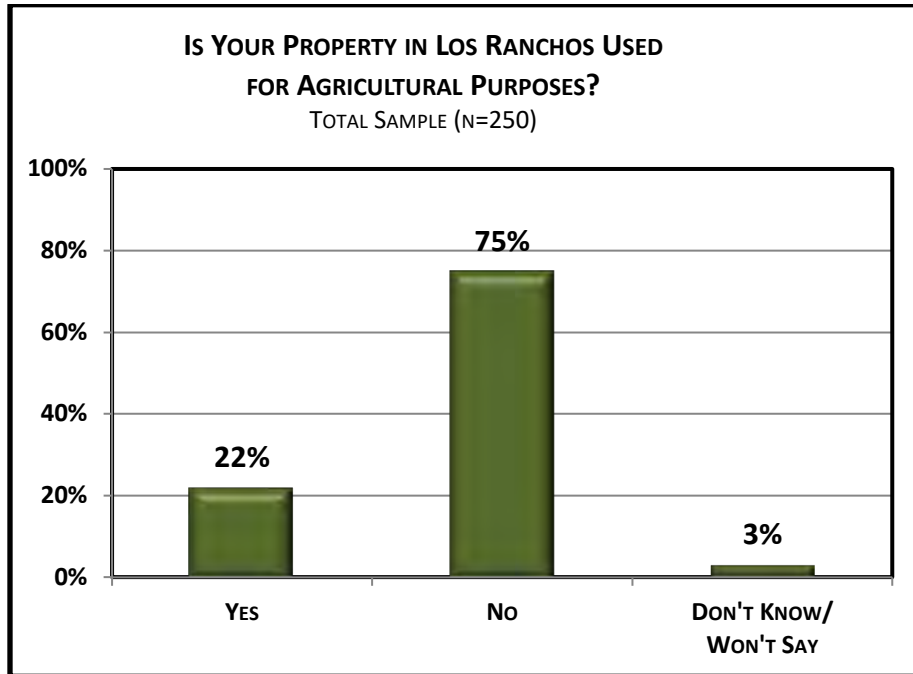
When given another set of paired statements, 37% of residents more closely agree that they would prefer **smaller sized homes located on smaller lots at various price points**, while 24% would prefer more **high-end homes that are located on bigger sized lots**. Fifteen percent of residents say they prefer *neither* type of development, while 10% say they would like to see *both types* of development and 9% say *it depends on the area*.

Not surprisingly, the majority (54%) of those with a household income less than \$50,000 would like to see the development of smaller sized homes on smaller lots with different price points, while the plurality (44%) of those with income of \$150,000 or higher would like to see more high-end homes on larger lots.



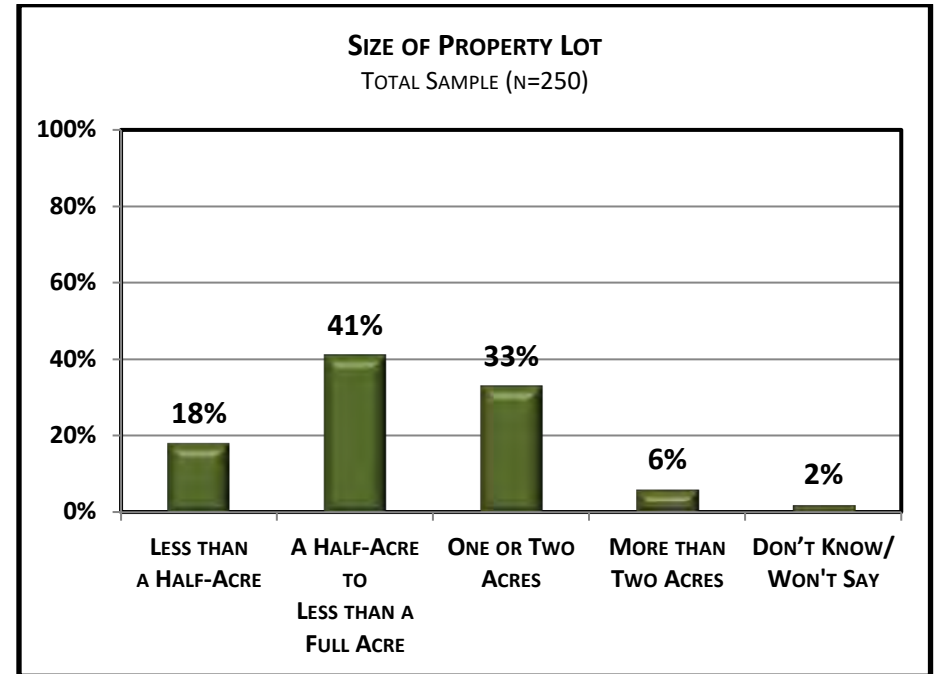
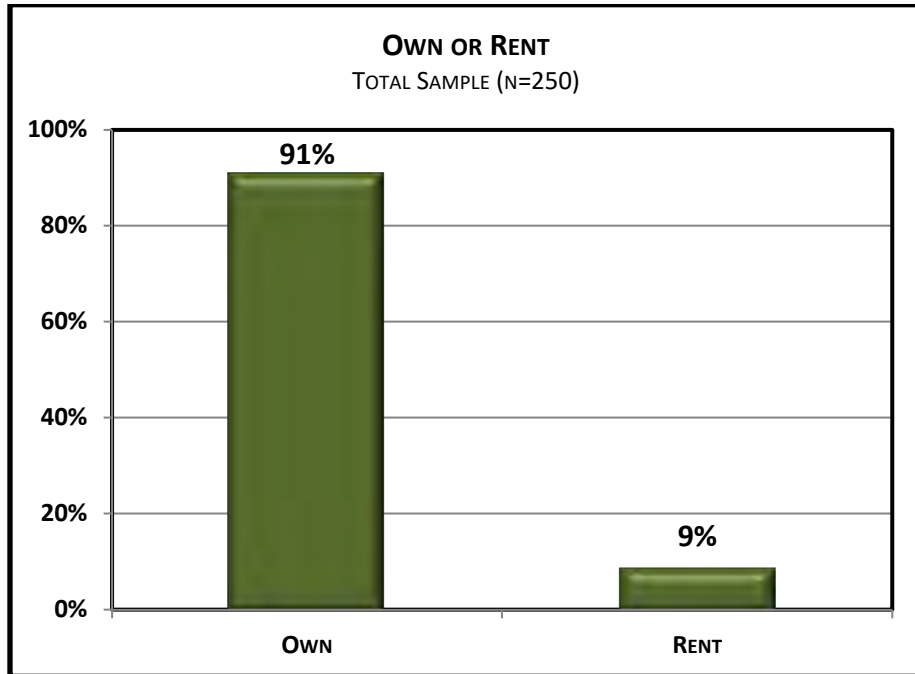
The majority of residents surveyed either work full-time (48%) or part-time (10%), while 33% are retired. Sixty-four percent of the male respondents say they work full-time compared to 34% of female residents. Seventy-seven percent of those under the age of 50 and 55% of those between the ages of 50 to 64 work full-time compared to 11% of the seniors. Hispanic residents (53%) are also more likely than Anglos (42%) to be employed full-time.

Three-in-four (76%) residents who work outside the home say their place of employment is outside of Los Ranchos.

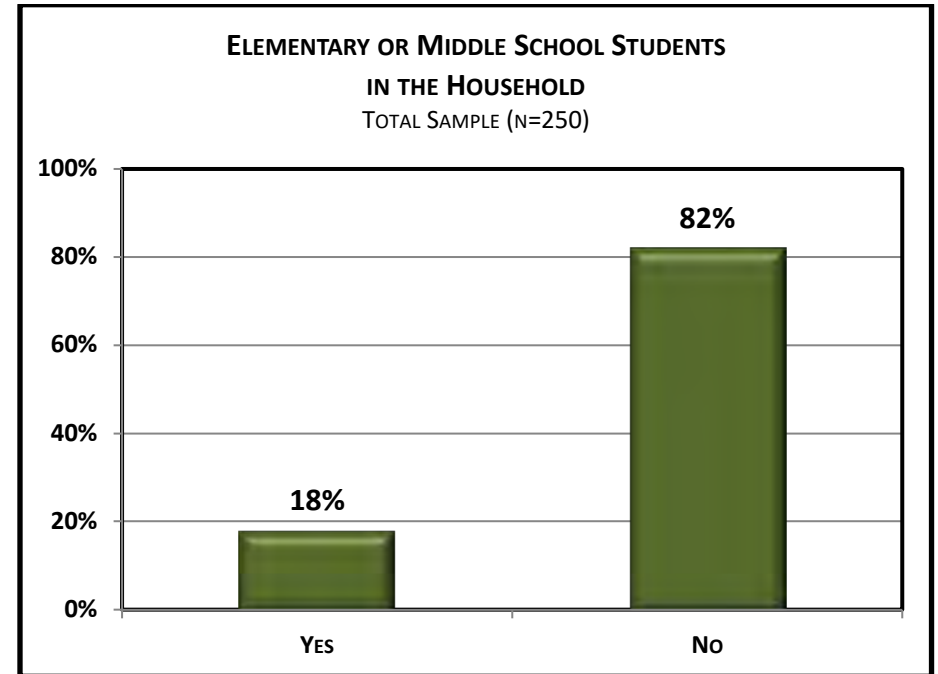
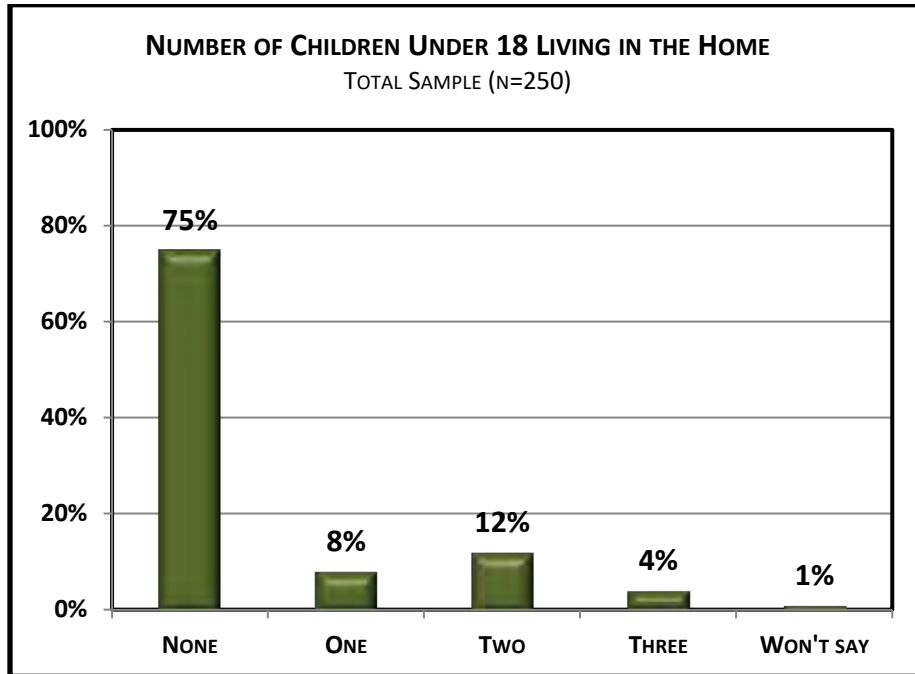


Just over one-fifth (22%) of Los Ranchos residents say they use at least a portion of their property for agricultural purposes such as raising and selling farm animals and/or crops. Nearly two-fifths (39%) of those who live on an acre or more say they use their land for agricultural purposes.

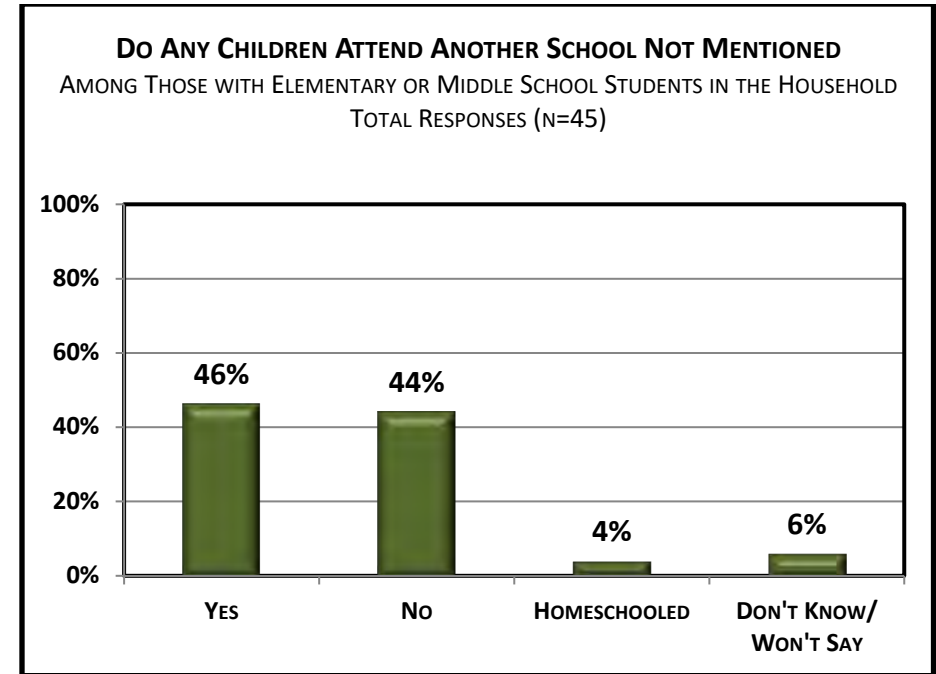
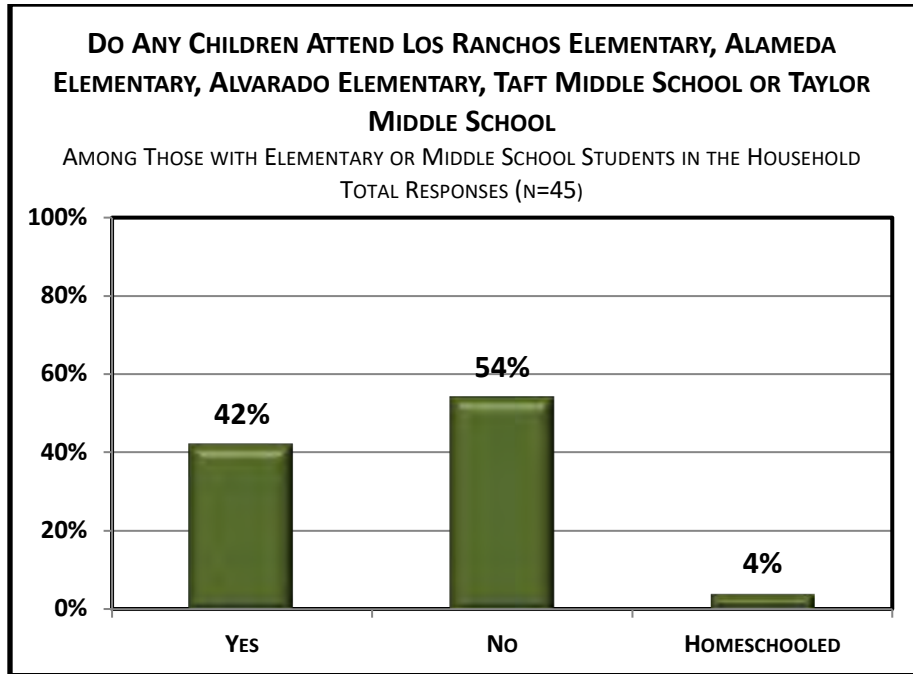
The large majority of residents (64%) also indicate that they raise farm animals or have a garden for personal use.



Nine-in-ten of the survey respondents are homeowners while 9% are renters. Approximately one-fifth (18%) say they live on less than a half-acre, while 41% live on a half-acre to less than a full acre, 33% live on a one to two acre lot, and 6% have a lot greater than two acres.



One-quarter of the households surveyed have children under the age of 18 in the home and, in total, 18% of all households surveyed have children who are in elementary school or middle school.



Among the households with elementary or middle school children, 42% say they have at least one child who attends either Los Ranchos, Alameda, or Alvarado elementary schools and/or either Taft or Taylor Middle Schools.

Nearly half (46%) of the households say they have at least one elementary or middle school child who attends a school other than those Los Ranchos schools mentioned above.

DATA TABLES

RESEARCH
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INC



TOP THREE THINGS THAT MAKE LOS RANCHOS SPECIAL

TOTAL SAMPLE (N=250)

QUESTION 1: WHAT WOULD YOU SAY ARE THE THREE THINGS THAT MAKE LOS RANCHOS SPECIAL?

RURAL	30%	NATURE	1%
FRIENDLY PEOPLE	24%	RESTAURANTS	1%
GREENERY/TREES	18%	SEPARATE ENTITY FROM ALBUQUERQUE	*
PEACEFUL	17%	ARCHITECTURE	*
OPEN SPACES	17%	RIVER	*
QUIET	17%	NORTH VALLEY LIVING	*
SMALL TOWN FEEL	13%	CLOSE TO FREEWAY	*
FARMLAND	10%	NEWSLETTER	*
FARMER'S MARKET	6%	NO STREETS LIGHTS	*
CRIME RATE IS LOW	6%	NO SIDEWALKS	*
PROXIMITY TO RIVER/BOSQUE	5%	LIKE MY HOUSE	*
SCENIC	5%	4TH STREET	*
FAMILY LIVES HERE	5%	PERSONALITY OF THE VILLAGE	*
WALKING/BIKING TRAILS	5%	SLOWER PACE	*
ANIMALS (IN GENERAL)	4%	WILDLIFE	*
CLEAN AIR/ENVIRONMENT	4%	PRO-ACTIVE ABOUT AGRICULTURE	*
LAI D BACK ATMOSPHERE	4%	FAMILY FOUNDED THE VILLAGE	*
LOCATION/CENTRAL	4%	VISION (VILLAGE MAGAZINE)	*
COMMUNITY/NEIGHBORS	3%	COST OF LIVING IS LOW	*
LAI D BACK ATMOSPHERE	3%	ECLECTIC	*
RIO GRANDE BLVD.	3%	VILLAGE PRIDE	*
AGRARIAN (RURAL/RUSTIC/AGRICULTURAL/ETC.)	3%	WELL GOVERNED	*
CULTURAL DIVERSITY	3%	PEDESTRIAN FRIENDLY	*
DITCHES	2%	CONVENIENCE	*
HORSES	2%	ITS OWN IDENTITY	*
PRIVACY	2%	SPEED LIMITS	*
TAX RATE	2%	INDEPENDENCE	*
EDUCATIONAL SYSTEM/SCHOOLS ARE GOOD	1%	COUNTRY ROADS	*
CLOSE TO ALBUQUERQUE/CITY	1%	VILLAGE MARKET	*
NEW SHOPS	1%	CLOSE TO SHOPPING	*
UNIQUE	1%	LOW DENSITY OF HOUSES	*
CLOSE KNIT COMMUNITY	1%	ANTIQU E STORES/MILE	*
SIZE OF VILLAGE	1%	NOT SO SPECIAL ANYMORE	*
ZONING LAWS	1%	QUALITY OF LIFE	*
CONTINUED IMPROVEMENTS	1%	NOTHING IN PARTICULAR	2%
PROPERTY SIZE/LOTS	1%	DON'T KNOW/WON'T SAY	1%
ADOBE	1%		
DARK SKIES	1%		
SHOPS ARE OLD	1%		

*LESS THAN 1% REPORTED.

THREE THINGS YOU WOULD CHANGE OR IMPROVE IN LOS RANCHOS

TOTAL SAMPLE (N=250)

QUESTION 2: WHAT ARE THREE THINGS THAT YOU WOULD LIKE TO CHANGE ABOUT LOS RANCHOS OR COULD HELP IMPROVE QUALITY OF LIFE FOR RESIDENTS?

IMPROVE ROADS/STREETS/HIGHWAY CONDITIONS	11%	PUBLIC SWIMMING POOL	1%	TILE THE MONTANO BRIDGE	*
FINISH 4TH STREET CONSTRUCTION	10%	LESS ON THE MONEY IMPORTANCE	1%	HAVE MORE FESTIVALS/VILLAGE EVENTS	*
MORE RESTAURANTS	8%	HAVE A WEED PATROL	1%	BETTER VILLAGE SIGNAGE	*
MORE THINGS TO DO (IN GENERAL)	7%	GET RID OF CORRUPT UNPROFESSIONAL JUDGES	1%	HOW TO FIND OUT WHAT HAPPENED WHEN POLICE IN AREA	*
FEWER SPEEDING VEHICLES	7%	RECYCLING EVERY WEEK	1%	TOO MANY STOP SIGNS	*
MORE SHOPPING/RETAIL STORES	6%	MORE NEIGHBOR TO NEIGHBOR COMMUNICATION	1%	PUT SENSORS ON THE STOP LIGHTS	*
LESS CRIME	6%	FOCUS ON EDUCATION	1%	THE NAME	*
ZONING LAWS SHOULD BE CHANGED	4%	BETTER POLICE COVERAGE	1%	BROKEN UP INTO MORE VILLAGES	*
MORE PARKS/OPEN SPACES	4%	MOVIE NIGHT IN THE PARK	1%	WATER CONSERVATION	*
LESS TRAFFIC	4%	REMAIN AND BECOME MORE RURAL	1%	MAINTAIN NATURE OF VILLAGE	*
LOWER HOME PRICES	4%	DON'T GROW LIKE THE CITY	1%	SPEEDERS	*
LOWER COST OF LIVING	3%	GET RID OF COYOTES	1%	MOVIE THEATER	*
IMPROVE/MORE YOUTH ACTIVITIES	2%	MORE JOBS	1%	BASEBALL FIELD	*
BETTER INTERNET SERVICE	2%	MORE POLICE SERVICES	1%	HIRE DIFFERENT WORKERS ON 4TH STREET	*
ECONOMIC DEVELOPMENT	2%	OWN POLICE DEPARTMENT	1%	VILLAGE STOP DISCRIMINATE AGAINST DISABLED	*
POLITICIANS/GOVERNMENT NEEDS TO BE MORE AGGRESSIVE	2%	OWN FIRE DEPARTMENT	1%	NO HIGH DENSITY HOUSING	*
BETTER INFRASTRUCTURE	1%	IMPROVE 4TH STREET	1%	TO BE ABLE TO VOTE ON CITY BOND ISSUES, HAVE TO PAY TAXES	*
RAISE SPEED LIMIT	1%	TOO MANY YARD SALES	1%	TAX REVENUE ON 4TH STREET	*
SIDEWALKS	1%	GARBAGE IN YARDS	1%	MORE BIKE TRAILS	*
REDUCE POPULATION GROWTH	1%	FINISH BEAUTIFICATION	1%	DO SOMETHING ABOUT AGRICULTURAL LAND	*
MORE BUSINESSES/SMALL	1%	MORE SMALL BUSINESSES	1%	DAN BOOTS AND SADDLE IS HERE	*
LESS PROPERTY TAX	1%	OUTDATED MODES	1%	MORE HOUSING OPTIONS ON LESS THAN ACRE	*
IMPROVE/MORE SENIOR ACTIVITIES	1%	BREWERY	1%	NEED GROCERY STORE	*
KEEP DOGS ON LEASH/POOP LAWS	1%	FIND WAYS TO CONTINUE TO IMPROVE AND INCREASE PROPER VALUE	*	EDUCATE ON HOW TO CARE FOR LAND	*
NEED DOG PARK	1%	GOVERNMENT STAYS THE SAME	*	A PLANNER FOR 4TH STREET	*
NEED STREET LIGHTS	1%	STRICTER ORDINANCE ON LIVESTOCK	*	MORE COMMUNICATION IN GOVERNMENT	*
BETTER CELL PHONE SERVICE	1%	CONTINUE TO SUPPORT BUSINESS	*	IMPROVE VACANT LOTS	*
NEED COMMUNITY CENTER: SPONSORED EVENTS	1%	USE LESS PESTICIDES	*	NEED BENCHES ON TRAILS FOR ELDERLY	*
STARBUCKS	1%	PEOPLE WHO DON'T TAKE CARE OF THEIR PROPERTY	*	IMPROVE WALKING AREAS	*
TAXES TOO HIGH	1%	GET RID OF COTTONWOOD TREES	*	MINIMIZE RENTALS	*
MORE COFFEE SHOPS	1%	MAYOR TO LISTEN TO PEOPLE	*	TOO EXPENSIVE	*
MORE PUBLIC TRANSPORTATION	1%	MORE SHERIFF DEPARTMENT INVOLVEMENT	*	DITCHES HAVE GRAFFITI CLEAN IT UP	*
BETTER SCHOOLS	1%	LIBRARY	*	BETTER COMMUNITY FEEL	*
NOISE REDUCTION: BARKING DOGS/ETC.	1%	BIG GAS STATION	*	DON'T WANT AIRBNB	*
RUN DOWN HOUSES TO BE CLEANED UP	1%	DON'T WANT THINGS TO GET TOO COMMERCIAL	*	NOTHING IN PARTICULAR	18%
HEALTH FOOD STORE: TRADER JOES/SPROUTS/WHOLE FOODS/ETC.	1%	MORE CONVENIENT MEDICAL PLACES	*	DON'T KNOW/WON'T SAY	6%
MORE SERVICE INDUSTRIES	1%	MORE HISPANIC	*		
SHERIFF DEPARTMENT LEARN LOCAL LAWS	1%	IMPROVE PUBLIC SAFETY	*		

*LESS THAN 1% REPORTED.

TYPES OF BUSINESSES, STORES OR OTHER AMENITIES YOU WOULD LIKE MORE OF IN LOS RANCHOS

TOTAL SAMPLE (N=250)

QUESTION 3: WHAT TYPES OF BUSINESSES, STORES, OR OTHER AMENITIES WOULD YOU LIKE TO HAVE MORE OF IN LOS RANCHOS?

RESTAURANTS	31%	THRIFT STORE	1%
GROCERY STORE	22%	MORE PARKS	1%
COFFEE SHOP	11%	DISCOUNT STORES	1%
HEALTH FOOD STORE (SPROUTS/TRADER JOES/WHOLE FOODS/ETC.)	7%	COMMUNITY CENTER	1%
BANK	5%	NOB HILLISH SHOPS	1%
CLOTHING STORE	5%	FLOWER SHOP	*
BAKERY/DELI/PRODUCE MARKET	4%	LIBRARY	*
MORE SMALL/LOCALLY OWNED SHOPS	4%	CLINICS WITHIN VILLAGE	*
HARDWARE STORE	4%	MORE TREES	*
GAS STATION	4%	MOVIES IN THE PARK	*
SPORTS FACILITY/RECREATION CENTER	3%	LIGHT MANUFACTURING	*
CONVENIENCE STORE	3%	IMPROVE STORE FRONT ON 4TH STREET	*
BIG BOX STORE (WAL-MART, ETC.)	2%	NURSERY	*
SHOPPING MALL	2%	A DOG CATCHER	*
DEPARTMENT STORE (DILLARD'S, MACY'S, ETC.)	2%	SHOE REPAIR SHOP	*
STORES: RETAIL/SMALL	2%	PLAYGROUND	*
MEDICAL/DENTAL OFFICES	2%	PLACES FOR KIDS	*
FAMILY ENTERTAINMENT	1%	IMPROVE VACANT LOTS ON 4TH STREET	*
BAR/NIGHTCLUB	1%	LOCAL ARTISTS SHOPS	*
SWIMMING POOL	1%	POST OFFICE	*
BREWERY	1%	UTILITIES PUT UNDERGROUND	*
SENIOR CENTER	1%	DESTINATION SHOPS	*
GALLERIES: ART/ETC.	1%	ICE CREAM SHOP	*
MORE OF A NIGHT LIFE/ENTERTAINMENT	1%	NONE/NOTHING AT ALL (NO GROWTH)	13%
LIKE IT THE WAY IT IS	1%	DON'T KNOW/I CAN'T THINK OF ANYTHING	11%
GATHERING PLACES FOR PEOPLE	1%		
SIDEWALKS	1%		

*LESS THAN 1% REPORTED.

BEST DESCRIPTION OF LOS RANCHOS

QUESTION 4: WHICH OF THE FOLLOWING BEST DESCRIBES LOS RANCHOS?

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
RURAL	18%	16%	20%	17%	19%	21%	17%	15%	21%	19%	14%	14%	14%	25%	19%	11%
SEMI-RURAL	68%	69%	66%	67%	70%	63%	69%	72%	63%	63%	80%	74%	58%	60%	71%	80%
SUBURBAN	12%	12%	12%	10%	9%	13%	10%	11%	11%	16%	4%	12%	15%	14%	8%	9%
URBAN	*	1%	-	1%	-	-	-	1%	-	-	-	-	-	1%	-	-
DON'T KNOW/WON'T SAY	2%	2%	3%	5%	1%	2%	3%	1%	5%	2%	2%	-	12%	-	3%	-

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	YES	NO	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL-ACRE	ONE ACRE OR MORE	YES	NO	1	2	3	4
RURAL	18%	11%	20%	20%	24%	16%	17%	30%	18%	11%	18%	22%	19%	14%	19%	14%	16%	23%
SEMI-RURAL	68%	71%	65%	68%	67%	68%	66%	57%	71%	74%	67%	67%	73%	62%	57%	73%	69%	72%
SUBURBAN	12%	15%	13%	10%	9%	13%	14%	13%	10%	15%	12%	10%	7%	19%	20%	12%	11%	6%
URBAN	*	-	-	1%	-	*	-	-	1%	-	1%	-	1%	-	-	-	1%	-
DON'T KNOW/WON'T SAY	2%	2%	3%	1%	-	3%	3%	-	1%	-	3%	1%	1%	5%	5%	1%	2%	-

*LESS THAN 1% REPORTED.

UNDERLYING REASONS FOR DESCRIPTION OF LOS RANCHOS
 AMONG THOSE WHO DESCRIBED LOS RANCHOS AS EITHER RURAL, SEMI-RURAL, SUBURBAN OR URBAN
 TOTAL RESPONSES (N=245)

QUESTION 5: WHY DO YOU FEEL THIS WAY ABOUT LOS RANCHOS?

COUNTRY/RURAL SETTING	21%	GATED COMMUNITIES	1%
MIX OF FARMLAND AND RESIDENTIAL	20%	LOCATION/CLOSE TO EVERYTHING	1%
LOTS OF FARMS/AGRICULTURE	17%	NO GUTTERS	*
MIX OF URBAN AND RURAL	14%	NOT CROWDED	*
OPEN SPACES/PARKS	13%	NOT TOO MANY APARTMENTS	*
PEACEFUL/QUIET	11%	NO COOKIE CUTTER HOUSING/STRIP MALLS	*
FARMING HERITAGE	9%	AGRARIAN DEVELOPMENT	*
SMALL TOWN FEEL/ATMOSPHERE	9%	FARMING IS LIMITED	*
CLOSE TO THE CITY	9%	PROPERTY VALUE HIGH	*
PEOPLE HAVE FARM ANIMALS	9%	GETTING TO BE URBAN	*
HORSES/EQUESTRIAN/STABLES	9%	INTEGRATED GARDEN COMMUNITY	*
AWAY FROM THE CITY	8%	PLENTY OF HOUSES	*
LARGE HOME LOTS	7%	MORE PEOPLE	*
IRRIGATION CANALS/DITCH BANKS	7%	SPEED LIMIT	*
CLOSE TO THE RIVER/BOSQUE	4%	SMALL ROADS	*
CLOSE TO BUSINESSES	3%	HISTORY AND CHARACTER OF VILLAGE	*
TREES/GREENERY	2%	SMALL HOME LOTS	*
SLOWER PACED LIFESTYLE	2%	DON'T HAVE FARMS AND RANCHERS	*
WILDLIFE: COYOTES/CRANES/ETC.	2%	NO HIGH RISES	*
TRAFFIC CONGESTION	2%	IT IS STILL FEELS LIKE A VILLAGE	*
1 ACRE MINIMUM	1%	DOWNSIZING HOUSING	*
NO/LIGHT TRAFFIC	1%	DON'T HAVE MUCH FARMING AS BEFORE	*
NO SIDEWALKS	1%	HAS A BUSINESS STREET	*
GETTING CROWDED	1%	POPULATION IS VARIED	*
QUITE A FEW PLACES TO VISIT	1%	UNKEMPT YARDS	*
NO STREET LIGHTS	1%	ANIMALS RUNNING LOOSE	*
CUSTOM BUILT HOMES	1%	CARS ON BLOCKS	*
SIZE OF DWELLING	1%	NATURE OF VILLAGE	*
DITCHES	1%	NO REASON IN PARTICULAR	2%
TOO MUCH NOISE	1%	DON'T KNOW/WON'T SAY	3%
KEEP IT RURAL	1%		
SUBURB OF ALBUQUERQUE - DO OWN THING	1%		

*LESS THAN 1% REPORTED.

LEVEL OF NEED FOR VARIOUS THINGS WITHIN LOS RANCHOS: MORE RESTAURANTS

QUESTION 6: PLEASE RATE HOW MUCH YOU THINK EACH IS NEEDED USING A 5-POINT SCALE, WHERE 5 IS SERIOUSLY NEEDED AND 1 IS NOT NEEDED AT ALL: **MORE RESTAURANTS**

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
5 - SERIOUSLY NEEDED	21%	21%	20%	21%	22%	20%	25%	17%	7%	29%	27%	33%	22%	17%	25%	21%
4	35%	36%	34%	28%	37%	51%	32%	21%	45%	26%	35%	26%	45%	34%	35%	30%
3	24%	20%	26%	29%	23%	17%	26%	28%	25%	31%	12%	22%	14%	30%	25%	18%
2	10%	12%	8%	8%	10%	7%	11%	11%	12%	5%	17%	8%	9%	7%	8%	16%
1 - NOT NEEDED AT ALL	9%	7%	10%	11%	7%	3%	5%	19%	9%	9%	5%	8%	10%	7%	7%	12%
6 - DON'T KNOW/WON'T SAY	2%	3%	2%	3%	2%	2%	1%	4%	3%	-	5%	3%	-	5%	-	3%
MEAN †	3.5	3.5	3.5	3.4	3.6	3.8	3.6	3.1	3.3	3.6	3.6	3.7	3.6	3.5	3.6	3.3

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	YES	NO	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL ACRE	ONE ACRE OR MORE	YES	NO	1	2	3	4
5 - SERIOUSLY NEEDED	21%	25%	15%	23%	24%	20%	23%	19%	18%	13%	22%	22%	20%	23%	15%	22%	23%	22%
4	35%	39%	43%	28%	49%	30%	41%	36%	22%	34%	37%	32%	34%	34%	23%	42%	35%	41%
3	24%	24%	23%	24%	15%	27%	22%	32%	27%	35%	25%	18%	25%	21%	34%	19%	23%	18%
2	10%	9%	12%	9%	5%	11%	9%	7%	12%	5%	7%	15%	9%	10%	14%	7%	11%	6%
1 - NOT NEEDED AT ALL	9%	4%	5%	14%	5%	10%	4%	6%	16%	11%	6%	11%	9%	9%	12%	6%	7%	11%
6 - DON'T KNOW/WON'T SAY	2%	-	3%	3%	2%	2%	-	-	4%	2%	3%	2%	2%	2%	1%	4%	2%	2%
MEAN †	3.5	3.7	3.5	3.4	3.8	3.4	3.7	3.5	3.1	3.3	3.6	3.4	3.5	3.5	3.1	3.7	3.6	3.6

† THE MEAN SCORE IS DERIVED BY TAKING THE AVERAGE SCORE BASED ON THE 5-POINT SCALE. THE SERIOUSLY NEEDED RESPONSE IS ASSIGNED A VALUE OF 5; THE NOT NEEDED AT ALL RESPONSE IS ASSIGNED A VALUE OF 1. THE DON'T KNOW/WON'T SAY RESPONSES ARE EXCLUDED FROM THE CALCULATION OF THE MEAN.

LEVEL OF NEED FOR VARIOUS THINGS WITHIN LOS RANCHOS: MORE RETAIL SHOPS

QUESTION 7: PLEASE RATE HOW MUCH YOU THINK EACH IS NEEDED USING A 5-POINT SCALE, WHERE 5 IS SERIOUSLY NEEDED AND 1 IS NOT NEEDED AT ALL: **MORE RETAIL SHOPS**

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
5 - SERIOUSLY NEEDED	12%	14%	11%	16%	10%	14%	10%	13%	13%	14%	5%	14%	20%	10%	19%	5%
4	27%	29%	25%	21%	31%	33%	24%	24%	30%	23%	43%	20%	23%	34%	25%	24%
3	31%	34%	28%	26%	32%	23%	39%	28%	25%	37%	30%	28%	35%	32%	21%	37%
2	15%	14%	17%	17%	13%	18%	17%	12%	19%	12%	9%	21%	12%	13%	21%	12%
1 - NOT NEEDED AT ALL	14%	9%	18%	17%	13%	12%	10%	21%	13%	14%	13%	15%	10%	10%	14%	21%
6 - DON'T KNOW/WON'T SAY	1%	1%	-	2%	-	-	-	2%	1%	-	-	2%	-	1%	-	1%
MEAN †	3.1	3.3	2.9	3.0	3.1	3.2	3.1	3.0	3.1	3.1	3.2	3.0	3.3	3.2	3.2	2.8

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	YES	NO	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL ACRE	ONE ACRE OR MORE	YES	NO	1	2	3	4
5 - SERIOUSLY NEEDED	12%	10%	8%	16%	17%	11%	13%	10%	13%	9%	16%	9%	11%	16%	7%	15%	16%	10%
4	27%	32%	26%	24%	35%	23%	32%	25%	23%	38%	25%	23%	31%	18%	27%	30%	23%	31%
3	31%	31%	32%	30%	30%	31%	29%	29%	30%	24%	32%	33%	29%	34%	33%	30%	31%	29%
2	15%	15%	21%	12%	11%	17%	16%	23%	13%	19%	14%	17%	13%	19%	19%	9%	17%	15%
1 - NOT NEEDED AT ALL	14%	11%	11%	17%	5%	17%	10%	13%	19%	11%	13%	17%	15%	12%	13%	17%	13%	14%
6 - DON'T KNOW/WON'T SAY	1%	-	2%	-	2%	-	-	-	2%	-	-	1%	1%	1%	-	-	1%	2%
MEAN †	3.1	3.2	3.0	3.1	3.5	3.0	3.2	3.0	3.0	3.2	3.2	2.9	3.1	3.1	3.0	3.2	3.1	3.1

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LEVEL OF NEED FOR VARIOUS THINGS WITHIN LOS RANCHOS: A GROCERY STORE

QUESTION 8: PLEASE RATE HOW MUCH YOU THINK EACH IS NEEDED USING A 5-POINT SCALE, WHERE 5 IS SERIOUSLY NEEDED AND 1 IS NOT NEEDED AT ALL: **A GROCERY STORE**

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
5 - SERIOUSLY NEEDED	36%	42%	31%	44%	33%	22%	47%	38%	29%	40%	40%	38%	45%	31%	38%	38%
4	28%	30%	26%	17%	31%	47%	18%	20%	43%	23%	27%	22%	32%	40%	24%	13%
3	12%	10%	14%	17%	10%	12%	10%	15%	12%	10%	13%	13%	11%	12%	11%	14%
2	7%	5%	8%	4%	8%	2%	9%	9%	7%	8%	2%	3%	5%	4%	9%	6%
1 - NOT NEEDED AT ALL	17%	12%	21%	17%	17%	18%	17%	16%	10%	19%	18%	22%	6%	12%	19%	28%
6 - DON'T KNOW/WON'T SAY	1%	1%	-	2%	-	-	-	2%	-	1%	-	2%	-	1%	-	1%
MEAN †	3.6	3.9	3.4	3.7	3.5	3.5	3.7	3.6	3.7	3.6	3.7	3.5	4.1	3.8	3.5	3.3

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	YES	NO	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL ACRE	ONE ACRE OR MORE	YES	NO	1	2	3	4
5 - SERIOUSLY NEEDED	36%	32%	33%	41%	26%	40%	39%	26%	38%	38%	37%	34%	35%	39%	32%	36%	41%	35%
4	28%	35%	34%	20%	40%	24%	31%	35%	19%	34%	27%	26%	29%	23%	37%	30%	25%	19%
3	12%	12%	15%	10%	12%	12%	12%	13%	13%	13%	11%	14%	13%	12%	13%	5%	13%	16%
2	7%	9%	3%	8%	2%	8%	3%	11%	11%	3%	6%	9%	8%	4%	7%	7%	8%	5%
1 - NOT NEEDED AT ALL	17%	12%	12%	21%	18%	16%	15%	15%	19%	13%	19%	15%	14%	23%	12%	21%	13%	24%
6 - DON'T KNOW/WON'T SAY	1%	-	2%	-	2%	-	-	-	2%	-	-	1%	1%	-	-	1%	-	2%
MEAN †	3.6	3.6	3.7	3.5	3.6	3.6	3.7	3.4	3.5	3.8	3.6	3.5	3.6	3.5	3.7	3.5	3.7	3.4

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LEVEL OF NEED FOR VARIOUS THINGS WITHIN LOS RANCHOS: ACCESS TO PUBLIC TRANSPORTATION (BUS STOPS/ROUTES)

QUESTION 9: PLEASE RATE HOW MUCH YOU THINK EACH IS NEEDED USING A 5-POINT SCALE, WHERE 5 IS SERIOUSLY NEEDED AND 1 IS NOT NEEDED AT ALL: **ACCESS TO PUBLIC TRANSPORTATION (BUS STOPS/ROUTES)**

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
5 - SERIOUSLY NEEDED	14%	17%	12%	13%	13%	10%	23%	10%	18%	20%	11%	7%	28%	12%	13%	12%
4	21%	22%	19%	20%	20%	28%	19%	15%	20%	20%	24%	16%	29%	21%	19%	18%
3	24%	22%	26%	34%	21%	30%	21%	20%	24%	24%	22%	23%	9%	31%	24%	20%
2	10%	10%	10%	7%	12%	6%	6%	17%	8%	10%	19%	6%	-	6%	17%	12%
1 - NOT NEEDED AT ALL	26%	25%	27%	21%	29%	24%	28%	27%	22%	23%	19%	41%	25%	24%	22%	34%
6 - DON'T KNOW/WON'T SAY	5%	5%	5%	6%	6%	2%	4%	10%	8%	4%	4%	6%	9%	5%	5%	4%
MEAN †	2.9	3.0	2.8	3.0	2.7	2.9	3.0	2.6	3.0	3.0	2.9	2.4	3.4	2.9	2.8	2.6

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	YES	NO	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL ACRE	ONE ACRE OR MORE	YES	NO	1	2	3	4
5 - SERIOUSLY NEEDED	14%	8%	18%	15%	3%	18%	13%	26%	14%	13%	14%	14%	13%	17%	12%	14%	17%	13%
4	21%	17%	28%	18%	25%	19%	25%	29%	13%	16%	24%	21%	17%	24%	29%	14%	19%	21%
3	24%	29%	25%	21%	39%	20%	28%	24%	22%	35%	22%	20%	25%	22%	16%	30%	29%	18%
2	10%	8%	9%	11%	3%	12%	7%	9%	14%	8%	8%	13%	10%	10%	9%	14%	6%	13%
1 - NOT NEEDED AT ALL	26%	36%	13%	29%	29%	25%	25%	12%	26%	24%	29%	24%	28%	25%	22%	27%	26%	30%
6 - DON'T KNOW/WON'T SAY	5%	3%	5%	6%	2%	6%	1%	-	11%	5%	2%	8%	7%	2%	12%	2%	3%	5%
MEAN †	2.9	2.5	3.3	2.8	2.7	2.9	2.9	3.5	2.7	2.9	2.8	2.9	2.8	3.0	3.0	2.7	2.9	2.7

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LEVEL OF NEED FOR VARIOUS THINGS WITHIN LOS RANCHOS: PEDESTRIAN FRIENDLY STREETS

QUESTION 10: PLEASE RATE HOW MUCH YOU THINK EACH IS NEEDED USING A 5-POINT SCALE, WHERE 5 IS SERIOUSLY NEEDED AND 1 IS NOT NEEDED AT ALL: **PEDESTRIAN FRIENDLY STREETS**

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
5 - SERIOUSLY NEEDED	31%	29%	32%	24%	32%	25%	39%	26%	32%	36%	21%	28%	28%	28%	35%	30%
4	29%	35%	23%	30%	27%	35%	26%	26%	41%	18%	37%	15%	31%	34%	22%	26%
3	20%	18%	22%	24%	20%	21%	19%	21%	13%	26%	13%	29%	23%	18%	24%	19%
2	8%	10%	7%	5%	11%	5%	7%	13%	3%	8%	15%	12%	3%	6%	10%	12%
1 - NOT NEEDED AT ALL	11%	6%	15%	14%	9%	13%	8%	12%	9%	11%	10%	13%	10%	12%	10%	13%
6 - DON'T KNOW/WON'T SAY	1%	2%	1%	3%	1%	-	2%	2%	1%	-	4%	2%	5%	2%	-	-
MEAN †	3.6	3.7	3.5	3.5	3.6	3.5	3.8	3.4	3.9	3.6	3.5	3.3	3.7	3.6	3.6	3.5

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	YES	NO	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL ACRE	ONE ACRE OR MORE	YES	NO	1	2	3	4
5 - SERIOUSLY NEEDED	31%	32%	33%	28%	26%	32%	25%	39%	34%	40%	23%	31%	34%	25%	33%	32%	32%	24%
4	29%	33%	34%	23%	41%	25%	33%	28%	23%	24%	33%	26%	24%	34%	25%	34%	26%	31%
3	20%	14%	25%	20%	15%	22%	23%	19%	19%	19%	20%	22%	22%	19%	28%	15%	18%	20%
2	8%	13%	3%	9%	6%	9%	10%	-	11%	4%	8%	10%	9%	7%	5%	9%	12%	6%
1 - NOT NEEDED AT ALL	11%	8%	3%	17%	11%	11%	9%	8%	11%	7%	15%	10%	9%	15%	7%	10%	11%	16%
6 - DON'T KNOW/WON'T SAY	1%	-	1%	2%	2%	1%	-	7%	2%	6%	-	1%	2%	-	2%	-	2%	2%
MEAN †	3.6	3.7	3.9	3.4	3.7	3.6	3.6	4.0	3.6	3.9	3.4	3.6	3.7	3.5	3.8	3.7	3.6	3.4

† THE MEAN SCORE IS DERIVED BY TAKING THE AVERAGE SCORE BASED ON THE 5-POINT SCALE. THE SERIOUSLY NEEDED RESPONSE IS ASSIGNED A VALUE OF 5; THE NOT NEEDED AT ALL RESPONSE IS ASSIGNED A VALUE OF 1. THE DON'T KNOW/WON'T SAY RESPONSES ARE EXCLUDED FROM THE CALCULATION OF THE MEAN.

LEVEL OF NEED FOR VARIOUS THINGS WITHIN LOS RANCHOS: MORE PUBLIC PARKS

QUESTION 11: PLEASE RATE HOW MUCH YOU THINK EACH IS NEEDED USING A 5-POINT SCALE, WHERE 5 IS SERIOUSLY NEEDED AND 1 IS NOT NEEDED AT ALL: **MORE PUBLIC PARKS**

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
5 - SERIOUSLY NEEDED	25%	22%	28%	33%	21%	29%	24%	23%	37%	33%	11%	20%	33%	31%	23%	18%
4	27%	27%	27%	31%	28%	34%	19%	29%	38%	25%	34%	15%	27%	28%	31%	24%
3	23%	28%	18%	9%	24%	21%	26%	18%	14%	15%	24%	29%	22%	17%	25%	23%
2	12%	11%	12%	7%	14%	4%	18%	12%	3%	15%	21%	13%	-	4%	14%	23%
1 - NOT NEEDED AT ALL	11%	11%	12%	16%	11%	11%	8%	15%	8%	10%	10%	19%	18%	14%	6%	12%
6 - DON'T KNOW/WON'T SAY	2%	2%	2%	4%	2%	-	5%	1%	-	3%	-	4%	-	5%	-	1%
MEAN †	3.4	3.4	3.5	3.6	3.3	3.6	3.4	3.3	3.9	3.6	3.1	3.0	3.6	3.6	3.5	3.1

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	YES	NO	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL ACRE	ONE ACRE OR MORE	YES	NO	1	2	3	4
5 - SERIOUSLY NEEDED	25%	24%	29%	24%	35%	22%	32%	12%	18%	34%	24%	22%	26%	25%	35%	27%	21%	20%
4	27%	22%	32%	27%	32%	25%	27%	22%	28%	22%	30%	26%	23%	34%	24%	25%	31%	26%
3	23%	32%	18%	20%	16%	25%	23%	43%	21%	27%	19%	24%	21%	23%	16%	27%	25%	22%
2	12%	12%	10%	12%	7%	13%	14%	5%	12%	9%	13%	12%	16%	5%	9%	12%	10%	17%
1 - NOT NEEDED AT ALL	11%	10%	7%	15%	8%	13%	4%	11%	18%	7%	13%	12%	11%	14%	16%	7%	10%	13%
6 - DON'T KNOW/WON'T SAY	2%	-	4%	2%	2%	2%	1%	6%	3%	-	1%	4%	3%	-	-	2%	3%	2%
MEAN †	3.4	3.4	3.7	3.3	3.8	3.3	3.7	3.2	3.2	3.7	3.4	3.3	3.4	3.5	3.5	3.5	3.4	3.2

† THE MEAN SCORE IS DERIVED BY TAKING THE AVERAGE SCORE BASED ON THE 5-POINT SCALE. THE SERIOUSLY NEEDED RESPONSE IS ASSIGNED A VALUE OF 5; THE NOT NEEDED AT ALL RESPONSE IS ASSIGNED A VALUE OF 1. THE DON'T KNOW/WON'T SAY RESPONSES ARE EXCLUDED FROM THE CALCULATION OF THE MEAN.

**LEVEL OF NEED FOR VARIOUS THINGS WITHIN LOS RANCHOS:
MORE COMMUNITY EVENTS SUCH AS A FARMER'S MARKET AND OTHER TYPES OF OUTDOOR FESTIVALS AND GATHERINGS**

QUESTION 12: PLEASE RATE HOW MUCH YOU THINK EACH IS NEEDED USING A 5-POINT SCALE, WHERE 5 IS SERIOUSLY NEEDED AND 1 IS NOT NEEDED AT ALL: **MORE COMMUNITY EVENTS SUCH AS A FARMER'S MARKET AND OTHER TYPES OF OUTDOOR FESTIVALS AND GATHERINGS**

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
5 - SERIOUSLY NEEDED	42%	45%	40%	52%	35%	50%	50%	25%	63%	40%	33%	26%	59%	53%	36%	24%
4	25%	27%	23%	19%	27%	29%	25%	21%	12%	26%	32%	34%	22%	21%	27%	30%
3	16%	17%	16%	10%	20%	7%	13%	29%	9%	17%	15%	25%	11%	5%	27%	22%
2	8%	5%	10%	6%	10%	7%	6%	11%	9%	7%	10%	8%	-	11%	5%	12%
1 - NOT NEEDED AT ALL	8%	5%	11%	11%	8%	8%	5%	12%	7%	10%	7%	5%	7%	9%	5%	11%
6 - DON'T KNOW/WON'T SAY	1%	1%	1%	2%	1%	-	1%	2%	-	1%	2%	2%	-	1%	-	2%
MEAN †	3.9	4.0	3.7	4.0	3.7	4.1	4.1	3.4	4.2	3.8	3.7	3.7	4.3	4.0	3.8	3.4

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	Yes	No	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL ACRE	ONE ACRE OR MORE	Yes	No	1	2	3	4
5 - SERIOUSLY NEEDED	42%	35%	53%	40%	43%	42%	48%	52%	31%	39%	46%	38%	38%	47%	41%	48%	37%	47%
4	25%	29%	20%	25%	30%	23%	25%	25%	22%	24%	23%	29%	30%	17%	25%	16%	35%	15%
3	16%	19%	13%	16%	13%	18%	14%	10%	25%	19%	13%	18%	16%	18%	16%	20%	16%	14%
2	8%	12%	8%	6%	4%	9%	7%	6%	8%	10%	7%	8%	9%	5%	10%	4%	7%	10%
1 - NOT NEEDED AT ALL	8%	5%	3%	13%	7%	8%	5%	8%	11%	8%	11%	5%	6%	13%	8%	10%	5%	11%
6 - DON'T KNOW/WON'T SAY	1%	-	3%	-	3%	-	1%	-	2%	-	-	2%	1%	-	1%	2%	-	2%
MEAN †	3.9	3.8	4.2	3.7	4.0	3.8	4.1	4.1	3.6	3.8	3.8	3.9	3.9	3.8	3.8	3.9	3.9	3.8

† THE MEAN SCORE IS DERIVED BY TAKING THE AVERAGE SCORE BASED ON THE 5-POINT SCALE. THE SERIOUSLY NEEDED RESPONSE IS ASSIGNED A VALUE OF 5; THE NOT NEEDED AT ALL RESPONSE IS ASSIGNED A VALUE OF 1. THE DON'T KNOW/WON'T SAY RESPONSES ARE EXCLUDED FROM THE CALCULATION OF THE MEAN.

LEVEL OF NEED FOR VARIOUS THINGS WITHIN LOS RANCHOS: MORE EMPLOYMENT OPPORTUNITIES

QUESTION 13: PLEASE RATE HOW MUCH YOU THINK EACH IS NEEDED USING A 5-POINT SCALE, WHERE 5 IS SERIOUSLY NEEDED AND 1 IS NOT NEEDED AT ALL: **MORE EMPLOYMENT OPPORTUNITIES**

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
5 - SERIOUSLY NEEDED	25%	25%	25%	36%	20%	20%	32%	25%	28%	34%	19%	22%	45%	24%	27%	19%
4	28%	29%	27%	20%	29%	44%	21%	19%	34%	23%	28%	21%	28%	37%	22%	20%
3	22%	19%	25%	31%	21%	18%	27%	21%	22%	24%	24%	19%	13%	19%	24%	28%
2	9%	10%	8%	6%	10%	8%	12%	7%	9%	6%	11%	17%	8%	8%	10%	10%
1 - NOT NEEDED AT ALL	9%	10%	7%	5%	10%	5%	5%	17%	4%	8%	10%	10%	6%	5%	8%	17%
6 - DON'T KNOW/WON'T SAY	7%	7%	7%	2%	10%	5%	4%	11%	3%	5%	8%	11%	-	7%	10%	6%
MEAN †	3.6	3.5	3.6	3.8	3.4	3.7	3.7	3.3	3.8	3.7	3.4	3.3	4.0	3.7	3.6	3.1

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	YES	NO	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL ACRE	ONE ACRE OR MORE	YES	NO	1	2	3	4
5 - SERIOUSLY NEEDED	25%	24%	15%	32%	22%	26%	26%	23%	24%	36%	23%	22%	25%	28%	35%	16%	23%	27%
4	28%	32%	37%	21%	40%	25%	35%	25%	17%	22%	32%	27%	25%	31%	21%	34%	31%	26%
3	22%	25%	24%	19%	22%	22%	19%	21%	27%	22%	20%	25%	23%	22%	17%	25%	24%	21%
2	9%	5%	11%	10%	5%	11%	9%	25%	5%	9%	8%	11%	11%	5%	13%	5%	8%	10%
1 - NOT NEEDED AT ALL	9%	6%	5%	13%	7%	9%	8%	4%	14%	8%	8%	10%	10%	7%	10%	9%	9%	7%
6 - DON'T KNOW/WON'T SAY	7%	8%	8%	5%	3%	8%	3%	2%	13%	3%	9%	6%	7%	7%	4%	11%	5%	9%
MEAN †	3.6	3.7	3.5	3.5	3.7	3.5	3.7	3.4	3.4	3.7	3.6	3.4	3.5	3.7	3.6	3.5	3.5	3.6

† THE MEAN SCORE IS DERIVED BY TAKING THE AVERAGE SCORE BASED ON THE 5-POINT SCALE. THE SERIOUSLY NEEDED RESPONSE IS ASSIGNED A VALUE OF 5; THE NOT NEEDED AT ALL RESPONSE IS ASSIGNED A VALUE OF 1. THE DON'T KNOW/WON'T SAY RESPONSES ARE EXCLUDED FROM THE CALCULATION OF THE MEAN.

LEVEL OF NEED FOR VARIOUS THINGS WITHIN LOS RANCHOS: MORE WALKING AND BIKING TRAILS

QUESTION 14: PLEASE RATE HOW MUCH YOU THINK EACH IS NEEDED USING A 5-POINT SCALE, WHERE 5 IS SERIOUSLY NEEDED AND 1 IS NOT NEEDED AT ALL: **MORE WALKING AND BIKING TRAILS**

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
5 - SERIOUSLY NEEDED	27%	29%	25%	27%	28%	22%	33%	26%	28%	28%	25%	28%	28%	20%	35%	29%
4	32%	35%	29%	20%	34%	43%	33%	19%	38%	27%	25%	32%	38%	36%	26%	27%
3	16%	14%	18%	25%	13%	16%	13%	19%	16%	21%	22%	8%	22%	15%	17%	13%
2	10%	12%	7%	7%	11%	5%	7%	17%	5%	11%	10%	13%	3%	11%	9%	12%
1 - NOT NEEDED AT ALL	12%	8%	16%	14%	13%	13%	9%	15%	6%	12%	15%	14%	3%	13%	13%	15%
6 - DON'T KNOW/WON'T SAY	3%	2%	4%	7%	2%	-	5%	4%	6%	-	2%	5%	5%	5%	-	3%
MEAN †	3.5	3.7	3.4	3.4	3.5	3.5	3.8	3.2	3.8	3.5	3.4	3.5	3.9	3.4	3.6	3.4

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	YES	NO	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL ACRE	ONE ACRE OR MORE	YES	NO	1	2	3	4
5 - SERIOUSLY NEEDED	27%	27%	25%	28%	24%	27%	26%	25%	30%	35%	24%	25%	23%	35%	28%	26%	29%	23%
4	32%	42%	35%	26%	46%	28%	38%	46%	20%	27%	36%	30%	36%	22%	26%	50%	32%	23%
3	16%	13%	17%	17%	14%	17%	16%	9%	20%	22%	14%	16%	16%	16%	19%	10%	18%	15%
2	10%	8%	12%	9%	3%	12%	10%	4%	12%	2%	10%	13%	12%	6%	12%	4%	6%	18%
1 - NOT NEEDED AT ALL	12%	9%	10%	16%	12%	12%	8%	10%	14%	12%	13%	12%	9%	20%	11%	8%	14%	14%
6 - DON'T KNOW/WON'T SAY	3%	1%	1%	5%	2%	3%	1%	7%	4%	2%	3%	4%	4%	1%	3%	1%	2%	7%
MEAN †	3.5	3.7	3.5	3.4	3.7	3.5	3.7	3.8	3.4	3.7	3.5	3.5	3.5	3.5	3.5	3.8	3.5	3.2

† THE MEAN SCORE IS DERIVED BY TAKING THE AVERAGE SCORE BASED ON THE 5-POINT SCALE. THE SERIOUSLY NEEDED RESPONSE IS ASSIGNED A VALUE OF 5; THE NOT NEEDED AT ALL RESPONSE IS ASSIGNED A VALUE OF 1. THE DON'T KNOW/WON'T SAY RESPONSES ARE EXCLUDED FROM THE CALCULATION OF THE MEAN.

LEVEL OF NEED FOR VARIOUS THINGS WITHIN LOS RANCHOS: MORE LAND FOR FARMING AND RAISING ANIMALS

QUESTION 15: PLEASE RATE HOW MUCH YOU THINK EACH IS NEEDED USING A 5-POINT SCALE, WHERE 5 IS SERIOUSLY NEEDED AND 1 IS NOT NEEDED AT ALL: **MORE LAND FOR FARMING AND RAISING ANIMALS**

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
5 - SERIOUSLY NEEDED	23%	24%	22%	24%	23%	13%	27%	29%	32%	27%	7%	18%	38%	30%	19%	14%
4	22%	20%	23%	28%	17%	23%	24%	19%	27%	15%	26%	13%	17%	19%	23%	22%
3	25%	25%	25%	21%	26%	24%	28%	21%	27%	27%	29%	19%	24%	26%	23%	27%
2	14%	16%	13%	6%	18%	22%	10%	11%	4%	18%	21%	22%	-	9%	25%	18%
1 - NOT NEEDED AT ALL	14%	13%	15%	19%	14%	19%	10%	15%	8%	12%	12%	26%	22%	15%	9%	17%
6 - DON'T KNOW/WON'T SAY	2%	2%	2%	2%	2%	-	-	5%	1%	2%	4%	2%	-	1%	2%	2%
MEAN †	3.3	3.3	3.2	3.3	3.2	2.9	3.5	3.4	3.7	3.3	2.9	2.7	3.5	3.4	3.2	3.0

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	YES	NO	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL ACRE	ONE ACRE OR MORE	YES	NO	1	2	3	4
5 - SERIOUSLY NEEDED	23%	13%	18%	32%	8%	28%	21%	17%	28%	23%	21%	25%	29%	14%	24%	23%	28%	14%
4	22%	29%	19%	20%	26%	20%	18%	48%	21%	29%	19%	23%	22%	21%	20%	25%	17%	28%
3	25%	29%	29%	21%	23%	26%	29%	20%	21%	28%	26%	23%	19%	34%	22%	32%	28%	17%
2	14%	17%	19%	10%	23%	11%	20%	4%	11%	8%	20%	10%	16%	12%	14%	12%	12%	21%
1 - NOT NEEDED AT ALL	14%	13%	13%	16%	18%	13%	13%	11%	14%	12%	14%	16%	13%	18%	18%	8%	15%	15%
6 - DON'T KNOW/WON'T SAY	2%	-	3%	1%	3%	1%	-	-	5%	1%	1%	2%	2%	2%	2%	-	1%	5%
MEAN †	3.3	3.1	3.1	3.4	2.8	3.4	3.1	3.5	3.4	3.4	3.1	3.3	3.4	3.0	3.2	3.4	3.3	3.1

† THE MEAN SCORE IS DERIVED BY TAKING THE AVERAGE SCORE BASED ON THE 5-POINT SCALE. THE SERIOUSLY NEEDED RESPONSE IS ASSIGNED A VALUE OF 5; THE NOT NEEDED AT ALL RESPONSE IS ASSIGNED A VALUE OF 1. THE DON'T KNOW/WON'T SAY RESPONSES ARE EXCLUDED FROM THE CALCULATION OF THE MEAN.

LEVEL OF NEED FOR VARIOUS THINGS WITHIN LOS RANCHOS: MORE AFFORDABLE HOUSING UNITS

QUESTION 16: PLEASE RATE HOW MUCH YOU THINK EACH IS NEEDED USING A 5-POINT SCALE, WHERE 5 IS SERIOUSLY NEEDED AND 1 IS NOT NEEDED AT ALL: **MORE AFFORDABLE HOUSING UNITS**

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
5 - SERIOUSLY NEEDED	15%	10%	20%	25%	8%	13%	11%	20%	24%	11%	11%	11%	32%	14%	13%	11%
4	16%	14%	17%	15%	16%	20%	11%	18%	19%	17%	21%	8%	24%	15%	17%	12%
3	29%	28%	29%	30%	30%	31%	32%	23%	38%	35%	18%	21%	12%	43%	28%	21%
2	17%	22%	12%	19%	16%	12%	24%	15%	10%	16%	14%	24%	16%	15%	16%	21%
1 - NOT NEEDED AT ALL	19%	21%	18%	10%	26%	21%	19%	19%	6%	17%	31%	33%	14%	10%	23%	31%
6 - DON'T KNOW/WON'T SAY	3%	4%	3%	2%	4%	2%	3%	5%	3%	3%	6%	4%	-	4%	4%	4%
MEAN †	2.9	2.7	3.1	3.3	2.6	2.9	2.7	3.0	3.5	2.9	2.6	2.4	3.4	3.1	2.8	2.5

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	YES	NO	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL ACRE	ONE ACRE OR MORE	YES	NO	1	2	3	4
5 - SERIOUSLY NEEDED	15%	12%	10%	21%	18%	14%	14%	8%	19%	26%	11%	13%	13%	19%	25%	9%	17%	7%
4	16%	5%	18%	21%	23%	14%	16%	15%	16%	18%	18%	14%	19%	11%	15%	14%	15%	21%
3	29%	37%	26%	26%	27%	29%	33%	31%	25%	27%	32%	27%	26%	33%	17%	34%	35%	24%
2	17%	20%	17%	15%	8%	20%	18%	22%	13%	5%	21%	19%	17%	16%	18%	13%	13%	27%
1 - NOT NEEDED AT ALL	19%	24%	23%	15%	19%	19%	18%	24%	21%	20%	16%	25%	22%	16%	23%	20%	19%	17%
6 - DON'T KNOW/WON'T SAY	3%	2%	5%	2%	4%	3%	1%	-	7%	4%	4%	2%	3%	5%	1%	10%	1%	4%
MEAN †	2.9	2.6	2.7	3.2	3.1	2.8	2.9	2.6	3.0	3.3	2.9	2.7	2.8	3.0	3.0	2.8	3.0	2.7

† THE MEAN SCORE IS DERIVED BY TAKING THE AVERAGE SCORE BASED ON THE 5-POINT SCALE. THE SERIOUSLY NEEDED RESPONSE IS ASSIGNED A VALUE OF 5; THE NOT NEEDED AT ALL RESPONSE IS ASSIGNED A VALUE OF 1. THE DON'T KNOW/WON'T SAY RESPONSES ARE EXCLUDED FROM THE CALCULATION OF THE MEAN.

LEVEL OF NEED FOR VARIOUS THINGS WITHIN LOS RANCHOS: MORE OPEN SPACE AREAS ACCESSIBLE TO THE PUBLIC

QUESTION 17: PLEASE RATE HOW MUCH YOU THINK EACH IS NEEDED USING A 5-POINT SCALE, WHERE 5 IS SERIOUSLY NEEDED AND 1 IS NOT NEEDED AT ALL: **MORE OPEN SPACE AREAS ACCESSIBLE TO THE PUBLIC**

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
5 - SERIOUSLY NEEDED	25%	31%	19%	30%	22%	15%	35%	24%	22%	30%	27%	15%	44%	16%	26%	27%
4	29%	25%	32%	28%	31%	36%	25%	24%	40%	29%	27%	17%	21%	31%	31%	27%
3	23%	24%	22%	22%	20%	21%	25%	24%	25%	26%	8%	26%	20%	27%	20%	23%
2	10%	11%	10%	6%	12%	16%	7%	9%	8%	5%	21%	13%	5%	9%	15%	9%
1 - NOT NEEDED AT ALL	12%	7%	16%	11%	14%	12%	8%	16%	4%	8%	14%	28%	9%	16%	8%	13%
6 - DON'T KNOW/WON'T SAY	1%	2%	-	2%	1%	-	-	3%	-	1%	2%	2%	-	2%	-	1%
MEAN †	3.4	3.6	3.3	3.6	3.4	3.3	3.7	3.3	3.7	3.7	3.3	2.8	3.8	3.2	3.5	3.5

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	YES	NO	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL ACRE	ONE ACRE OR MORE	YES	NO	1	2	3	4
5 - SERIOUSLY NEEDED	25%	17%	18%	32%	20%	25%	25%	33%	23%	30%	22%	23%	26%	23%	23%	25%	24%	27%
4	29%	32%	37%	23%	33%	28%	31%	24%	29%	41%	25%	28%	26%	31%	24%	37%	29%	26%
3	23%	20%	24%	24%	19%	25%	21%	25%	26%	15%	27%	24%	24%	24%	25%	20%	27%	18%
2	10%	15%	7%	10%	13%	9%	15%	7%	8%	10%	12%	10%	12%	7%	13%	11%	6%	15%
1 - NOT NEEDED AT ALL	12%	17%	12%	9%	13%	12%	8%	11%	12%	5%	12%	15%	10%	15%	15%	7%	12%	12%
6 - DON'T KNOW/WON'T SAY	1%	-	1%	1%	2%	1%	-	-	3%	-	1%	1%	2%	-	-	-	2%	2%
MEAN †	3.4	3.2	3.4	3.6	3.3	3.5	3.5	3.6	3.5	3.8	3.3	3.3	3.5	3.4	3.3	3.6	3.5	3.4

† THE MEAN SCORE IS DERIVED BY TAKING THE AVERAGE SCORE BASED ON THE 5-POINT SCALE. THE SERIOUSLY NEEDED RESPONSE IS ASSIGNED A VALUE OF 5; THE NOT NEEDED AT ALL RESPONSE IS ASSIGNED A VALUE OF 1. THE DON'T KNOW/WON'T SAY RESPONSES ARE EXCLUDED FROM THE CALCULATION OF THE MEAN.

FREQUENCY OF DOING VARIOUS ACTIVITIES: SHOP IN LOS RANCHOS

QUESTION 18: HOW OFTEN DO YOU: **SHOP IN LOS RANCHOS**

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
SEVERAL TIMES PER WEEK OR MORE	34%	30%	38%	32%	35%	36%	31%	37%	31%	36%	45%	37%	28%	30%	35%	45%
AT LEAST ONCE PER WEEK	39%	38%	39%	37%	38%	47%	37%	32%	51%	34%	29%	26%	47%	53%	26%	26%
ONCE OR TWICE A MONTH	15%	18%	14%	25%	11%	11%	17%	19%	13%	17%	11%	19%	16%	11%	20%	17%
RARELY OR NEVER	11%	14%	8%	6%	14%	6%	16%	10%	5%	13%	16%	17%	8%	5%	18%	12%
DON'T KNOW/WON'T SAY	1%	1%	1%	-	1%	-	-	2%	-	-	-	2%	-	1%	1%	-

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	YES	NO	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL ACRE	ONE ACRE OR MORE	YES	NO	1	2	3	4
SEVERAL TIMES PER WEEK OR MORE	34%	32%	31%	37%	33%	35%	31%	34%	41%	33%	37%	32%	38%	29%	35%	27%	37%	35%
AT LEAST ONCE PER WEEK	39%	37%	51%	33%	41%	39%	38%	45%	31%	31%	37%	45%	37%	38%	42%	41%	29%	50%
ONCE OR TWICE A MONTH	15%	13%	14%	18%	17%	14%	16%	15%	17%	23%	13%	14%	14%	19%	15%	11%	19%	15%
RARELY OR NEVER	11%	18%	4%	11%	10%	11%	14%	7%	10%	13%	14%	7%	11%	11%	8%	18%	15%	-
DON'T KNOW/WON'T SAY	1%	-	-	1%	-	1%	1%	-	1%	-	-	2%	-	2%	-	3%	-	-

FREQUENCY OF DOING VARIOUS ACTIVITIES: TAKE PUBLIC TRANSIT

QUESTION 19: HOW OFTEN DO YOU: TAKE PUBLIC TRANSIT

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
SEVERAL TIMES PER WEEK OR MORE	1%	-	1%	-	1%	2%	-	-	2%	-	-	-	-	-	2%	-
AT LEAST ONCE PER WEEK	4%	4%	4%	5%	2%	7%	5%	1%	3%	5%	9%	-	11%	6%	1%	1%
ONCE OR TWICE A MONTH	6%	6%	6%	6%	5%	11%	4%	3%	9%	6%	6%	5%	6%	7%	7%	4%
RARELY OR NEVER	83%	85%	82%	74%	90%	77%	80%	92%	81%	80%	76%	93%	77%	78%	84%	91%
DON'T KNOW/WON'T SAY	6%	5%	8%	15%	3%	3%	12%	4%	5%	9%	9%	2%	5%	9%	6%	4%

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	YES	NO	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL ACRE	ONE ACRE OR MORE	YES	NO	1	2	3	4
SEVERAL TIMES PER WEEK OR MORE	1%	2%	-	-	2%	-	1%	-	-	-	1%	-	1%	-	-	3%	-	-
AT LEAST ONCE PER WEEK	4%	-	8%	4%	3%	4%	5%	6%	1%	-	2%	8%	3%	7%	-	8%	6%	-
ONCE OR TWICE A MONTH	6%	5%	11%	4%	11%	5%	9%	8%	3%	3%	7%	6%	4%	9%	8%	9%	4%	4%
RARELY OR NEVER	83%	87%	79%	83%	79%	84%	81%	69%	89%	92%	83%	79%	87%	77%	82%	73%	87%	87%
DON'T KNOW/WON'T SAY	6%	6%	2%	9%	5%	7%	4%	17%	7%	5%	6%	7%	6%	7%	9%	7%	3%	8%

FREQUENCY OF DOING VARIOUS ACTIVITIES: WALK OR BIKE IN LOS RANCHOS FOR RECREATION

QUESTION 20: HOW OFTEN DO YOU: WALK OR BIKE IN LOS RANCHOS FOR RECREATION

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
SEVERAL TIMES PER WEEK OR MORE	45%	40%	49%	36%	52%	47%	47%	42%	32%	46%	50%	66%	31%	33%	56%	59%
AT LEAST ONCE PER WEEK	23%	29%	18%	24%	22%	35%	24%	12%	33%	15%	25%	19%	6%	39%	19%	14%
ONCE OR TWICE A MONTH	13%	15%	12%	13%	11%	13%	18%	8%	16%	12%	10%	8%	35%	10%	9%	10%
RARELY OR NEVER	17%	16%	18%	27%	13%	5%	9%	36%	17%	26%	16%	5%	28%	15%	14%	17%
DON'T KNOW/WON'T SAY	2%	-	3%	-	3%	-	2%	3%	2%	1%	-	2%	-	3%	2%	-

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	YES	NO	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL-ACRE	ONE ACRE OR MORE	YES	NO	1	2	3	4
SEVERAL TIMES PER WEEK OR MORE	45%	52%	48%	40%	47%	45%	48%	34%	43%	46%	43%	49%	52%	34%	41%	47%	49%	41%
AT LEAST ONCE PER WEEK	23%	32%	24%	18%	27%	22%	28%	39%	13%	13%	26%	26%	19%	29%	16%	26%	24%	27%
ONCE OR TWICE A MONTH	13%	9%	18%	12%	15%	12%	14%	17%	8%	13%	11%	13%	13%	14%	16%	17%	8%	16%
RARELY OR NEVER	17%	6%	10%	27%	12%	19%	9%	10%	33%	26%	17%	12%	15%	19%	26%	8%	18%	15%
DON'T KNOW/WON'T SAY	2%	-	-	3%	-	2%	1%	-	4%	2%	2%	1%	*	4%	1%	2%	2%	1%

*LESS THAN 1% REPORTED.

FREQUENCY OF DOING VARIOUS ACTIVITIES: WALK OR BIKE TO WORK

QUESTION 21: HOW OFTEN DO YOU: **WALK OR BIKE TO WORK**

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
SEVERAL TIMES PER WEEK OR MORE	2%	4%	1%	3%	3%	3%	2%	2%	-	7%	-	3%	-	4%	2%	2%
AT LEAST ONCE PER WEEK	4%	5%	3%	4%	4%	3%	8%	1%	3%	8%	4%	3%	-	5%	7%	1%
ONCE OR TWICE A MONTH	5%	5%	4%	3%	4%	10%	4%	-	2%	7%	4%	5%	-	4%	6%	4%
RARELY OR NEVER	82%	81%	83%	77%	84%	80%	77%	90%	88%	72%	78%	87%	95%	80%	79%	83%
DON'T KNOW/WON'T SAY	7%	6%	8%	13%	5%	5%	10%	7%	7%	7%	14%	2%	5%	7%	6%	9%

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	YES	NO	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL ACRE	ONE ACRE OR MORE	YES	NO	1	2	3	4
SEVERAL TIMES PER WEEK OR MORE	2%	4%	2%	2%	-	3%	4%	-	1%	6%	1%	2%	3%	1%	1%	-	6%	-
AT LEAST ONCE PER WEEK	4%	4%	8%	1%	6%	3%	5%	6%	3%	9%	3%	3%	4%	3%	8%	8%	1%	-
ONCE OR TWICE A MONTH	5%	9%	2%	4%	11%	3%	7%	12%	-	-	7%	4%	5%	4%	3%	8%	3%	5%
RARELY OR NEVER	82%	76%	85%	83%	79%	83%	81%	64%	87%	83%	80%	82%	82%	82%	82%	77%	85%	83%
DON'T KNOW/WON'T SAY	7%	6%	3%	10%	4%	8%	3%	17%	9%	2%	8%	8%	6%	9%	6%	7%	5%	12%

FREQUENCY OF DOING VARIOUS ACTIVITIES: GO OUT TO EAT IN LOS RANCHOS

QUESTION 22: HOW OFTEN DO YOU: **GO OUT TO EAT IN LOS RANCHOS**

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
SEVERAL TIMES PER WEEK OR MORE	11%	13%	10%	9%	12%	3%	12%	19%	6%	13%	19%	9%	11%	10%	12%	12%
AT LEAST ONCE PER WEEK	42%	44%	40%	45%	38%	61%	32%	32%	57%	27%	39%	43%	41%	48%	33%	42%
ONCE OR TWICE A MONTH	31%	31%	31%	27%	35%	25%	39%	30%	21%	42%	27%	33%	36%	26%	39%	28%
RARELY OR NEVER	15%	11%	18%	17%	15%	11%	15%	18%	16%	15%	15%	13%	12%	12%	17%	18%
DON'T KNOW/WON'T SAY	1%	1%	1%	2%	1%	-	2%	1%	-	3%	-	2%	-	3%	-	-

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	YES	NO	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL ACRE	ONE ACRE OR MORE	YES	NO	1	2	3	4
SEVERAL TIMES PER WEEK OR MORE	11%	13%	13%	9%	5%	14%	8%	10%	19%	15%	9%	12%	12%	11%	17%	7%	9%	13%
AT LEAST ONCE PER WEEK	42%	39%	60%	33%	51%	39%	48%	46%	32%	24%	47%	45%	38%	45%	42%	34%	45%	45%
ONCE OR TWICE A MONTH	31%	29%	14%	43%	28%	32%	29%	44%	32%	41%	26%	32%	37%	22%	26%	36%	30%	34%
RARELY OR NEVER	15%	16%	13%	14%	13%	15%	12%	-	17%	16%	17%	10%	13%	19%	13%	22%	16%	8%
DON'T KNOW/WON'T SAY	1%	3%	-	1%	3%	*	2%	-	-	4%	-	1%	-	3%	3%	2%	-	-

*LESS THAN 1% REPORTED.

**LEVEL OF AGREEMENT WITH VARIOUS STATEMENTS RELATING TO LOS RANCHOS:
RESIDENTS SHOULD BE ALLOWED TO ADD CASITAS OR OTHER TYPES OF HOUSING ON THEIR PROPERTY THAT COULD BE RENTED**

QUESTION 23: PLEASE RATE HOW STRONGLY YOU EITHER AGREE OR DISAGREE USING A 5-POINT SCALE, WHERE 5 IS STRONGLY AGREE AND 1 IS STRONGLY DISAGREE: **RESIDENTS SHOULD BE ALLOWED TO ADD CASITAS OR OTHER TYPES OF HOUSING ON THEIR PROPERTY THAT COULD BE RENTED.**

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
5 – STRONGLY AGREE	23%	19%	27%	34%	21%	29%	25%	17%	33%	24%	20%	21%	24%	27%	23%	20%
4	19%	23%	16%	21%	18%	23%	21%	14%	20%	20%	31%	20%	14%	26%	18%	16%
3	20%	19%	21%	18%	20%	23%	18%	19%	23%	13%	14%	21%	16%	22%	17%	20%
2	15%	14%	16%	13%	16%	13%	21%	11%	10%	17%	14%	21%	22%	9%	18%	17%
1 – STRONGLY DISAGREE	20%	21%	18%	12%	23%	9%	14%	37%	14%	21%	18%	16%	22%	13%	24%	23%
6 - DON'T KNOW/WON'T SAY	2%	3%	2%	2%	2%	3%	2%	2%	-	6%	2%	-	-	3%	-	3%
MEAN †	3.1	3.1	3.2	3.5	3.0	3.5	3.2	2.6	3.5	3.1	3.2	3.1	3.0	3.5	3.0	2.9

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	YES	NO	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL ACRE	ONE ACRE OR MORE	YES	NO	1	2	3	4
5 – STRONGLY AGREE	23%	22%	21%	26%	38%	19%	24%	26%	21%	25%	23%	24%	24%	23%	20%	29%	22%	24%
4	19%	17%	20%	21%	22%	19%	28%	-	14%	18%	21%	20%	25%	10%	15%	20%	21%	22%
3	20%	23%	21%	18%	18%	21%	23%	28%	15%	19%	22%	19%	15%	28%	19%	17%	20%	27%
2	15%	18%	19%	10%	15%	15%	11%	33%	14%	17%	11%	18%	15%	14%	29%	14%	11%	8%
1 – STRONGLY DISAGREE	20%	18%	15%	23%	6%	24%	12%	11%	33%	19%	19%	18%	18%	24%	14%	21%	23%	18%
6 - DON'T KNOW/WON'T SAY	2%	2%	4%	1%	2%	3%	2%	2%	4%	1%	4%	2%	2%	1%	4%	-	3%	1%
MEAN †	3.1	3.1	3.1	3.2	3.7	2.9	3.4	3.0	2.8	3.1	3.2	3.1	3.2	2.9	3.0	3.2	3.1	3.3

† THE MEAN SCORE IS DERIVED BY TAKING THE AVERAGE SCORE BASED ON THE 5-POINT SCALE. THE STRONGLY AGREE RESPONSE IS ASSIGNED A VALUE OF 5; THE STRONGLY DISAGREE RESPONSE IS ASSIGNED A VALUE OF 1. THE DON'T KNOW/WON'T SAY RESPONSES ARE EXCLUDED FROM THE CALCULATION OF THE MEAN.

**LEVEL OF AGREEMENT WITH VARIOUS STATEMENTS RELATING TO LOS RANCHOS:
UNDEVELOPED AREAS IN LOS RANCHOS SHOULD BE ZONED TO ALLOW FOR GREATER HOUSING DENSITY**

QUESTION 24: PLEASE RATE HOW STRONGLY YOU EITHER AGREE OR DISAGREE USING A 5-POINT SCALE, WHERE 5 IS STRONGLY AGREE AND 1 IS STRONGLY DISAGREE: **UNDEVELOPED AREAS IN LOS RANCHOS SHOULD BE ZONED TO ALLOW FOR GREATER HOUSING DENSITY.**

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
5 - STRONGLY AGREE	6%	6%	7%	5%	7%	11%	5%	4%	9%	4%	2%	12%	9%	4%	9%	6%
4	19%	15%	22%	32%	16%	31%	13%	12%	18%	19%	27%	24%	9%	27%	19%	13%
3	15%	20%	10%	13%	12%	18%	11%	14%	21%	13%	14%	12%	12%	20%	10%	14%
2	20%	21%	19%	17%	22%	12%	28%	20%	18%	25%	13%	10%	29%	17%	19%	20%
1 - STRONGLY DISAGREE	38%	36%	40%	30%	42%	28%	42%	46%	32%	38%	40%	39%	40%	28%	44%	46%
DON'T KNOW/WON'T SAY	1%	2%	1%	3%	1%	-	1%	3%	1%	2%	2%	2%	-	3%	-	1%
MEAN †	2.3	2.3	2.4	2.6	2.2	2.8	2.1	2.0	2.5	2.3	2.4	2.6	2.2	2.6	2.3	2.1

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	Yes	No	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL ACRE	ONE ACRE OR MORE	Yes	No	1	2	3	4
5 - STRONGLY AGREE	6%	4%	9%	6%	12%	5%	7%	-	5%	12%	4%	6%	7%	6%	8%	5%	6%	7%
4	19%	27%	23%	12%	35%	14%	25%	16%	12%	20%	23%	15%	21%	16%	20%	16%	18%	22%
3	15%	8%	13%	19%	10%	17%	19%	9%	12%	11%	19%	11%	12%	19%	4%	19%	22%	10%
2	20%	21%	18%	21%	16%	21%	17%	34%	21%	25%	16%	23%	19%	19%	27%	20%	14%	22%
1 - STRONGLY DISAGREE	38%	41%	35%	39%	27%	42%	32%	40%	46%	30%	36%	43%	38%	40%	39%	40%	38%	38%
DON'T KNOW/WON'T SAY	1%	-	1%	2%	-	2%	1%	-	3%	2%	3%	-	2%	-	2%	-	2%	2%
MEAN †	2.3	2.3	2.5	2.2	2.9	2.2	2.6	2.0	2.1	2.6	2.4	2.2	2.4	2.3	2.3	2.3	2.4	2.4

† THE MEAN SCORE IS DERIVED BY TAKING THE AVERAGE SCORE BASED ON THE 5-POINT SCALE. THE STRONGLY AGREE RESPONSE IS ASSIGNED A VALUE OF 5; THE STRONGLY DISAGREE RESPONSE IS ASSIGNED A VALUE OF 1. THE DON'T KNOW/WON'T SAY RESPONSES ARE EXCLUDED FROM THE CALCULATION OF THE MEAN.

**LEVEL OF AGREEMENT WITH VARIOUS STATEMENTS RELATING TO LOS RANCHOS:
AGRICULTURE IS AN IMPORTANT PART OF THE VILLAGE’S CHARACTER AND NEEDS TO BE PRESERVED.**

QUESTION 25: PLEASE RATE HOW STRONGLY YOU EITHER AGREE OR DISAGREE USING A 5-POINT SCALE, WHERE 5 IS STRONGLY AGREE AND 1 IS STRONGLY DISAGREE: **AGRICULTURE IS AN IMPORTANT PART OF THE VILLAGE’S CHARACTER AND NEEDS TO BE PRESERVED.**

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
5 - STRONGLY AGREE	70%	65%	75%	73%	69%	65%	77%	69%	78%	75%	63%	60%	82%	70%	71%	68%
4	20%	24%	17%	16%	22%	23%	16%	21%	17%	14%	28%	23%	18%	18%	17%	24%
3	7%	9%	6%	7%	8%	9%	7%	6%	2%	11%	9%	14%	-	8%	11%	6%
2	1%	1%	-	-	1%	-	-	3%	-	-	-	3%	-	-	1%	2%
1 - STRONGLY DISAGREE	1%	1%	2%	4%	-	3%	-	1%	3%	-	-	-	-	4%	-	-
MEAN †	4.6	4.5	4.6	4.5	4.6	4.5	4.7	4.5	4.7	4.6	4.5	4.4	4.8	4.5	4.6	4.6

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	YES	NO	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL-ACRE	ONE ACRE OR MORE	YES	NO	1	2	3	4
5 - STRONGLY AGREE	70%	77%	64%	70%	61%	73%	70%	68%	70%	79%	61%	77%	74%	68%	78%	66%	75%	57%
4	20%	16%	24%	20%	26%	18%	20%	21%	19%	14%	24%	17%	19%	18%	12%	23%	17%	32%
3	7%	5%	8%	8%	12%	6%	8%	11%	8%	5%	11%	5%	6%	11%	8%	9%	6%	8%
2	1%	2%	1%	-	-	1%	-	-	2%	2%	-	1%	1%	1%	1%	2%	1%	-
1 - STRONGLY DISAGREE	1%	-	3%	1%	-	2%	2%	-	1%	-	3%	-	1%	2%	-	-	1%	4%
MEAN †	4.6	4.7	4.5	4.6	4.5	4.6	4.6	4.6	4.5	4.7	4.4	4.7	4.6	4.5	4.7	4.5	4.6	4.4

† THE MEAN SCORE IS DERIVED BY TAKING THE AVERAGE SCORE BASED ON THE 5-POINT SCALE. THE STRONGLY AGREE RESPONSE IS ASSIGNED A VALUE OF 5; THE STRONGLY DISAGREE RESPONSE IS ASSIGNED A VALUE OF 1. THE DON'T KNOW/WON'T SAY RESPONSES ARE EXCLUDED FROM THE CALCULATION OF THE MEAN.

LEVEL OF AGREEMENT WITH VARIOUS STATEMENTS RELATING TO LOS RANCHOS: THE VILLAGE SHOULD ENCOURAGE MORE TOURISM TO LOS RANCHOS

QUESTION 26: PLEASE RATE HOW STRONGLY YOU EITHER AGREE OR DISAGREE USING A 5-POINT SCALE, WHERE 5 IS STRONGLY AGREE AND 1 IS STRONGLY DISAGREE: **THE VILLAGE SHOULD ENCOURAGE MORE TOURISM TO LOS RANCHOS.**

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
5 - STRONGLY AGREE	21%	21%	21%	19%	22%	25%	21%	16%	23%	28%	7%	25%	45%	18%	23%	11%
4	26%	22%	29%	18%	29%	34%	25%	17%	32%	20%	25%	24%	19%	28%	22%	28%
3	32%	36%	28%	37%	28%	28%	38%	30%	26%	30%	44%	30%	24%	32%	31%	37%
2	12%	12%	13%	18%	11%	6%	10%	22%	14%	13%	12%	9%	12%	12%	14%	12%
1 - STRONGLY DISAGREE	10%	10%	9%	9%	11%	7%	7%	15%	5%	9%	11%	12%	-	11%	9%	13%
MEAN †	3.4	3.3	3.4	3.2	3.4	3.7	3.4	3.0	3.5	3.5	3.1	3.4	4.0	3.3	3.4	3.1

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	YES	NO	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL ACRE	ONE ACRE OR MORE	YES	NO	1	2	3	4
5 - STRONGLY AGREE	21%	29%	11%	22%	23%	20%	24%	7%	16%	27%	16%	22%	21%	21%	25%	18%	23%	14%
4	26%	24%	39%	19%	36%	22%	29%	33%	19%	27%	34%	15%	29%	16%	20%	35%	26%	22%
3	32%	34%	28%	33%	34%	31%	35%	32%	29%	23%	27%	43%	29%	40%	34%	28%	30%	36%
2	12%	6%	16%	13%	2%	15%	7%	16%	21%	14%	14%	10%	11%	13%	11%	7%	9%	24%
1 - STRONGLY DISAGREE	10%	7%	7%	13%	5%	11%	5%	11%	14%	9%	9%	11%	10%	9%	10%	13%	12%	3%
MEAN †	3.4	3.6	3.3	3.3	3.7	3.2	3.6	3.1	3.0	3.5	3.3	3.3	3.4	3.3	3.4	3.4	3.4	3.2

† THE MEAN SCORE IS DERIVED BY TAKING THE AVERAGE SCORE BASED ON THE 5-POINT SCALE. THE STRONGLY AGREE RESPONSE IS ASSIGNED A VALUE OF 5; THE STRONGLY DISAGREE RESPONSE IS ASSIGNED A VALUE OF 1. THE DON'T KNOW/WON'T SAY RESPONSES ARE EXCLUDED FROM THE CALCULATION OF THE MEAN.

LEVEL OF AGREEMENT WITH VARIOUS STATEMENTS RELATING TO LOS RANCHOS: MORE PUBLIC TRANSPORTATION IS NEEDED TO CONNECT THE VILLAGE WITH THE RAIL RUNNER AND OTHER PUBLIC TRANSIT SYSTEMS

QUESTION 27: PLEASE RATE HOW STRONGLY YOU EITHER AGREE OR DISAGREE USING A 5-POINT SCALE, WHERE 5 IS STRONGLY AGREE AND 1 IS STRONGLY DISAGREE: **MORE PUBLIC TRANSPORTATION IS NEEDED TO CONNECT THE VILLAGE WITH THE RAIL RUNNER AND OTHER PUBLIC TRANSIT SYSTEMS.**

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
5 - STRONGLY AGREE	14%	17%	12%	13%	13%	18%	19%	6%	17%	24%	8%	8%	29%	13%	13%	12%
4	20%	21%	19%	21%	17%	14%	21%	22%	8%	23%	37%	10%	18%	18%	18%	21%
3	28%	25%	30%	29%	28%	33%	30%	20%	37%	28%	13%	23%	29%	31%	36%	12%
2	17%	20%	15%	17%	20%	22%	13%	18%	20%	8%	17%	34%	9%	16%	17%	26%
1 - STRONGLY DISAGREE	18%	15%	21%	18%	19%	11%	15%	30%	11%	16%	24%	24%	12%	18%	15%	25%
DON'T KNOW/WON'T SAY	3%	1%	4%	2%	3%	2%	2%	4%	7%	1%	2%	-	4%	4%	1%	2%
MEAN †	3.0	3.0	2.9	2.9	2.9	3.1	3.2	2.5	3.0	3.3	2.9	2.4	3.5	2.9	3.0	2.7

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	Yes	No	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL ACRE	ONE ACRE OR MORE	Yes	No	1	2	3	4
5 - STRONGLY AGREE	14%	10%	18%	15%	9%	16%	19%	9%	10%	10%	13%	17%	11%	20%	4%	20%	19%	13%
4	20%	17%	19%	22%	16%	21%	20%	36%	16%	17%	25%	15%	18%	20%	18%	25%	18%	21%
3	28%	21%	37%	25%	37%	24%	28%	33%	27%	31%	29%	25%	32%	20%	35%	20%	29%	24%
2	17%	28%	12%	15%	19%	16%	18%	11%	21%	21%	16%	18%	18%	16%	21%	16%	13%	22%
1 - STRONGLY DISAGREE	18%	20%	14%	20%	19%	18%	14%	11%	24%	15%	15%	23%	18%	20%	19%	13%	20%	18%
DON'T KNOW/WON'T SAY	3%	4%	1%	3%	-	3%	-	-	3%	5%	3%	2%	2%	4%	4%	6%	1%	2%
MEAN †	3.0	2.7	3.1	3.0	2.8	3.0	3.1	3.2	2.7	2.9	3.0	2.9	2.9	3.0	2.6	3.2	3.0	2.9

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LEVEL OF AGREEMENT WITH VARIOUS STATEMENTS RELATING TO LOS RANCHOS: THE VILLAGE SHOULD ENCOURAGE YOUNGER FAMILIES TO MOVE HERE

QUESTION 28: PLEASE RATE HOW STRONGLY YOU EITHER AGREE OR DISAGREE USING A 5-POINT SCALE, WHERE 5 IS STRONGLY AGREE AND 1 IS STRONGLY DISAGREE: **THE VILLAGE SHOULD ENCOURAGE YOUNGER FAMILIES TO MOVE HERE.**

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
5 - STRONGLY AGREE	24%	25%	22%	22%	25%	21%	26%	24%	17%	28%	23%	34%	44%	12%	31%	22%
4	28%	26%	29%	18%	32%	31%	26%	25%	27%	26%	30%	30%	26%	34%	22%	26%
3	29%	30%	29%	28%	28%	31%	31%	26%	38%	21%	31%	20%	22%	28%	29%	36%
2	10%	8%	13%	19%	7%	9%	11%	10%	7%	14%	10%	11%	-	15%	9%	11%
1 - STRONGLY DISAGREE	7%	10%	5%	12%	5%	5%	6%	11%	8%	10%	5%	4%	6%	9%	8%	4%
DON'T KNOW/WON'T SAY	2%	1%	3%	-	2%	2%	-	3%	3%	1%	-	1%	3%	2%	1%	1%
MEAN †	3.5	3.5	3.5	3.2	3.7	3.6	3.5	3.4	3.4	3.5	3.6	3.8	4.0	3.3	3.6	3.5

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	YES	NO	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL-ACRE	ONE ACRE OR MORE	YES	NO	1	2	3	4
5 - STRONGLY AGREE	24%	30%	19%	22%	29%	22%	26%	15%	21%	26%	23%	22%	21%	29%	25%	23%	27%	17%
4	28%	30%	27%	27%	39%	24%	31%	26%	20%	34%	22%	31%	33%	18%	25%	36%	30%	20%
3	29%	21%	29%	34%	22%	32%	27%	42%	33%	23%	37%	24%	28%	34%	24%	32%	26%	38%
2	10%	11%	18%	5%	4%	12%	11%	5%	10%	9%	10%	12%	9%	12%	9%	4%	11%	16%
1 - STRONGLY DISAGREE	7%	8%	4%	9%	8%	7%	4%	4%	13%	7%	7%	8%	7%	7%	12%	4%	6%	7%
DON'T KNOW/WON'T SAY	2%	-	3%	2%	-	2%	-	7%	2%	-	1%	4%	2%	1%	5%	1%	1%	1%
MEAN †	3.5	3.6	3.4	3.5	3.8	3.4	3.6	3.5	3.3	3.6	3.4	3.5	3.6	3.5	3.5	3.7	3.6	3.2

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LEVEL OF AGREEMENT WITH VARIOUS STATEMENTS RELATING TO LOS RANCHOS: THE PUBLIC SCHOOLS LOCATED IN LOS RANCHOS PROVIDE GOOD QUALITY EDUCATION

QUESTION 29: PLEASE RATE HOW STRONGLY YOU EITHER AGREE OR DISAGREE USING A 5-POINT SCALE, WHERE 5 IS STRONGLY AGREE AND 1 IS STRONGLY DISAGREE: **THE PUBLIC SCHOOLS LOCATED IN LOS RANCHOS PROVIDE GOOD QUALITY EDUCATION.**

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
5 - STRONGLY AGREE	21%	18%	23%	20%	21%	25%	21%	17%	30%	24%	11%	23%	30%	24%	17%	17%
4	16%	15%	17%	13%	18%	17%	9%	23%	15%	17%	29%	12%	3%	19%	15%	21%
3	17%	17%	17%	28%	13%	13%	17%	20%	16%	18%	11%	13%	15%	16%	16%	21%
2	5%	5%	5%	6%	5%	2%	6%	7%	4%	6%	10%	3%	15%	1%	6%	4%
1 - STRONGLY DISAGREE	6%	7%	5%	7%	6%	6%	6%	5%	2%	7%	1%	13%	-	3%	9%	8%
DON'T KNOW/WON'T SAY	36%	39%	33%	26%	36%	37%	40%	29%	34%	27%	38%	36%	37%	37%	37%	29%
MEAN †	3.6	3.5	3.7	3.4	3.7	3.9	3.5	3.6	4.0	3.6	3.6	3.4	3.8	3.9	3.4	3.5

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	YES	NO	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL ACRE	ONE ACRE OR MORE	YES	NO	1	2	3	4
5 - STRONGLY AGREE	21%	18%	22%	21%	33%	17%	22%	12%	18%	23%	24%	17%	21%	22%	11%	25%	27%	16%
4	16%	6%	21%	19%	17%	16%	16%	6%	24%	15%	14%	19%	17%	15%	17%	13%	16%	18%
3	17%	10%	17%	20%	15%	17%	15%	34%	17%	33%	15%	12%	17%	17%	26%	9%	13%	21%
2	5%	3%	1%	8%	3%	5%	4%	10%	6%	7%	6%	3%	5%	4%	3%	5%	6%	6%
1 - STRONGLY DISAGREE	6%	9%	2%	6%	10%	4%	8%	-	3%	5%	7%	4%	5%	6%	3%	10%	7%	2%
DON'T KNOW/WON'T SAY	36%	53%	37%	26%	21%	41%	36%	38%	33%	17%	34%	44%	34%	35%	41%	37%	31%	37%
MEAN †	3.6	3.5	3.9	3.6	3.8	3.6	3.6	3.3	3.7	3.5	3.6	3.8	3.7	3.6	3.5	3.6	3.8	3.6

† THE MEAN SCORE IS DERIVED BY TAKING THE AVERAGE SCORE BASED ON THE 5-POINT SCALE. THE STRONGLY AGREE RESPONSE IS ASSIGNED A VALUE OF 5; THE STRONGLY DISAGREE RESPONSE IS ASSIGNED A VALUE OF 1. THE DON'T KNOW/WON'T SAY RESPONSES ARE EXCLUDED FROM THE CALCULATION OF THE MEAN.

STATEMENT THAT IS CLOSEST TO YOUR OPINION

QUESTION 30: THINKING ABOUT PLANNING IN LOS RANCHOS, WHICH OF THE FOLLOWING STATEMENTS IS CLOSER TO YOUR OPINION?

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
THE VILLAGE SHOULD SUPPORT DEVELOPMENT BY ALLOWING HOUSES TO BE BUILT CLOSER TOGETHER AND ENCOURAGE MORE BUSINESSES TO OPEN WHERE APPROPRIATE	26%	30%	23%	20%	33%	37%	23%	20%	22%	23%	39%	35%	21%	34%	17%	31%
THE VILLAGE SHOULD NOT SUPPORT ANY MORE RESIDENTIAL OR COMMERCIAL DEVELOPMENT AND SHOULD FOCUS ON PRESERVING THINGS AS THEY ARE NOW	49%	47%	51%	62%	41%	36%	53%	59%	52%	60%	29%	43%	53%	43%	55%	46%
BOTH (VOLUNTEERED)	10%	8%	12%	9%	10%	13%	9%	9%	9%	8%	24%	7%	5%	10%	13%	10%
NEITHER (VOLUNTEERED)	11%	11%	11%	5%	14%	10%	13%	10%	11%	7%	6%	13%	14%	8%	14%	11%
DON'T KNOW/WON'T SAY	4%	5%	3%	4%	1%	4%	3%	3%	7%	2%	2%	2%	6%	5%	1%	2%

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	Yes	No	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL-ACRE	ONE ACRE OR MORE	Yes	No	1	2	3	4
THE VILLAGE SHOULD SUPPORT DEVELOPMENT BY ALLOWING HOUSES TO BE BUILT CLOSER TOGETHER AND ENCOURAGE MORE BUSINESSES TO OPEN WHERE APPROPRIATE	26%	32%	34%	17%	43%	21%	35%	19%	15%	37%	25%	23%	29%	21%	22%	33%	25%	27%
THE VILLAGE SHOULD NOT SUPPORT ANY MORE RESIDENTIAL OR COMMERCIAL DEVELOPMENT AND SHOULD FOCUS ON PRESERVING THINGS AS THEY ARE NOW	49%	38%	38%	62%	31%	55%	38%	56%	63%	48%	54%	44%	50%	49%	61%	39%	42%	58%
BOTH (VOLUNTEERED)	10%	10%	12%	9%	14%	9%	11%	12%	9%	8%	9%	13%	10%	11%	6%	11%	13%	8%
NEITHER (VOLUNTEERED)	11%	15%	11%	8%	11%	11%	10%	12%	10%	7%	6%	18%	10%	12%	11%	10%	14%	6%
DON'T KNOW/WON'T SAY	4%	4%	5%	3%	-	5%	6%	-	3%	-	5%	2%	1%	8%	1%	6%	7%	-

WHICH WOULD YOU PREFER TO SEE MORE DEVELOPMENT OF?

QUESTION 31: THINKING ABOUT THE FUTURE IN LOS RANCHOS, WOULD YOU PREFER TO SEE THE DEVELOPMENT OF MORE ?

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
SMALLER SIZED HOMES LOCATED ON SMALLER LOTS AT VARIOUS PRICE POINTS	37%	34%	40%	43%	35%	43%	29%	39%	54%	39%	31%	28%	43%	42%	28%	37%
HIGH-END, LARGE HOMES THAT ARE LOCATED ON BIGGER SIZED LOTS	24%	27%	22%	24%	26%	27%	19%	27%	8%	19%	36%	44%	17%	19%	32%	28%
BOTH (VOLUNTEERED)	10%	9%	11%	6%	13%	9%	14%	7%	10%	10%	9%	10%	11%	7%	14%	9%
NEITHER (VOLUNTEERED)	15%	12%	17%	17%	12%	8%	18%	18%	11%	13%	22%	11%	16%	9%	19%	17%
DEPENDS ON THE AREA	9%	11%	8%	7%	12%	10%	10%	8%	14%	13%	1%	7%	12%	14%	6%	6%
DON'T KNOW/WON'T SAY	5%	7%	3%	3%	2%	2%	10%	2%	2%	6%	2%	-	-	9%	1%	2%

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	YES	NO	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL-ACRE	ONE ACRE OR MORE	YES	NO	1	2	3	4
SMALLER SIZED HOMES LOCATED ON SMALLER LOTS AT VARIOUS PRICE POINTS	37%	26%	39%	41%	48%	33%	38%	35%	37%	57%	42%	25%	39%	34%	29%	38%	41%	36%
HIGH-END, LARGE HOMES THAT ARE LOCATED ON BIGGER SIZED LOTS	24%	38%	20%	19%	28%	23%	24%	23%	25%	17%	22%	30%	23%	28%	34%	23%	15%	29%
BOTH (VOLUNTEERED)	10%	16%	4%	10%	9%	10%	10%	9%	8%	3%	10%	11%	9%	12%	16%	9%	9%	6%
NEITHER (VOLUNTEERED)	15%	10%	21%	14%	10%	16%	12%	20%	18%	15%	7%	23%	15%	15%	18%	15%	13%	14%
DEPENDS ON THE AREA	9%	6%	13%	9%	5%	10%	11%	2%	7%	6%	14%	6%	10%	7%	3%	7%	15%	9%
DON'T KNOW/WON'T SAY	5%	4%	3%	7%	-	7%	5%	11%	5%	3%	5%	5%	5%	4%	-	8%	6%	7%

EMPLOYMENT STATUS

QUESTION 32: ARE YOU?

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
EMPLOYED FULL-TIME	48%	64%	34%	53%	42%	77%	55%	11%	38%	48%	49%	70%	29%	51%	51%	51%
EMPLOYED PART-TIME	10%	3%	15%	9%	10%	7%	18%	4%	9%	9%	13%	3%	19%	12%	5%	7%
RETIRED	33%	32%	35%	27%	38%	-	20%	81%	39%	37%	29%	21%	34%	26%	37%	38%
UNEMPLOYED, LOOKING FOR WORK	1%	-	1%	2%	-	-	2%	-	3%	-	-	-	5%	-	-	-
FULL-TIME HOMEMAKER	5%	-	9%	5%	6%	11%	2%	2%	5%	4%	5%	4%	12%	7%	3%	-
SELF EMPLOYED	2%	1%	4%	2%	3%	4%	3%	1%	5%	1%	5%	-	-	4%	2%	2%
WON'T SAY	1%	-	2%	1%	1%	2%	-	1%	1%	1%	-	3%	-	-	2%	2%

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	YES	NO	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL-ACRE	ONE ACRE OR MORE	YES	NO	1	2	3	4
EMPLOYED FULL-TIME	48%	67%	55%	35%	72%	41%	100%	-	-	49%	48%	50%	48%	46%	43%	57%	46%	51%
EMPLOYED PART-TIME	10%	5%	11%	12%	8%	11%	-	100%	-	8%	12%	9%	10%	10%	12%	6%	9%	11%
RETIRED	33%	20%	21%	47%	7%	41%	-	-	100%	41%	30%	33%	34%	33%	32%	28%	34%	38%
UNEMPLOYED, LOOKING FOR WORK	1%	-	-	1%	-	1%	-	-	-	-	-	-	-	2%	3%	-	-	-
FULL-TIME HOMEMAKER	5%	3%	9%	3%	14%	2%	-	-	-	-	6%	6%	4%	6%	3%	4%	9%	-
SELF EMPLOYED	2%	4%	2%	2%	-	3%	-	-	-	-	3%	3%	3%	2%	5%	5%	1%	-
WON'T SAY	1%	1%	2%	-	-	1%	-	-	-	2%	1%	-	1%	1%	1%	-	2%	-

TRAVEL OUTSIDE OF LOS RANCHOS TO GET TO WORK
 AMONG THOSE WHO ARE EMPLOYED FULL OR PART TIME

QUESTION 33: DO YOU TRAVEL OUTSIDE OF LOS RANCHOS TO GET TO WORK?

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
Yes	76%	82%	68%	76%	73%	73%	76%	86%	58%	75%	89%	86%	75%	63%	81%	85%
No	24%	18%	32%	24%	27%	27%	24%	14%	42%	25%	11%	14%	25%	37%	19%	15%

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	Yes	No	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL ACRE	ONE ACRE OR MORE	Yes	No	1	2	3	4
Yes	76%	79%	85%	65%	81%	73%	80%	54%	-	69%	77%	77%	73%	78%	72%	77%	77%	76%
No	24%	21%	15%	35%	19%	27%	20%	46%	-	31%	23%	23%	27%	22%	28%	23%	23%	24%

IS YOUR PROPERTY IN LOS RANCHOS USED FOR AGRICULTURAL PURPOSES?

QUESTION 34: DO YOU USE ANY OF YOUR PROPERTY IN LOS RANCHOS FOR AGRICULTURAL PURPOSES SUCH AS RAISING AND SELLING FARM ANIMALS (COWS, SHEEP, GOATS, CHICKENS, HORSES, ETC.) AND/OR CROPS?

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
Yes	22%	28%	17%	20%	24%	25%	25%	17%	15%	16%	27%	31%	13%	19%	29%	25%
No	75%	66%	83%	78%	74%	74%	70%	82%	83%	80%	73%	69%	87%	77%	70%	74%
DON'T KNOW/WON'T SAY	3%	7%	-	2%	2%	2%	5%	1%	2%	3%	-	-	-	4%	2%	1%

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	Yes	No	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL ACRE	ONE ACRE OR MORE	Yes	No	1	2	3	4
Yes	22%	20%	21%	24%	22%	22%	27%	-	21%	8%	13%	39%	33%	4%	27%	23%	15%	28%
No	75%	78%	72%	74%	78%	74%	67%	100%	77%	92%	86%	56%	66%	96%	68%	73%	83%	68%
DON'T KNOW/WON'T SAY	3%	2%	7%	2%	-	4%	5%	-	2%	-	1%	5%	1%	-	5%	3%	2%	3%

DO YOU HAVE A GARDEN OR ANY FARM ANIMALS ON YOUR PROPERTY FOR PERSONAL USE?

QUESTION 35: DO YOU HAVE A GARDEN OR ANY FARM ANIMALS FOR PERSONAL USE ON YOUR PROPERTY?

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
Yes	64%	67%	60%	57%	70%	59%	70%	63%	57%	64%	72%	68%	47%	66%	63%	71%
No	34%	28%	40%	43%	28%	40%	27%	37%	42%	36%	28%	32%	53%	32%	35%	29%
DON'T KNOW/WON'T SAY	2%	5%	-	-	2%	2%	3%	-	2%	-	-	-	-	2%	2%	-

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	Yes	No	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL ACRE	ONE ACRE OR MORE	Yes	No	1	2	3	4
Yes	64%	59%	64%	66%	61%	65%	64%	64%	65%	71%	59%	68%	100%	-	68%	56%	64%	64%
No	34%	39%	32%	33%	39%	32%	33%	36%	33%	29%	40%	29%	-	100%	27%	40%	36%	33%
DON'T KNOW/WON'T SAY	2%	2%	4%	2%	-	3%	4%	-	1%	-	1%	3%	-	-	4%	3%	-	3%

OWN OR RENT YOUR HOME

QUESTION 37: DO YOU RENT OR OWN YOUR PLACE OF RESIDENCE?

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
RENT	9%	4%	13%	11%	7%	22%	2%	2%	24%	3%	-	2%	3%	21%	4%	-
OWN	91%	96%	86%	87%	93%	78%	96%	98%	73%	97%	100%	98%	91%	79%	96%	100%
DON'T KNOW/WON'T SAY	1%	-	1%	2%	-	-	2%	-	3%	-	-	-	5%	-	-	-

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	Yes	No	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL ACRE	ONE ACRE OR MORE	Yes	No	1	2	3	4
RENT	9%	18%	10%	3%	22%	4%	12%	14%	2%	9%	13%	4%	7%	11%	8%	16%	8%	4%
OWN	91%	82%	90%	96%	78%	95%	88%	86%	98%	91%	87%	96%	93%	87%	89%	84%	92%	96%
DON'T KNOW/WON'T SAY	1%	-	-	1%	-	1%	-	-	-	-	-	-	-	2%	3%	-	-	-

SIZE OF PROPERTY LOT

QUESTION 38: HOW LARGE IS THE LOT THAT YOU LIVE ON?

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
LESS THAN A HALF-ACRE	18%	18%	17%	27%	15%	17%	16%	20%	24%	18%	17%	13%	19%	16%	15%	24%
A HALF -ACRE TO LESS THAN A FULL ACRE	41%	34%	46%	45%	42%	48%	35%	40%	41%	53%	41%	39%	33%	46%	40%	38%
ONE OR TWO ACRES	33%	36%	30%	21%	36%	29%	37%	34%	25%	28%	33%	37%	37%	29%	39%	32%
MORE THAN TWO ACRES	6%	9%	4%	5%	7%	6%	8%	5%	8%	1%	7%	10%	5%	9%	4%	5%
DON'T KNOW/WON'T SAY	2%	3%	2%	2%	1%	-	3%	1%	3%	-	2%	-	5%	-	3%	-

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	YES	NO	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF - ACRE TO LESS THAN A FULL ACRE	ONE ACRE OR MORE	YES	NO	1	2	3	4
LESS THAN A HALF-ACRE	18%	26%	10%	18%	17%	18%	18%	15%	22%	100%	-	-	20%	15%	28%	14%	18%	10%
A HALF -ACRE TO LESS THAN A FULL ACRE	41%	40%	43%	40%	44%	40%	40%	50%	37%	-	100%	-	38%	48%	26%	42%	47%	45%
ONE OR TWO ACRES	33%	34%	39%	29%	33%	33%	33%	24%	34%	-	-	84%	34%	30%	34%	35%	33%	31%
MORE THAN TWO ACRES	6%	-	7%	9%	6%	7%	7%	11%	5%	-	-	16%	8%	3%	10%	5%	2%	10%
DON'T KNOW/WON'T SAY	2%	-	1%	4%	-	2%	1%	-	2%	-	-	-	*	3%	3%	3%	-	4%

*LESS THAN 1% REPORTED.

NUMBER OF CHILDREN UNDER 18 LIVING IN THE HOUSEHOLD

QUESTION 39: HOW MANY CHILDREN UNDER 18 ARE LIVING IN YOUR HOME, IF ANY?

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
ONE	8%	4%	12%	16%	6%	20%	5%	1%	10%	8%	10%	10%	6%	9%	10%	7%
TWO	12%	12%	11%	10%	15%	29%	4%	3%	7%	12%	16%	19%	12%	8%	16%	12%
THREE	4%	3%	5%	6%	4%	11%	2%	-	3%	-	14%	7%	-	4%	4%	6%
NONE	75%	78%	72%	68%	75%	40%	88%	95%	79%	79%	60%	64%	82%	78%	69%	73%
WON'T SAY	1%	1%	-	-	-	-	1%	1%	1%	1%	-	-	-	-	2%	2%

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	YES	NO	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL ACRE	ONE ACRE OR MORE	YES	NO	1	2	3	4
ONE	8%	22%	7%	2%	35%	-	14%	8%	1%	15%	8%	7%	9%	8%	8%	16%	4%	9%
TWO	12%	15%	17%	6%	48%	-	15%	11%	4%	5%	15%	11%	11%	13%	14%	12%	11%	10%
THREE	4%	4%	11%	-	17%	-	7%	-	-	3%	4%	5%	3%	6%	-	5%	4%	7%
NONE	75%	59%	64%	90%	-	100%	64%	81%	93%	75%	74%	76%	76%	71%	77%	66%	81%	71%
WON'T SAY	1%	-	1%	1%	-	-	-	-	3%	1%	-	-	1%	1%	1%	-	-	3%

ELEMENTARY OR MIDDLE SCHOOL STUDENTS IN THE HOUSEHOLD

QUESTION 40: DO YOU HAVE ANY ELEMENTARY OR MIDDLE SCHOOL STUDENTS IN YOUR HOUSEHOLD?

	TOTAL SAMPLE (N=250)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
Yes	18%	15%	20%	25%	17%	46%	6%	3%	16%	11%	30%	30%	12%	16%	23%	20%
No	82%	85%	80%	75%	83%	54%	94%	97%	84%	89%	70%	70%	88%	84%	77%	80%

	TOTAL SAMPLE (N=250)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	YES	NO	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL-ACRE	ONE ACRE OR MORE	YES	NO	1	2	3	4
Yes	18%	29%	29%	6%	75%	-	25%	19%	4%	16%	23%	15%	15%	25%	12%	23%	16%	23%
No	82%	71%	71%	94%	25%	100%	75%	81%	96%	84%	77%	85%	85%	75%	88%	77%	84%	77%

DO ANY CHILDREN ATTEND LOS RANCHOS ELEMENTARY, ALAMEDA ELEMENTARY, ALVARADO ELEMENTARY, TAFT MIDDLE SCHOOL OR TAYLOR MIDDLE SCHOOL
 AMONG THOSE WITH ELEMENTARY OR MIDDLE SCHOOL STUDENTS IN THE HOUSEHOLD

QUESTION 41: DO ANY OF THE ELEMENTARY AND/OR MIDDLE SCHOOL STUDENTS IN YOUR HOUSEHOLD ATTEND ANY OF THE FOLLOWING APS SCHOOLS: LOS RANCHOS ELEMENTARY, ALAMEDA ELEMENTARY, ALVARADO ELEMENTARY, TAFT MIDDLE SCHOOL, OR TAYLOR MIDDLE SCHOOL?

	TOTAL RESPONSES (N=45)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
Yes	42%	24%	55%	60%	34%	43%	56%	-	71%	55%	38%	24%	100%	58%	25%	32%
No	54%	76%	39%	40%	59%	52%	44%	100%	13%	45%	62%	76%	-	28%	75%	68%
HOMESCHOOLED	4%	-	6%	-	7%	5%	-	-	17%	-	-	-	-	14%	-	-

	TOTAL RESPONSES (N=45)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	Yes	No	FULL-TIME	PART-TIME	RETIRED	LESS THAN A HALF-ACRE	A HALF-ACRE TO LESS THAN A FULL ACRE	ONE ACRE OR MORE	Yes	No	1	2	3	4
Yes	42%	34%	52%	36%	42%	-	42%	100%	-	56%	40%	40%	43%	42%	47%	46%	21%	63%
No	54%	66%	40%	64%	54%	-	58%	-	100%	44%	60%	48%	50%	58%	53%	39%	79%	37%
HOMESCHOOLED	4%	-	8%	-	4%	-	-	-	-	-	-	12%	7%	-	-	15%	-	-

DO ANY CHILDREN ATTEND ANOTHER SCHOOL NOT MENTIONED
 AMONG THOSE WITH ELEMENTARY OR MIDDLE SCHOOL STUDENTS IN THE HOUSEHOLD

QUESTION 42: DO ANY OF THE ELEMENTARY AND/OR MIDDLE SCHOOL STUDENTS IN YOUR HOUSEHOLD ATTEND A SCHOOL OTHER THAN THOSE I JUST MENTIONED?

	TOTAL RESPONSES (N=45)	GENDER		ETHNICITY		AGE			HOUSEHOLD INCOME				EDUCATION			
		MALE	FEMALE	HISPANIC	ANGLO	18 TO 49 YEARS	50 TO 64 YEARS	65 YEARS OR OLDER	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 AND ABOVE	H.S. GRADUATE OR LESS	SOME COLLEGE/ ASSOCIATE	COLLEGE GRADUATE	GRADUATE DEGREE
YES	46%	60%	36%	36%	48%	44%	44%	72%	13%	20%	62%	62%	-	28%	71%	44%
NO	44%	35%	50%	54%	42%	49%	34%	-	71%	55%	38%	30%	100%	58%	18%	49%
HOMESCHOOLED	4%	-	6%	-	7%	5%	-	-	17%	-	-	-	-	14%	-	-
DON'T KNOW/WON'T SAY	6%	5%	7%	11%	4%	3%	22%	28%	-	25%	-	8%	-	-	12%	8%

	TOTAL RESPONSES (N=45)	LENGTH OF RESIDENCY			CHILDREN LIVING IN HOME		EMPLOYMENT STATUS			SIZE OF LOT			HAVE GARDEN/FARM ANIMALS		QUADRANT			
		LESS THAN 10 YEARS	11 TO 20 YEARS	MORE THAN 20 YEARS	YES	NO	FULL- TIME	PART- TIME	RETIRED	LESS THAN A HALF- ACRE	A HALF- ACRE TO LESS THAN A FULL ACRE	ONE ACRE OR MORE	YES	NO	1	2	3	4
YES	46%	66%	30%	39%	46%	-	49%	-	79%	44%	48%	42%	38%	55%	39%	39%	68%	28%
NO	44%	28%	57%	50%	44%	-	44%	100%	-	56%	40%	46%	46%	42%	47%	46%	19%	72%
HOMESCHOOLED	4%	-	8%	-	4%	-	-	-	-	-	-	12%	7%	-	-	15%	-	-
DON'T KNOW/WON'T SAY	6%	7%	5%	11%	6%	-	7%	-	21%	-	12%	-	9%	3%	14%	-	13%	-

DEMOGRAPHICS

RESEARCH
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INC



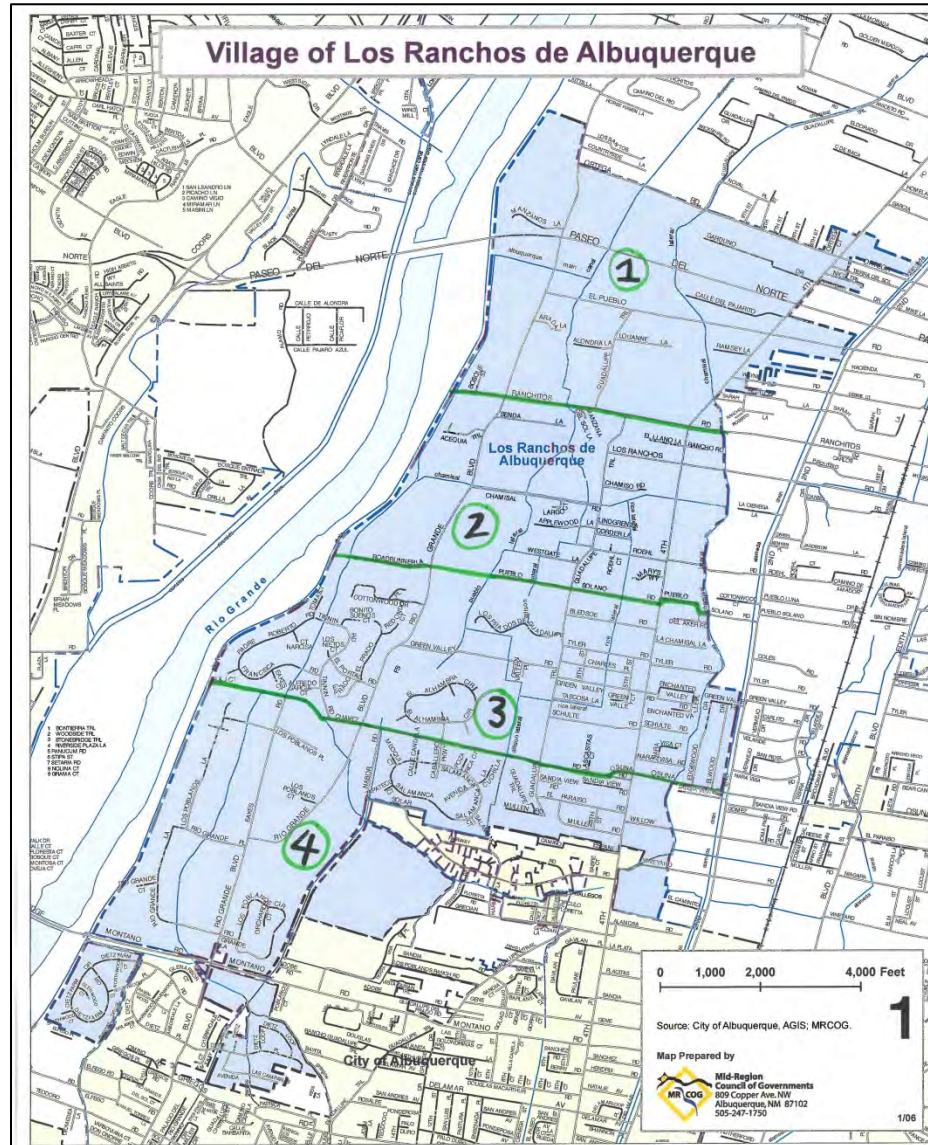
DEMOGRAPHICS
 TOTAL SAMPLE (N=250)

GENDER		HOUSEHOLD INCOME	
MALE	47%	LESS THAN \$30,000	10%
FEMALE	53%	\$30,000 TO \$49,999	16%
AGE		\$50,000 TO \$74,999	13%
18 TO 34 YEARS	4%	\$75,000 TO \$99,999	12%
35 TO 49 YEARS	29%	\$100,000 TO \$149,999	15%
50 TO 64 YEARS	34%	\$150,000 TO \$199,999	8%
65 YEARS OR OLDER	32%	\$200,000 AND ABOVE	12%
WON'T SAY	1%	WON'T SAY	14%
ETHNICITY		LENGTH OF RESIDENCY IN LOS RANCHOS	
CAUCASIAN/ANGLO	60%	LESS THAN 10 YEARS	25%
HISPANIC	28%	11 TO 20 YEARS	29%
NATIVE AMERICAN INDIAN	1%	MORE THAN 20 YEARS	46%
OTHER	6%		
WON'T SAY	4%		
EDUCATION			
HIGH SCHOOL GRADUATE OR LESS	12%		
SOME COLLEGE/ASSOCIATE DEGREE/VOCATIONAL CERTIFICATE	33%		
COLLEGE GRADUATE (4 YEARS)	28%		
GRADUATE DEGREE (MD, PHD, J.D., MASTERS)	25%		
WON'T SAY	2%		

QUADRANT MAP

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QUESTIONNAIRE

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LOS RANCHOS PLANNING SURVEY
JUNE 2018
FINAL
N = 250 VILLAGE OF LOS RANCHOS RESIDENTS

HELLO. MY NAME IS (YOUR NAME). I'M CALLING FROM RESEARCH & POLLING, INC. ON BEHALF OF THE VILLAGE OF LOS RANCHOS. WE ARE CONDUCTING A SURVEY FOR THE VILLAGE ABOUT RESIDENTS' ATTITUDES AND OPINIONS. YOUR HOUSEHOLD WAS SELECTED AT RANDOM, AND ALL OF YOUR ANSWERS ARE CONFIDENTIAL. MAY I PLEASE SPEAK TO SOMEONE WHO IS AT LEAST 18? (REPEAT INTRODUCTION WITH 18+ RESPONDENT, IF PERSON ANSWERING PHONE IS UNDER 18)

A. DO YOU LIVE WITHIN THE VILLAGE OF LOS RANCHOS?

1. YES
2. NO/DON'T KNOW/WON'T SAY (THANK AND TERMINATE)

1. WHAT WOULD YOU SAY ARE THE THREE THINGS THAT MAKE LOS RANCHOS SPECIAL? (PROBE)...ANYTHING ELSE? (DO NOT READ CATEGORIES) (TAKE UP TO 3 RESPONSES)

- | | |
|--|----------------------------|
| 001. RURAL | 015. WALKING/BIKING TRAILS |
| 002. FRIENDLY PEOPLE | 016. FARMER'S MARKET |
| 003. CULTURAL DIVERSITY | 017. QUIET |
| 004. CLEAN AIR/ENVIRONMENT | 018. LAID BACK ATMOSPHERE |
| 005. PEACEFUL | 019. SMALL TOWN FEEL |
| 006. CRIME RATE IS LOW | 020. FARMLAND |
| 007. EDUCATIONAL SYSTEM/SCHOOLS ARE GOOD | 021. OPEN SPACES |
| 008. FAMILY LIVES HERE | 022. HORSES |
| 009. SCENIC | 023. ANIMALS (IN GENERAL) |
| 010. RIO GRANDE BLVD. | 024. ANTIQUE STORES/MILE |
| 011. GREENERY/TREES | 499. NOTHING IN PARTICULAR |
| 012. QUIET | 500. DON'T KNOW/WON'T SAY |
| 013. LAID BACK ATMOSPHERE | OTHER (SPECIFY) _____ |
| 014. PROXIMITY TO RIVER/BOSQUE | |

2. WHAT ARE THREE THINGS THAT YOU WOULD LIKE TO CHANGE ABOUT LOS RANCHOS OR COULD HELP IMPROVE QUALITY OF LIFE FOR RESIDENTS? (PROBE, IF NECESSARY) (DO NOT READ CATEGORIES) (TAKE UP TO 3 RESPONSES)

- | | |
|---|-------------------------------------|
| 001. MORE THINGS TO DO (IN GENERAL) | 011. IMPROVE/MORE YOUTH ACTIVITIES |
| 002. MORE SHOPPING/RETAIL STORES | 012. IMPROVE/MORE SENIOR ACTIVITIES |
| 003. MORE RESTAURANTS | 013. MORE SERVICE INDUSTRIES |
| 004. LOWER HOME PRICES | 014. LESS CRIME |
| 005. IMPROVE ROADS/STREETS/HIGHWAY CONDITIONS | 015. LESS TRAFFIC |
| 006. IMPROVE ECONOMY | 016. FEWER SPEEDING VEHICLES |
| 007. IMPROVE PUBLIC SAFETY | 499. NOTHING IN PARTICULAR |
| 008. MORE PARKS/OPEN SPACES | 500. DON'T KNOW/WON'T SAY |
| 009. REDUCE POPULATION GROWTH | OTHER (SPECIFY) _____ |
| 010. LOWER COST OF LIVING | |

3. WHAT TYPES OF BUSINESSES, STORES, OR OTHER AMENITIES WOULD YOU LIKE TO HAVE MORE OF IN LOS RANCHOS? (PROBE)... WHAT ELSE? (DO NOT READ CATEGORIES) (TAKE UP TO 3 RESPONSES)

- | | |
|-------------------------------------|---|
| 001. BANK | 012. GROCERY STORE |
| 002. BAKERY/DELI/PRODUCE MARKET | 013. RESTAURANTS |
| 003. BAR/NIGHTCLUB | 014. SPORTS FACILITY/RECREATION CENTER |
| 004. BIG BOX STORE (WAL-MART, ETC.) | 015. DEPARTMENT STORE (DILLARD'S, MACY'S, ETC.) |
| 005. BOOKSTORE | 016. SHOPPING MALL |
| 006. CLOTHING STORE | 017. MEDICAL/DENTAL OFFICES |
| 007. COFFEE SHOP | 018. SENIOR CENTER |
| 008. CONVENIENCE STORE | 499. NOTHING IN PARTICULAR |
| 009. DRY CLEANER | 500. DON'T KNOW/WON'T SAY |
| 010. DRUG STORE/PHARMACY | OTHER (SPECIFY) _____ |
| 011. GAS STATION | |

4. WHICH OF THE FOLLOWING BEST DESCRIBES LOS RANCHOS? (READ CATEGORIES) (TAKE ONLY ONE RESPONSE)

1. RURAL
2. SEMI-RURAL
3. SUBURBAN
4. URBAN
5. DON'T KNOW/WON'T SAY (DO NOT READ) (SKIP TO INTRO TO Q.6)

5. WHY DO YOU FEEL THIS WAY ABOUT LOS RANCHOS? (DO NOT READ CATEGORIES) (TAKE UP TO 3 RESPONSES)

- | | |
|--------------------------------------|---------------------------------|
| 001. LOTS OF FARMS/AGRICULTURE | 014. LOW CRIME |
| 002. COUNTRY/RURAL SETTING | 015. NO/LIGHT TRAFFIC |
| 003. MIX OF FARMLAND AND RESIDENTIAL | 016. MIX OF URBAN AND RURAL |
| 004. LARGE HOME LOTS | 017. SMALL TOWN FEEL/ATMOSPHERE |
| 005. AWAY FROM THE CITY | 018. SMALL HOME LOTS |
| 006. PEACEFUL/QUIET | 019. CLOSE TO THE CITY |
| 007. SLOWER PACED LIFESTYLE | 020. CLOSE TO BUSINESSES |
| 008. FARMING HERITAGE | 021. TRAFFIC CONGESTION |
| 009. PEOPLE HAVE FARM ANIMALS | 022. HIGH CRIME |
| 010. HORSES/EQUESTRIAN/STABLES | 499. NOTHING IN PARTICULAR |
| 011. CLOSE TO THE RIVER/BOSQUE | 500. DON'T KNOW/WON'T SAY |
| 012. OPEN SPACES/PARKS | OTHER (SPECIFY) _____ |
| 013. IRRIGATION CANALS/DITCH BANKS | |

I WOULD LIKE TO READ YOU A LIST OF THINGS THAT YOU MAY OR MAY NOT FEEL ARE NEEDED WITHIN LOS RANCHOS. PLEASE RATE HOW MUCH YOU THINK EACH IS NEEDED USING A 5-POINT SCALE, WHERE 5 IS SERIOUSLY NEEDED AND 1 IS NOT NEEDED AT ALL.

(RANDOMIZE)	SERIOUSLY NEEDED	NOT NEEDED AT ALL	DON'T KNOW/ WON'T SAY
6. MORE RESTAURANTS	5	4	3
7. MORE RETAIL SHOPS.....	5	4	3
8. A GROCERY STORE.....	5	4	3
9. ACCESS TO PUBLIC TRANSPORTATION (BUS STOPS/ROUTES).....	5	4	3
10. PEDESTRIAN FRIENDLY STREETS.....	5	4	3
11. MORE PUBLIC PARKS	5	4	3
12. MORE COMMUNITY EVENTS SUCH AS A FARMER'S MARKETS AND OTHER TYPES OF OUTDOOR FESTIVALS AND GATHERINGS	5	4	3
13. MORE EMPLOYMENT OPPORTUNITIES.....	5	4	3
14. MORE WALKING AND BIKING TRAILS	5	4	3
15. MORE LAND FOR FARMING AND RAISING ANIMALS.....	5	4	3
16. MORE AFFORDABLE HOUSING UNITS.....	5	4	3
17. MORE OPEN SPACE AREAS ACCESSIBLE TO THE PUBLIC.....	5	4	3

PLEASE TELL ME IF YOU DO EACH OF THE FOLLOWING: SEVERAL TIMES PER WEEK OR MORE; AT LEAST ONCE PER WEEK; ONCE OR TWICE A MONTH; RARELY OR NEVER? HOW OFTEN DO YOU...(READ STATEMENT AND REPEAT RESPONSE CATEGORIES AS NECESSARY)

(RANDOMIZE)	SEVERAL TIMES PER WEEK OR MORE	AT LEAST ONCE PER WEEK	ONCE OR TWICE A MONTH	RARELY OR NEVER	DON'T KNOW/ WON'T SAY
18. SHOP IN LOS RANCHOS	4	3	2	1	5
19. TAKE PUBLIC TRANSIT	4	3	2	1	5
20. WALK OR BIKE IN LOS RANCHOS FOR RECREATION	4	3	2	1	5
21. WALK OR BIKE TO WORK	4	3	2	1	5
22. GO OUT TO EAT IN LOS RANCHOS	4	3	2	1	5

I WOULD LIKE TO READ A LIST STATEMENTS RELATING TO LOS RANCHOS AND FOR EACH ONE ASK YOU TO RATE HOW STRONGLY YOU EITHER AGREE OR DISAGREE USING A 5-POINT SCALE WHERE 5 IS STRONGLY AGREE AND 1 IS STRONGLY DISAGREE. THE FIRST ONE IS:

(RANDOMIZE)	STRONGLY <u>AGREE</u>	STRONGLY <u>DISAGREE</u>	DON'T KNOW/ <u>WON'T SAY</u>			
23. RESIDENTS SHOULD BE ALLOWED TO ADD CASITAS OR OTHER TYPES OF HOUSING ON THEIR PROPERTY THAT COULD BE RENTED	5	4	3	2	1	6
24. UNDEVELOPED AREAS IN LOS RANCHOS SHOULD BE ZONED TO ALLOW FOR GREATER HOUSING DENSITY	5	4	3	2	1	6
25. AGRICULTURE IS AN IMPORTANT PART OF THE VILLAGE'S CHARACTER AND NEEDS TO BE PRESERVED	5	4	3	2	1	6
26. THE VILLAGE SHOULD ENCOURAGE MORE TOURISM TO LOS RANCHOS	5	4	3	2	1	6
27. MORE PUBLIC TRANSPORTATION IS NEEDED TO CONNECT THE VILLAGE WITH THE RAIL RUNNER AND OTHER PUBLIC TRANSIT SYSTEMS	5	4	3	2	1	6
28. THE VILLAGE SHOULD ENCOURAGE YOUNGER FAMILIES TO MOVE HERE	5	4	3	2	1	6
29. THE PUBLIC SCHOOLS LOCATED IN LOS RANCHOS PROVIDE GOOD QUALITY EDUCATION	5	4	3	2	1	6
30. THINKING ABOUT PLANNING IN LOS RANCHOS, WHICH OF THE FOLLOWING STATEMENTS IS CLOSER TO YOUR OPINION...(READ AND ROTATE 1 AND 2):						
1. THE VILLAGE SHOULD SUPPORT DEVELOPMENT BY ALLOWING HOUSES TO BE BUILT CLOSER TOGETHER AND ENCOURAGE MORE BUSINESSES TO OPEN WHERE APPROPRIATE						
OR						
2. THE VILLAGE SHOULD <u>NOT</u> SUPPORT ANY MORE RESIDENTIAL OR COMMERCIAL DEVELOPMENT AND SHOULD FOCUS ON PRESERVING THINGS AS THEY ARE NOW						
3. BOTH (VOLUNTEERED)						
4. NEITHER (VOLUNTEERED)						
5. DON'T KNOW/WON'T SAY (DO NOT READ)						
31. THINKING ABOUT THE FUTURE IN LOS RANCHOS, WOULD YOU PREFER TO SEE THE DEVELOPMENT OF MORE...(READ AND ROTATE 1 AND 2):						
1. SMALLER SIZED HOMES LOCATED ON SMALLER LOTS AT VARIOUS PRICE POINTS						
OR						
2. HIGH-END, LARGE HOMES THAT ARE LOCATED ON BIGGER SIZED LOTS						
3. BOTH (VOLUNTEERED)						
4. NEITHER (VOLUNTEERED)						
5. DEPENDS ON THE AREA (VOLUNTEERED)						
6. DON'T KNOW/WON'T SAY (DO NOT READ)						

32. ARE YOU: (READ CATEGORIES)

- 01. EMPLOYED FULL-TIME
- 02. EMPLOYED PART-TIME
- 03. RETIRED **(SKIP TO Q.34)**
- 04. UNEMPLOYED, LOOKING FOR WORK **(SKIP TO Q.34)**
- 05. FULL-TIME HOMEMAKER **(SKIP TO Q.34)**
- 06. FULL-TIME STUDENT **(SKIP TO Q.34)**
- 07. DISABLED **(SKIP TO Q.34)**
- 99. WON'T SAY **(DO NOT READ) (SKIP TO Q.34)**
- OTHER (SPECIFY) _____ **(SKIP T Q.34)**

33. DO YOU TRAVEL OUTSIDE OF LOS RANCHOS TO GET TO WORK?

- 1. YES
- 2. NO
- 3. DON'T KNOW/WON'T SAY

34. DO YOU USE ANY OF YOUR PROPERTY IN LOS RANCHOS FOR AGRICULTURAL PURPOSES SUCH AS RAISING AND SELLING FARM ANIMALS (COWS, SHEEP, GOATS, CHICKENS, HORSES, ETC.) AND/OR CROPS?

- 1. YES
- 2. NO
- 3. DON'T KNOW/WON'T SAY **(DO NOT READ)**

35. DO YOU HAVE A GARDEN OR ANY FARM ANIMALS FOR PERSONAL USE ON YOUR PROPERTY?

- 1. YES
- 2. NO
- 3. DON'T KNOW/WON'T SAY **(DO NOT READ)**

THANK YOU FOR YOUR PATIENCE; WE ARE ALMOST DONE. NOW, I WOULD LIKE TO ASK SOME QUESTIONS FOR STATISTICAL PURPOSES ONLY.

36. INTO WHICH AGE CATEGORY DO YOU FIT? (READ CATEGORIES)

- 1. 18 TO 34 YEARS
- 2. 35 TO 49 YEARS
- 3. 50 TO 64 YEARS
- 4. 65 YEARS OR OLDER
- 5. WON'T SAY **(DO NOT READ)**

37. DO YOU RENT OR OWN YOUR PLACE OF RESIDENCE?

- 1. RENT
- 2. OWN
- 3. DON'T KNOW/WON'T SAY

38. HOW LARGE IS THE LOT THAT YOU LIVE ON? (READ CATEGORIES)

1. LESS THAN A HALF-ACRE
2. A HALF -ACRE TO LESS THAN A FULL ACRE
3. ONE OR TWO ACRES
4. MORE THAN TWO ACRES
5. DON'T KNOW/WON'T SAY **(DO NOT READ)**

39. HOW MANY CHILDREN UNDER 18 ARE LIVING IN YOUR HOME, IF ANY? (DO NOT READ CATEGORIES)

1. ONE
2. TWO
3. THREE
4. FOUR OR MORE
5. NONE **(SKIP TO Q.43)**
6. WON'T SAY **(DO NOT READ) (SKIP TO Q.43)**

40. DO YOU HAVE ANY ELEMENTARY OR MIDDLE-SCHOOL STUDENTS IN YOUR HOUSEHOLD?

1. YES
2. NO **(SKIP TO Q.43)**
3. DON'T KNOW/WON'T SAY **(SKIP TO Q.43)**

41. DO ANY OF THE ELEMENTARY AND/OR MIDDLE-SCHOOL STUDENTS IN YOUR HOUSEHOLD ATTEND ANY OF THE FOLLOWING APS SCHOOLS: LOS RANCHOS ELEMENTARY, ALAMEDA ELEMENTARY, ALVARADO ELEMENTARY, TAFT MIDDLE SCHOOL, OR TAYLOR MIDDLE SCHOOL?

1. YES
2. NO
3. HOMESCHOOLED **(VOLUNTEERED)**
4. DON'T KNOW/WON'T SAY **(DO NOT READ)**

42. DO ANY OF THE ELEMENTARY AND/OR MIDDLE-SCHOOL STUDENTS IN YOUR HOUSEHOLD ATTEND A SCHOOL OTHER THAN THOSE I JUST MENTIONED? (RE-READ LIST, IF NECESSARY, LOS RANCHOS ELEMENTARY, ALAMEDA ELEMENTARY, ALVARADO ELEMENTARY, TAFT MIDDLE SCHOOL, OR TAYLOR MIDDLE SCHOOL)

1. YES
2. NO
3. HOMESCHOOLED **(VOLUNTEERED)**
4. DON'T KNOW/WON'T SAY **(DO NOT READ)**

43. WHICH OF THE FOLLOWING CATEGORIES BEST DESCRIBES YOUR TOTAL HOUSEHOLD INCOME? (READ CATEGORIES)

1. LESS THAN \$30,000
2. \$30,000 TO \$49,999
3. \$50,000 TO \$74,999
4. \$75,000 TO \$99,999
5. \$100,000 TO \$149,999
6. \$150,000 TO \$199,999
7. \$200,000 AND ABOVE
8. WON'T SAY (**DO NOT READ**)

44. DO YOU CONSIDER YOURSELF TO BE HISPANIC (INCLUDING LATINO OR SPANISH), CAUCASIAN, AFRICAN-AMERICAN, NATIVE AMERICAN INDIAN, ASIAN OR OF OTHER DESCENT?

1. HISPANIC
2. CAUCASIAN/ANGLO
3. AFRICAN-AMERICAN/BLACK
4. NATIVE AMERICAN INDIAN
5. ASIAN
6. OTHER
7. WON'T SAY

45. WHAT IS THE HIGHEST LEVEL OF EDUCATION YOU HAVE ATTAINED? (READ CATEGORIES)

1. SOME HIGH SCHOOL
2. HIGH SCHOOL GRADUATE
3. SOME COLLEGE/ASSOCIATE DEGREE/VOCATIONAL CERTIFICATE
4. COLLEGE GRADUATE (4 YEARS)
5. GRADUATE DEGREE (MD, PHD, J.D., MASTERS)
6. WON'T SAY (**DO NOT READ**)

46. HOW LONG HAVE YOU BEEN A RESIDENT OF LOS RANCHOS? (READ CATEGORIES)

1. LESS THAN 10 YEARS
2. 11 TO 20 YEARS
3. MORE THAN 20 YEARS
4. WON'T SAY (**DO NOT READ**)

47. WHAT NEIGHBORHOOD OF LOS RANCHOS DO YOU LIVE IN? (DO NOT READ CATEGORIES) (TAKE ONE RESPONSE ONLY)

- 001. ALLISON LATERAL ESTATES
- 002. APPLEWOOD DRIVE
- 003. APPLEWOOD VALLEY ESTATES
- 004. AVONLEA PLACE
- 005. BONITA ROSAS
- 006. CABALLO DEL SOL
- 007. CASAS DE LOS SANTOS
- 008. CHAMISAL COMPOUND
- 009. CLOTWORTHY ACRES
- 010. EL CABALLERO NORTE
- 011. EL PARAISO
- 012. GUADALUPE ESTATES
- 013. GUADALUPE GARDENS
- 014. GUADALUPE WOODS
- 015. LA ESTANCIA
- 016. LA SENDA
- 017. LOS MANZANOS

- 018. LOS POBLANOS RANCH
- 019. LOS PRADOS DE GUADALUPE
- 020. MANZANA DEL SOL
- 021. MANZANO DEL SOL
- 022. PASTURAS DE GUADALUPE
- 023. PRADO
- 024. PRADO TRANQUILOS
- 025. RANCHO JARDIN
- 026. RANCHO VERDE
- 027. RANCHOS DE CHAMISAL
- 028. ROAD RUNNER ESTATES
- 029. ROB LEE MEADOWS
- 030. ROTHMAN
- 031. VERNON
- 032. ZAMORA
- 500. DON'T KNOW/WON'T SAY
- OTHER (SPECIFY) _____

THIS CONCLUDES OUR SURVEY. THANK YOU FOR YOUR TIME. HAVE A GOOD DAY.

NOTE TO INTERVIEWER, WAS RESPONDENT:

- 1. MALE
- 2. FEMALE

UNIQUE ID# _____

WHICH QUADRANT DID YOU CALL? (REFER TO LIST)

- 1. 1
- 2. 2
- 3. 3
- 4. 4

RESPONDENT'S PHONE NUMBER: _____

INTERVIEWER'S NAME: _____

INTERVIEWER CODE: _____