

Rincon Master Plan



Doña Ana County Community Development Department
2012

Acknowledgments

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Chapter 1: Introduction

A master plan for a community is the vision a community has for its future. It is a comprehensive, localized plan that allows neighborhood-specific needs and goals to be addressed. This allows a more directed approach to creating the plan and giving the community ownership of it.

Rincon, NM began the 20th Century as an economically vibrant community at the junction of Interstate 25 and NM-140/Rincon Road. With the passing of the railroad era, the glory of the town faded into the New Mexico backdrop, becoming a shadow of its former self. Now, no stores grace its main street, the schoolhouse is closed, and traffic on the Interstate passes by the town without seeing it.

The community was classified by the Doña Ana County Board of Commissioners as a “colonia” in 1989. A colonia is defined by the United States Department of Housing and Urban Development (HUD) as lacking adequate infrastructure and other basic services.

This master plan is based on the input of the residents of Rincon, gathered through door-to-door surveys and public meetings throughout the planning process. The vision and goals are all based on the survey results, reflecting the ownership of this plan by the community. These were written based on the existing conditions, the needs of the community, and the desire of the County to bring to Rincon the designation of “community” rather than “colonia.” The concept of sustainability is also introduced with regards to Rincon’s future, used in the goals and visioning to show how the town can grow responsibly.

Chapter 2: Location and History

Rincon lies in a distinct region of the Río Grande River Valley. Extending north into Sierra County, the Rincon Valley supports a Hatch-based agricultural economy somewhat independent from Las Cruces and El Paso to the south. Rincon itself is located adjacent to



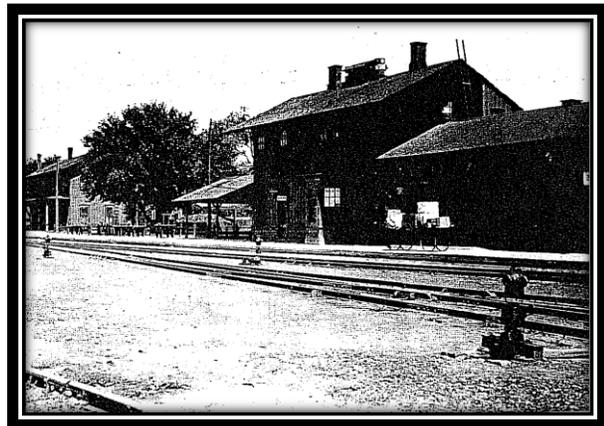
Interstate 25 at Exit 35 on NM 140/Rincon Road.

Rincon was first located on a curve of the Rio Grande on land next to the Atchison, Topeka, and Santa Fe Railroad. However, after extensive flooding in 1884, the railroad rerouted its tracks and the town followed to its current location. The

current townsite was platted on October 4, 1884. Supporting service industries grew out of this—including hotels, restaurants, mercantile shops, doctor’s offices, and newspapers. The population grew and two additional subdivisions—the McClintock Addition and Pure Water—were platted adjacent to the original townsite. The population peaked in the 1930’s with 868 residents reported to the Census but declined after that when the railroad started using diesel engines and did not need to stop at the Rincon service station.

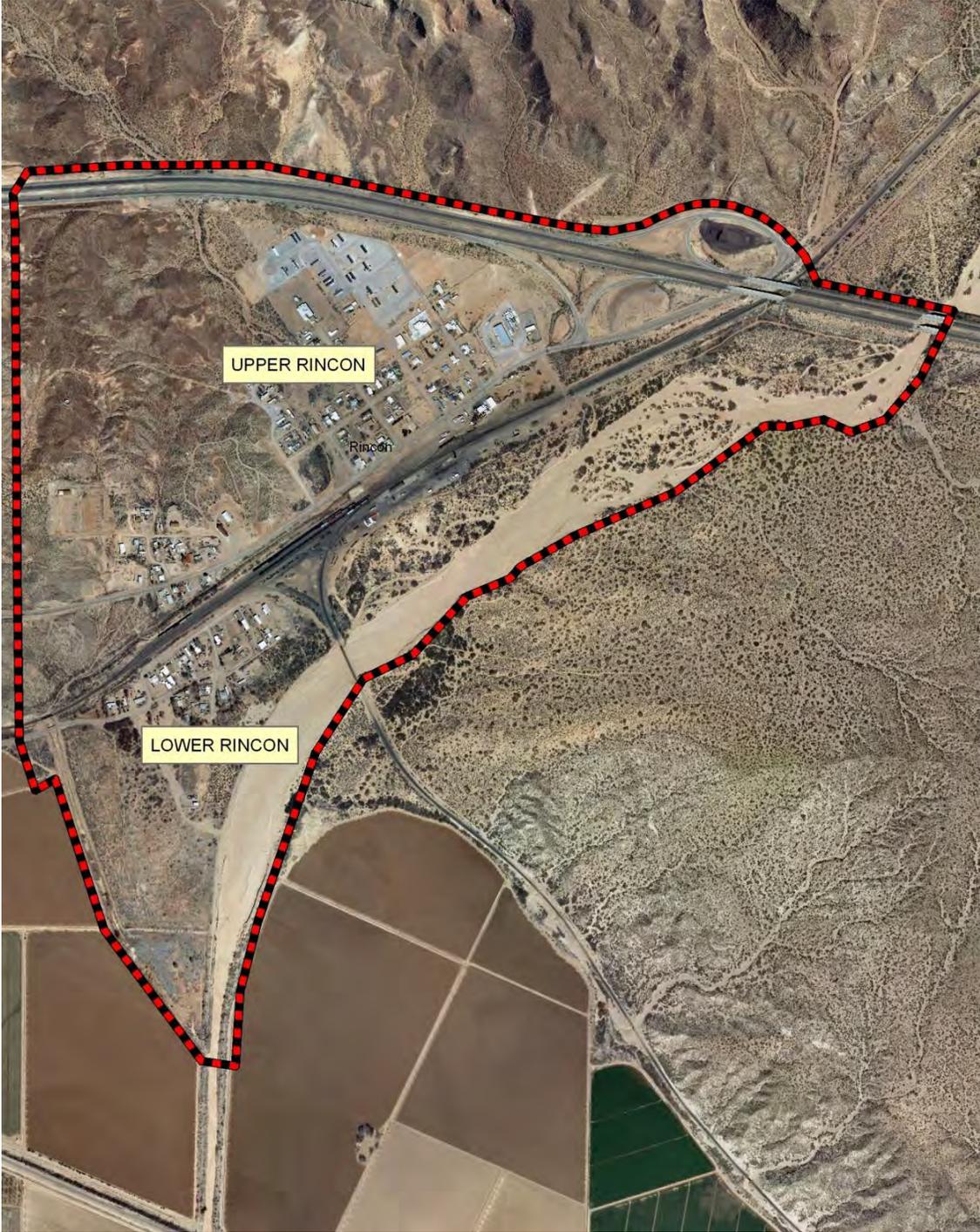
Remnants of Rincon’s bustling past now lay scattered throughout the fabric of the community. The old schoolhouse is boarded up, the bricks of the old mercantile store are crumbling, and the old storefronts lining Rincon Road are abandoned. Rincon’s once vibrant streets are quiet. What started out as an economic and social hub of northern Doña Ana County has been reduced to the classification of “colonia.”

A “planning area” was designated around the Rincon community, extending to include Upper Rincon—north of Rincon Road—and Lower Rincon—south of the rail yard, as shown on Map 1 – Rincon Planning Area. The planning area comprises 469



acres and 126 address points. Door-to-door and windshield surveys conducted for this plan were conducted solely in this planning area.

Map I: Rincon Planning Area



Chapter 3: Existing Conditions

A major part of master planning an area is to determine what already exists there. This allows for the consideration of the current environment when envisioning the future of the community. The master planning process is an opportunity to identify what a community wants to maintain or expand on, and ways that it wants to improve.

For the Rincon Planning Area, this data collection was accomplished using three methods: door-to-door surveys, windshield surveys, and secondary research. Door-to-door surveys were conducted with residents and businesses allowing for the community members to provide insight on the benefits and problems associated with living or operating in the area. Windshield surveys were utilized for collecting information on different land uses, the condition of the existing housing stock, and zoning and code violations. Finally, local utility providers were contacted so that their infrastructure, service areas, and/or limitations could be documented.

3.1 Land Use

Land use in the Rincon Planning Area consists primarily of residential and industrial uses. Industrial uses have historically been, and continue to be, located along the railroad tracks and Rincon Road. Commercial activities used to be located along Rincon Road during the peak of Rincon; however, those stores closed years ago leaving no commercial activities in Rincon. Remaining industrial uses include the Mesa Livestock Feeds Company, the Burlington Northern Santa Fe Railroad property, and Helena Chemical Company. Most of the land use in both Upper and Lower Rincon is residential. Public and semi-public facilities include the Rincon Community Park, the Rincon Community Center, the Rincon Volunteer Fire Station, the Rincon Water Consumer's Co-op, the Our Lady of All Nations Catholic Church, and the United States Post Office.

Residential

The majority of the developed land in Rincon consists of residential uses with either site-built homes or single- or double-wide mobile homes. There are some areas that have higher intensity residential, with multiple mobile homes on one lot, but most are single-family residential uses.



Industrial

The Burlington Northern Santa Fe Railroad continues to run on the tracks laid adjacent to the Rincon Arroyo. The old passenger station is no longer used as such and has been reduced to a single-story building. Trains make regular trips along this route connecting El Paso, Las Cruces, and Deming.

Helena Chemical Company and Mesa Livestock Feed Company operate near the railroad lines, and during interviews, both cited that proximity to the railroad was important to their business operations (Appendix H).

Institutional (Public/Quasi-Public)

Doña Ana County operates and maintains the Rincon Community Center, the Rincon Community Park, and the Volunteer Fire Station. The remaining quasi-public uses are all operated by their respective agencies: the Rincon Water Consumer's Co-op, the Catholic Diocese of Las Cruces, and the Rincon Post Office.

3.2 Water

Rincon is located in the Lower Rio Grande Watershed and is covered by the New Mexico Lower Rio Grande Regional Water Plan (NMLRGRWP) drafted by the State Engineer. The major watershed feature identified in the Plan in the planning area includes the Rincon Arroyo. According to the NMLRGRWP, the Rincon Arroyo has a basin area of 78.3 square miles¹ as shown on Map 12. The water collected in this catchment area during rain event travels to the Rincon Arroyo, leading to flooding issues in Rincon.

Irrigation water rights in the Rincon Planning Area are regulated by the Elephant Butte Irrigation District (EBID). EBID regulates surface water usage for the area through a series of canals, diversion dams, and drains for agricultural purposes.

Potable drinking water in the Rincon Planning Area is provided by the Rincon Water Consumers' Co-op (Co-op). This organization provides water to 96 residential taps and local businesses within the Planning Area. They have two wells, two storage tanks with 210,000 gallon storage capacity, and an extensive service area that extends beyond

¹ <http://www.ose.state.nm.us/water-info/NMWaterPlanning/regions/LowerRioGrande/LOWER-RIO-GRANDE-REGIONAL-WATER-PLAN.pdf>

Interstate 25 to the Spaceport America site, if needed. The Co-op draws water from a high-quality aquifer and distributes it through a network of distribution lines of varying sizes and conditions. The representative from the water company said that there are no developable areas in Rincon that could not be served by the existing network.

3.3 Air Quality

Currently, there are no air quality issues associated with the Rincon area. Should any air quality issues develop, they will be addressed at the regional level.

3.4 Critical and Sensitive Areas

Critical and sensitive areas in the Rincon Master planning area consist of steep slopes and arroyos. Both of these landscape features are susceptible to development pressures and degradation.

Steep slopes exist on the hillside west of Rincon where the Pure Water Subdivision is located. Some of the slopes have already been developed on the southern side of the escarpment; however, the remaining hillside should be protected from erosion and degradation. Passive recreation trails already exist in the area near Catholic Church property.

The 100-year flood plain runs through the Rincon Planning Area as well. It extends along the southern boundary of the planning area up to approximately Rincon Road. Construction in these areas currently requires approval by the Doña Ana County Flood Commission.

3.5 Hazards

Hazards in Rincon are typical to those seen throughout the rest of Doña Ana County. Drought, fire, and flooding are the three major hazards that can be addressed or mitigated throughout the community.

Drought

As with much of the Southwest, New Mexico has been experiencing recent years that are drier than normal. Suggested causes of this, range from seasonal occurrences, such as El Niño and La Niña, to global climate change. Regardless of the cause, Rincon and the surrounding region are experiencing significantly lower-than-normal annual precipitation.



Fire

Existing fire threats in the Rincon Planning Area would primarily consist of structural or brush fires. Some of the structures found in Rincon have landscaping and accessory structures in close proximity, thus failing to create defensible space around structures in the event of an urban fire. The undeveloped lands surrounding Rincon have native desert landscaping that is not maintained which could fuel wildfire.

Flooding

Flooding occurs partially due to Rincon's location at the bottom of a large watershed and due to development patterns that have occurred within the community. Streets have been built up over the years and now drain towards the houses rather than channeling water away from them.

3.6 Transportation

Transportation Corridors

Rincon has two main transportation corridors; Interstate 25 (I-25) and NM140/Rincon Road. I-25 links Rincon to Las Cruces to the south and Hatch and Albuquerque to the north. NM 140/Rincon Road connects the community to I-25 and New Mexico 185 southwest of the planning area.

Public Transportation

There are no public transportation facilities located in Rincon. All transportation is dependent on privately owned vehicles.

Road Maintenance

The roads in the Rincon Planning Area consist of private roadways as well as County-maintained roadways. In all, there is 19,891 linear feet of interconnected roadways in the Rincon Planning Area. As referenced in Table 1, 73.35 percent or 14,583 linear feet of the roads are public and 26.65 percent or 5,298 linear feet are private. All of the private roads lack paving or grading. The majority of County roads are paved, with only one County road being graded. The paved roads show signs of wear and tear, and the conditions of such were noted during the windshield survey performed by County employees (Appendix J).

Table 1: Rincon Roads by Ownership

Road owned by:	Length in feet	Percent of road network
County roads	14,583	73.35%
Private roads	5,298	26.65%
Total road network	19,881	100.00%

County roads by road surface	Length in feet	Percent of road network
Paved	13,000	89.14%
Graded	1,583	10.86%

Traffic Counts

The New Mexico Department of Transportation provided traffic counts for both Interstate-25 and NM 140/ Rincon Road. The traffic counts depicted in Table 2 shows that traffic on both of these vital roads show a steady increase in volume over the last few years.

Table 2: Traffic Counts for I-25 and Rincon Road

I-25 Daily Traffic Counts

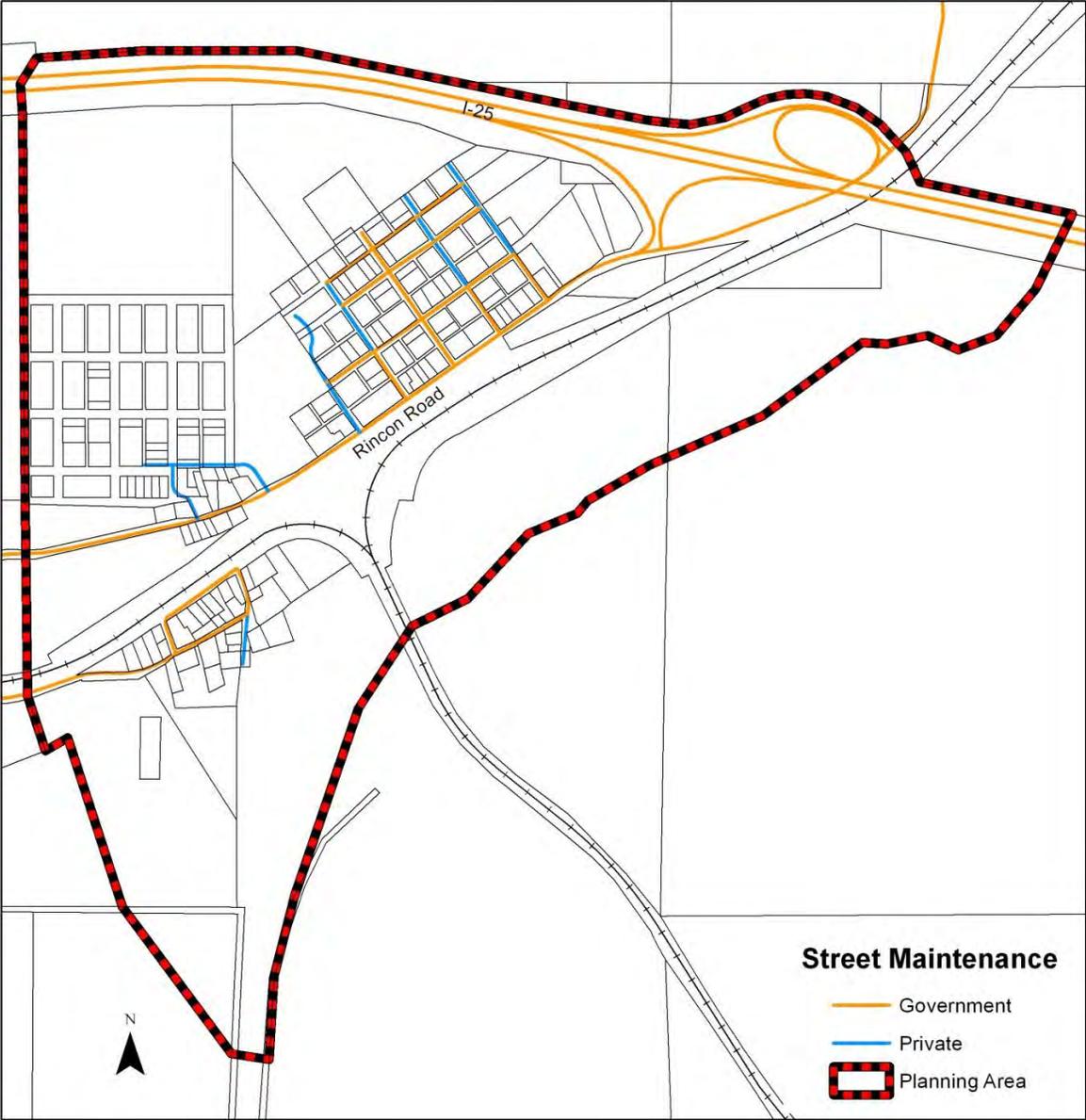
Year	Average Daily Vehicle Count
2009	8,848
2008	8,532
2007	6,473

Rincon Road Daily Traffic Counts

Year	Average Daily Vehicle Count
2009	1,061
2008	1,080
2007	622



Map 2: Roads in Rincon by Ownership/Maintenance



3.7 Community Facilities

There are three County-owned facilities in the Rincon Planning Area identified as the following:

Rincon Community Park

The community park is located at 110 Corea Street off Rincon Road. This park has a basketball goal, a slide, picnic tables, and a sheltered area and is landscaped with trees.

Rincon Community Center

The Community Center in Rincon provides a place for non-profit agencies to address issues in the community through classes and services. This facility is in good structural condition. The majority of the clients served are from Rincon, although citizens from Salem and Hatch also utilize the resources offered. People come to the Community Center for activities, ESL classes, nutrition, or drug/tobacco/alcohol prevention classes

Rincon Volunteer Fire Station

The Rincon Volunteer Fire Station recently expanded its facilities and added new equipment. Bay doors are now present on the building to allow for easier access by emergency vehicles. The Station has engines, one brush truck, one ambulance, one rescue truck, one command truck, and one tanker. Facilities inside the station include a meeting room, restrooms, and an office. The station responds to calls in an approximate 5-mile service area that includes Hatch, Rodey, Placitas, and Rincon. The Station is able to respond to 85-90 percent of their calls and relies on mutual aid agreements with other fire departments for the remaining calls

3.8 Community Design

Community Design is defined as a continuous theme or design that creates a sense of unity within the community. Rincon currently lacks a sense of community design within its boundaries. There are no unified streetscapes or design guidelines to develop a feeling of community unique to Rincon.

3.9 Utilities

Wastewater:

The wastewater treatment plant in Rincon is located south of Lower Rincon and north of the Rincon Arroyo. This location, while beneficial for the wastewater collection system,



puts the plant in danger if the Rincon Arroyo ever breaches its banks. It has 66,000 gallons per day (gpd) capacity and is currently treating 13,000 gpd. The collection system itself has 12,124 feet of piping and is currently at 25 percent capacity. These figures show that the plant is in a position to collect and treat a significantly higher volume of wastewater.

Drainage/Flood:

Drainage in the Rincon Planning Area has historically been achieved through stormwater diversion to natural arroyos and continuing its course to the Rio Grande. However, development patterns have disrupted the natural flow of water through the arroyos. This, combined with an increasing amount of impervious surfaces, contributes to localize flooding during rain events.

Water Supply:

Rincon Water Consumers Co-op

The Rincon Water Consumers Co-op's current water coverage area extends from two miles northeast of Rincon, down to Highway 187, and south to the Border Patrol check point. The service area could be expanded past the Interstate if customers, such as Spaceport America, approach the Co-op requesting water service. The Co-op has two storage tanks, two wells, and provides good quality water, as it has won the New Mexico Rural Water Association awards for taste. There are approximately 213 total taps in the service area, including taps outside of the Rincon Planning Area, and they estimate 3.5 people per tap equaling 745 people serviced by the Co-op in addition to the few businesses they serve. According to Dale Antreasian, Manager/Operator, they could easily service Spaceport America, approximately 38 miles away, and any additional infrastructure that develops in the Rincon Planning Area..

The Co-op owns the 40-acre parcel where its wells are located and the land surrounding that parcel is owned by the Bureau of Land Management (BLM). The first well was drilled in 1932 by the Santa Fe Railroad and the second was drilled in 1995 by the Co-op. The water level in the aquifer has remained relatively static since the Railroad drilled the first well.

Electric:

Electricity in the Rincon Planning Area is provided by El Paso Electric Company. In this area, there is over 18,000 feet of 325 volt overhead electric lines that serve the community.

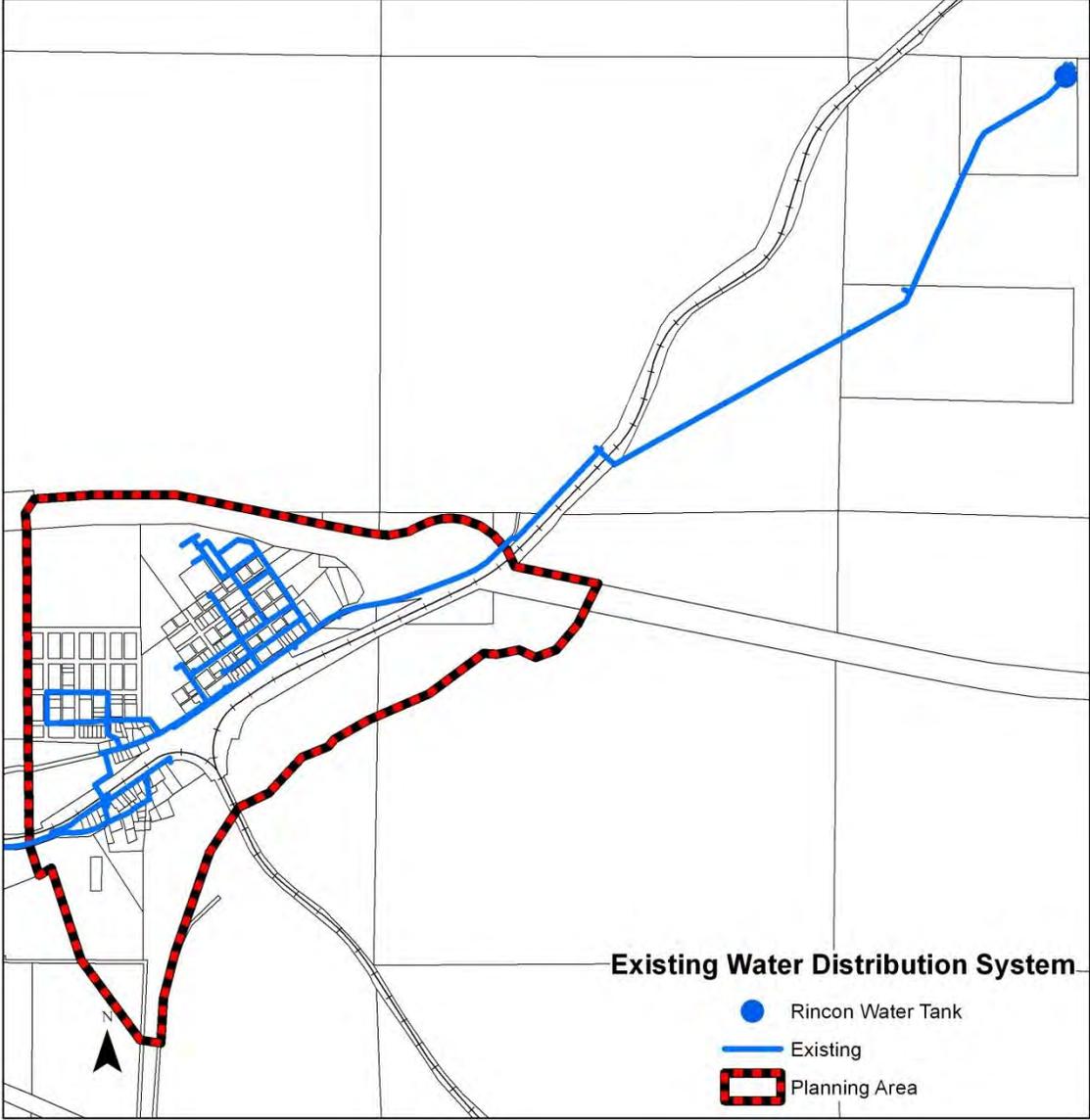


Natural Gas:

Natural gas in the Rincon Planning Area would be provided by the Zia Natural Gas Company. Zia acquired the service area from Rio Grande Natural Gas and are in the process of upgrading the infrastructure in the Rincon Planning Area.



Map 3: Existing Water Distribution Lines in Rincon



3.10 Housing

The predominant type of housing in the Rincon Planning Area is single-family residential units, with this category including both site-built and mobile homes. These structures are in various stages of upkeep, described further in Chapter 4 and Appendix D. Some housing structures date from the early 1900's and are traditional adobe construction with newer structures exhibiting more modern construction mediums.

3.11 Economic Development

Current economic development in Rincon is limited to Helena Chemical Company, Mesa Livestock Feeds, and the railroad. Rio Valley Chili Incorporated is located adjacent to the planning area as are various agricultural facilities. However, other than these industries, there are no economic enterprises located in Rincon. In addition, there are no small businesses or cottage industries located in Rincon, as there are no business registrations on file with the Community Development Department at the time of this document.

3.12 Intergovernmental Cooperation

Intergovernmental cooperation already exists in the Rincon Planning Area. Many agencies have input or jurisdiction over one aspect or another. Cooperation can range from sharing of information to collaboration on projects. The following examples in Table 3 – Agencies for Intergovernmental Cooperation shows the variety of agencies working in the Rincon Planning Area.

Table 3: Agencies for Intergovernmental Cooperation

Agencies for Intergovernmental Cooperation		
State of New Mexico	Bureau of Land Management	Hatch, New Mexico
Doña Ana County	South Central Council of Governments	Regional Planning Organization
Hatch School District	NM DOT	



Chapter 4: Community Issues

Two survey methods, door-to-door surveys and windshield surveys, were used to gain information regarding existing community conditions and issues within the Rincon Planning Area. These were conducted between December 2010 and March 2011. Complete results and methodologies for these surveys are found in Appendices C, D, E, F, and G. The issues identified from the surveys are summarized below.

Door-to-door Survey Results

Roads and transportation issues were consistently brought up during the door-to-door surveys (Appendix G). The condition of the roads was the second-most referenced problem or issue associated with living in Rincon. Traffic and speeding issues also made that list, though not as highly ranked. Suggested improvements for the community ranked road improvements as second-highest. Other improvements included controlling speeding and providing public transportation for the residents.

During the door-to-door surveys, the most common problem associated with living in Rincon concerned flooding in arroyos throughout the community. And, the most cited goal or suggestion for improving the community is to improve flood control (Appendix G).

Additionally, different utilities were brought up multiple times during the door-to-door surveys (Appendix G). The Rincon Water Consumer's Co-op was the only utility mentioned as a reason someone likes about living in Rincon—they have “great water.” Adding natural gas services and extending sewer lines were listed as goals and suggestions for improvement. One person also mentioned improving telephone and cable utilities provided in Rincon.

The results of the community surveys mentioned issues related to community facilities in the community (Appendix G). First, the need for better park facilities was mentioned in the community issues question. It was also brought up again under the “Additional Comments” question—park improvements and more recreation activities were both mentioned as items to address to better the community.

Economic development and retail opportunities were mentioned multiple times during the door-to-door community surveys as well (Appendix G). A lack of commercial/retail stores was cited as a problem with living in the community and attracting stores was the third most common suggestion on ways to improve Rincon. Additional comments regarding economic development again included more stores, attracting more jobs, and locating a gas station/convenience store within the community.

Windshield Survey Results

Windshield surveys were completed for code enforcement, land use, and structural condition of buildings, with the methodology and results described in Appendices C, D, and E. The information gained from these surveys is summarized below.

The windshield survey of code violations identified problems in the Rincon Planning Area. The majority of the violations reflected issues reported by residents during the door-to-door surveys. This shows that the community recognizes the problems within, and wants to see them addressed and improved. Various methods could be used to reduce the issues and code violations, but regardless of how the violations are addressed, it is obvious that correcting these problems are important to the community.

To conduct the codes windshield survey, the Sheriff's Code Enforcement Officers and the Zoning Enforcement Officers drove throughout the community and identified and documented violations on each property. This survey was completed for informative purposes so that violations could be identified and corrected within the community. In the Rincon Planning Area, 93 separate violations were identified out of all surveyed properties, which included addressed and non-addressed parcels.

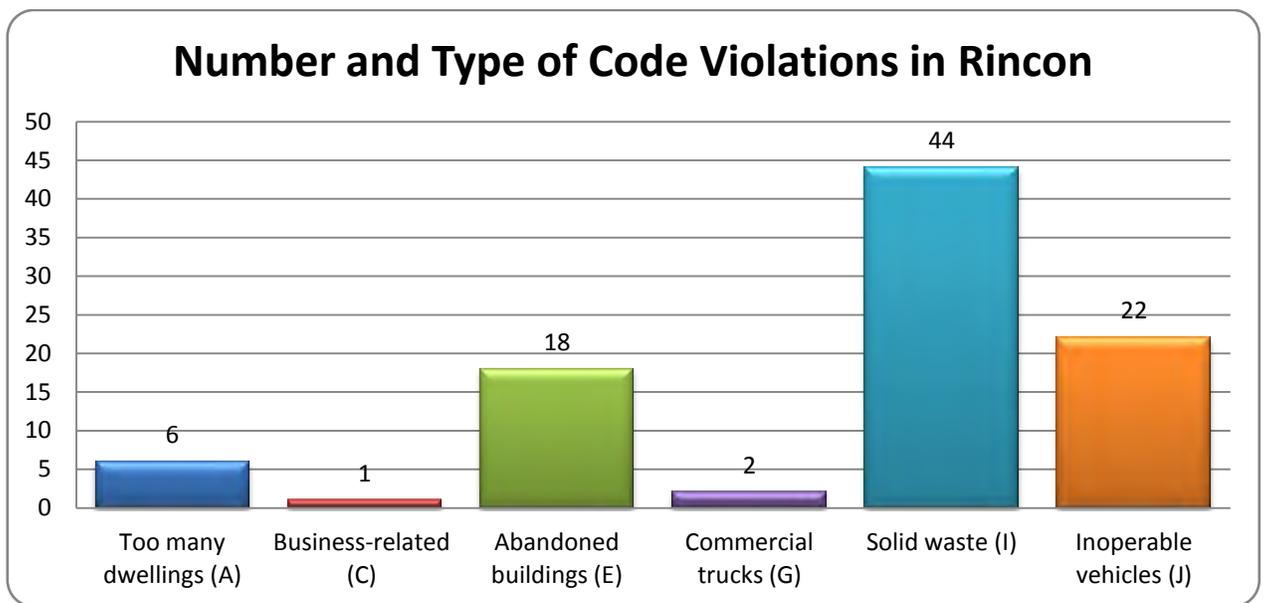
The violations in Rincon were classed into six categories based on which County ordinance was violated. Lots that had more dwelling units than permitted by right were classed with "Too many dwellings." Parcels that had visible business uses that were not permitted were classed as "Business-related." Buildings that were in disrepair, structurally unsound, or abandoned were classed as "Abandoned buildings." Parcels that had semi-trucks and trailers parked on the property were classed as "Commercial trucks." Properties that had accumulations of solid waste, most commonly weeds or trash, were classed as "Solid waste." Finally, parcels that had inoperable vehicles in violation of County ordinance were



classified as “Inoperable vehicles.” The various County ordinances used to define each of these violations can be found in Appendix E.

The results of the survey revealed that the highest number of the violations consisted of solid waste accumulation followed by inoperable vehicles. These results were consistent with issues identified by residents during the door-to-door surveys, as cleaning up trash and weeds were commonly named as problems in the Rincon Planning Area. Figure 1 summarizes the numbers of code enforcement issues identified by the windshield surveys.

Figure 1: Summary of Code Violations in Rincon



Land Use Windshield Survey Results:

The Rincon Planning Area is bordered by Interstate 25 to the north and the Rincon Arroyo to the south. Land north and east of the Interstate is predominately owned by the BLM and land to the south and west are privately owned agriculture lands. The properties within the planning area show a variety of land uses that were categorized through windshield surveys (Appendix C).

Table 4: Existing Land Use Acreage

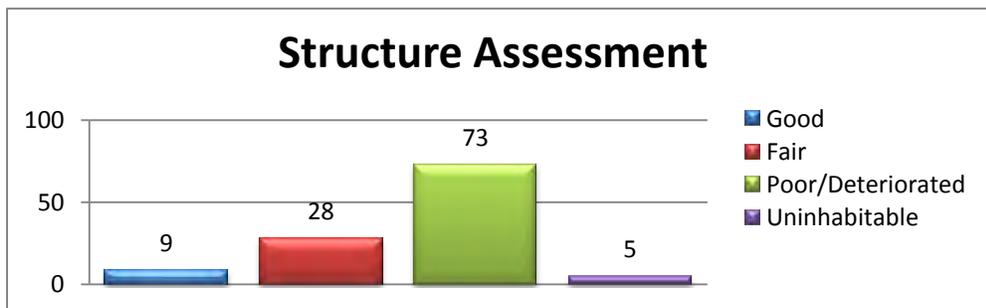
Land Use Type	Total Acreage	
Residential	36	7.7%
Industrial	6	1.3%
Institutional (Public/Quasi-Public)	24	5.1%
Vacant	260	55.4%
Right-of-Way/Transportation	143	30.5%
Total	469 (Rounded)	

Structure Windshield Survey:

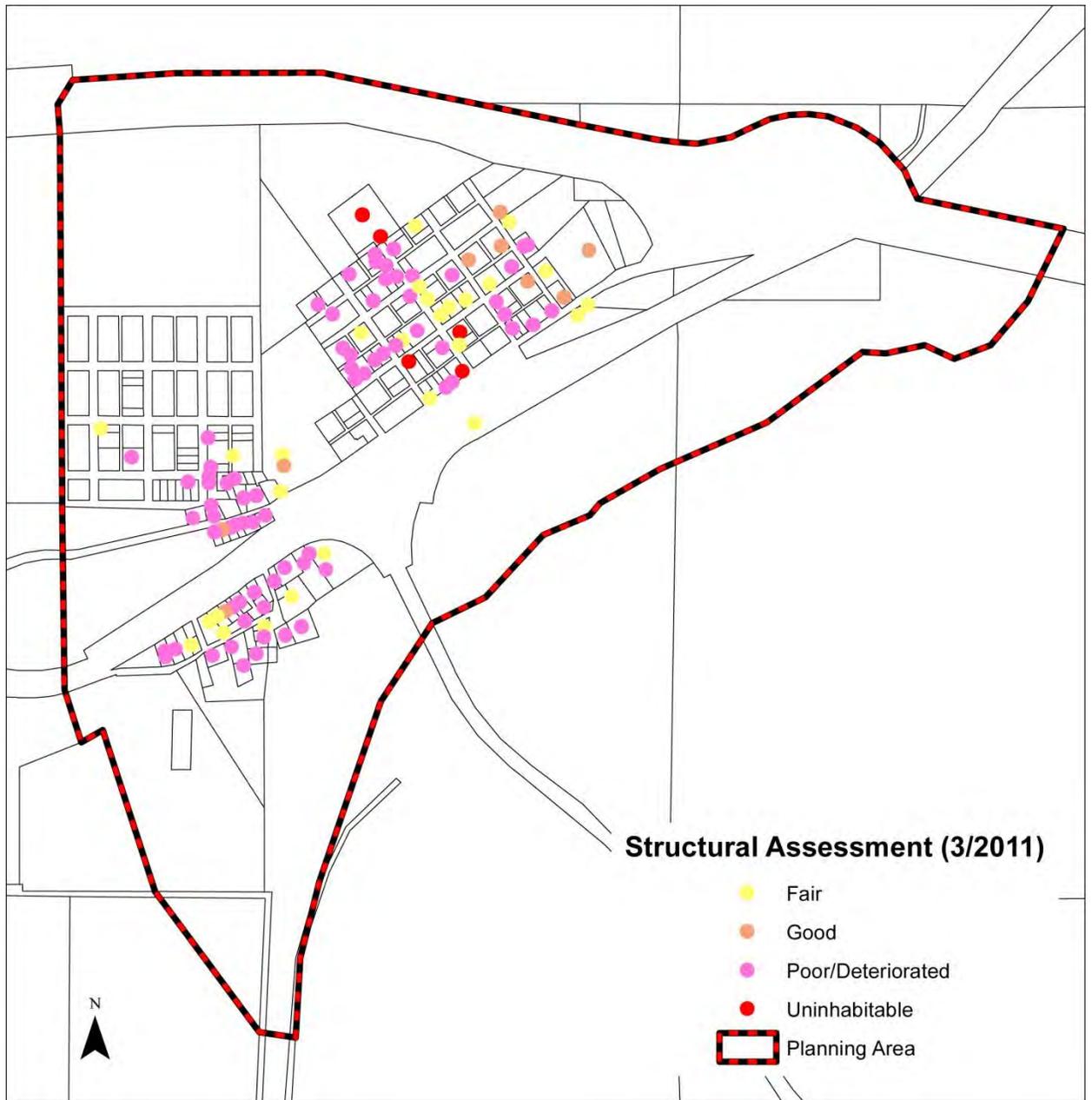
Windshield surveys documented an inventory of existing structural conditions and determined that most structures could use an increased amount of maintenance, to one degree or another (Appendix D). Structures were divided into four categories: Good, Fair, Poor, and Uninhabitable.

A windshield survey was completed by Community Development and Building Services staff in March 2011 that documented existing structural conditions in the Rincon Planning Area. A total of 126 parcels of land were surveyed, with 115 having structures located on the parcel and 11 being vacant. Of the 115 structures analyzed, 9 were considered to be in good condition, 28 in fair condition, 73 in poor condition, and 5 uninhabitable (See Map 4 – Structure Assessment). This is critical in the sense that over two-thirds of the structures analyzed (See Figure 2 – Structure Assessment Summary) were either in poor condition or uninhabitable. Structural conditions used to evaluate the structures included condition of paint, stucco, windows, trim, doors, roofing, and skirting on mobile homes.

Figure 2: Structure Assessment Summary



Map 4: Structure Assessment



Chapter 5: Vision, Goals and Strategies

The door-to-door surveys allowed each respondent an opportunity to share their vision for improving the community of Rincon. This method reached out to community members who may not have been able to attend the community meetings, or felt more comfortable speaking one-on-one with county staff. The responses from the door-to-door surveys showed significant community agreement for the highest ranking responses. These oft mentioned responses were used as a basis for developing the community's vision of future growth and development.

Rincon's Vision Statement

(We want) To see Rincon grow as a community, yet retain its tranquility and small-town feeling while improving infrastructure and promoting increase in retail, commercial and employment opportunities

The responses from the community surveys guided the development of the goals and strategies outlined in the following pages. They reflect the desires of the community and offer strategies to achieve each goal.

5.1 Land Use

Goal: Promote compatible land uses in the Rincon Planning Area.

Strategy: Determine possible land use scenarios to accommodate future growth and development through zoning appropriate land uses.

Strategy: Encourage development where infrastructure already exists.

Strategy: Locate new community facilities where they can become focal points for the community.

Goal: Preserve the critical and sensitive areas within the planning area.

Strategy: Ensure compatible development that protects environmentally sensitive areas.

Strategy: Limit development to areas outside the 100-year floodplain or areas not on steep slopes.

Strategy: Require grading and drainage plans and infrastructure improvements for future development in the undeveloped portions of the Pure Water Subdivision.

Goal: Support the construction of viable commercial uses in the Rincon Planning Area.

Strategy: Provide commercial land use designation on the Land Use Plan.

Strategy: Ensure appropriate amounts of commercially designated land are available for commercial uses.

Strategy: Permit mixed-use development to increase retail and commercial opportunities.

5.2 Water

Goal: Continue to provide high quality water for the Rincon population.

Strategy: Maintain and improve the quality of surface water and ground water.

Strategy: Prevent discharge of contaminated storm water runoff from entering the aquifer.

5.3 Air Quality

Goal: Reduce fugitive dust particles caused by unpaved roadways, agriculture, and new construction.

Strategy: Develop paving improvement plan/schedule for public roadways.

Goal: Provide opportunities for commercial uses to develop in walkable areas to reduce the need to travel long distances.



5.4 Critical and Sensitive Areas

Goal: Protect the environmental resources of Rincon.

Strategy: Identify critical and sensitive natural areas of the community.

Strategy: Reduce erosion caused by storm runoff and poor site planning.

Goal: Protect the planning area's environmentally sensitive areas.

Strategy: Protect the Rincon Arroyo and floodplain by designating it as open space to minimize further flood hazards.

Strategy: Avoid development in flood-prone areas and limit grading practices that contribute to flooding and erosion.

Strategy: Only allow floodplain-compatible uses in flood-prone areas.

Strategy: Limit the impacts of development on steep slopes.

5.5 Hazards

Goal: Reduce the flooding as previously experienced by the residents of Rincon.

Strategy: Conduct a drainage study for the Rincon Planning Area.

Strategy: Implement improvements to flood control infrastructure as identified through the drainage study.

Goal: Reduce the impacts of drought on the community.

Strategy: Develop and implement water conservation practices.

Strategy: Promote the use of Xeriscaping.

Goal: Reduce the threat of wildfires or urban fires.

Strategy: Encourage clearing of brush around structures creating defensible space.

5.6 Transportation

Goal: Improve the quality of county road infrastructure within the Rincon Planning Area.

Strategy: Pave or repave existing county roads that are in need of repair.

Goal: Improve the connectivity of the road network in Rincon.

Strategy: Construct new roads where necessary to improve traffic flow or improve access to collector roads.

Goal: Increase multi-modal transportation options for Rincon residents.

Strategy: Work with Rincon residents to identify the transportation needs of the community.

5.7 Community Facilities

Community Parks

Goal: Provide more park area to meet planning area needs.

Strategy: Utilize other county-owned property (~2.7 ac.) adjacent to the community center for park amenities.

Strategy: Purchase or acquire additional property for community park facilities.

Strategy: Require new subdivisions, if proposed, to dedicate land suitable for public park amenities.

Strategy: Work with property owners with vacant land in designated open space areas to secure easements for recreation or set-aside land for community park facilities.

Goal: Create healthy, safe, and walkable neighborhoods.

Strategy: Ensure access and connectivity to community parks.

Strategy: Ensure that sufficient park facilities are available for active and passive recreation.

Volunteer Fire Station

Goal: Continue providing high quality level of service to the Rincon area.

Strategy: Expand infrastructure as needed to accommodate future growth.

Community Center

Goal: Encourage social and educational opportunities for the residents.

Strategy: Engage social service agencies to provide services to the residents of Rincon.

Strategy: Maintain or improve the existing level of service at the Rincon Community Center.

5.8 Community Design

Goal: Create a sense of community and place in Rincon

Strategy: Design a gateway entrance at a location nearest the Interstate to announce to visitors that they have arrived in Rincon.

Strategy: Establish streetscape design guidelines to encourage a sense of unity through design features and visual cues.

Strategy: Use landscaping to accent major roadways and community facilities.

Strategy: Work with historic preservation organizations to preserve historic structures and historic points of interest.



5.9 Utilities

Goal: Improve residents' access to natural gas.

Strategy: Expand services throughout the Rincon Planning Area.

Goal: Continue providing wastewater treatment to the Rincon community and extend services to new development.

Strategy: Expand infrastructure as needed to accommodate future growth.

5.10 Housing

Goal: Improve the quality of the housing stock in the Rincon Planning Area.

Strategy: Work with private and governmental agencies to make housing more affordable for Rincon residents.

Strategy: Develop a market study for new affordable housing.

Strategy: Identify financial programs to help improve the existing housing stock of qualifying residents.

Goal: Ensure a broad range of housing for all family types and household income levels.

Strategy: Encourage non-profit agencies to consider development in Rincon.

Strategy: Educate residents on alternative, low-income financing options.

Goal: Lower the combined cost of housing and transportation.

Strategy: Expand public transportation options in the Rincon area.

Strategy: Work with non-profit agencies to identify affordable housing opportunities in the Rincon area.

5.11 Economic Development

Goal: Attract new industries to Rincon.

Strategy: Provide necessary infrastructure and utilities for businesses.

Strategy: Identify areas suitable for commercial and industrial development.

Goal: Support existing businesses.

Strategy: Utilize economic gardening practices to support the growth of small start-up businesses.

Goal: Advance the economic competitiveness of Rincon residents.

Strategy: Improve access to employment centers through increased public transportation.

Strategy: Coordinate with non-profit agencies or social service agencies to provide job-skills training opportunities for Rincon residents.

5.12 Intergovernmental Cooperation

Goal: Encourage intergovernmental cooperation.

Strategy: Consider intergovernmental cooperation when selecting sites for public facilities such as sheriff sub-stations, fire stations, schools, libraries, and park facilities between the County and other government agencies such as the State of New Mexico and Bureau of Land Management.

Goal: Establish a neighborhood association, a civic association, or a board of trustees to represent the interests of the residents of Rincon.

Strategy: Identify community leaders who will assist with coordinating election efforts.

Goal: Maintain consistency in all County Plans that cover the Rincon area.

Strategy: Ensure that the Rincon Master Plan aligns with the Doña Ana County Comprehensive Plan and the One Valley, One Vision—2040 Regional Plan.

Goal: Recognize the need for regional planning.

Strategy: Establish regional planning efforts through public and private involvement.

Goal: Provide more investment opportunities for Rincon.

Strategy: Utilize the Colonias Infrastructure Trust Fund to leverage federal, state, and private funding to create a sustainable Rincon.

Chapter 6: Design Standards and Guidelines

Design standards and guidelines look to create unity and consistency within the community by establishing a series of best practices. These construct a broad framework for future projects and serve as a basis for establishing consistency with concepts and objectives that can be applied to specific elements. Many of the following descriptions are borrowed from the Doña Ana County Regional Plan—One Valley, One Vision 2040 (Vision 2040).

6.1 Land Use

According to Vision 2040, the land-use element is a fundamental component of all comprehensive plans, defining the general distribution, location and characteristics of existing land use, future growth, and community form. The intent of a comprehensive plan is to address facilities and resources that affect the community. There are five basic steps that can be followed to form comprehensive design guidelines for land use:

- 1) Derive locational requirements for growth or for the land use in question. This involves determining assumptions and principles for locating growth, land use, or facilities.
- 2) Map the suitability of growth for a particular use based on the locational assumption derived in Step 1.
- 3) Estimate the space requirements for land use or growth projected over time.
- 4) Analyze the holding capacity of land and projected growth in terms of dwelling units, households, employment, or square miles of growth.
- 5) Identify alternative spatial arrangements of growth, land use, or employment².

² One Valley, One Vision—2040 Regional Plan; Chapter 5.1



6.2 Water Quality and Supply

To quote Vision 2040, water is one of New Mexico's most precious resources, affecting growth and quality of life. Ensuring that a community's supply is protected and can continue to provide quality water into the future is an essential part of creating a community's master plan.

Water quality is regulated by the New Mexico Environment Department and federal regulations. These standards and guidelines, and any subsequent changes, will be followed by water providers in the Rincon area.

“The Safe Drinking Water Act (SDWA) regulates over 90 separate contaminants and sets the Maximum Contaminant Level (MCL) for each. An MCL is the maximum concentration of a contaminant that is allowable in a public water supply without the system being in violation of SDWA. The MCL concentration is selected by the EPA as a level below which is considered safe for consumption over a long period of time³.”

The New Mexico Environment Department regulates drinking water systems and follows the SWDA limits. Their office requires different tests, including monthly tests for bacteriological, lead and copper, nitrates, arsenic, etc. Any drinking water system in the Rincon Planning Area will be required to meet these federal and state standards and adapt to any changing regulations.

6.3 Air Quality

As referenced in Vision 2040, Doña Ana County is part of the Paso Del Norte air shed, which includes El Paso County, Texas and Ciudad Juárez, Mexico. The shared aspect of the air shed makes addressing air quality issues dependent upon intergovernmental cooperation. Air quality standards are maintained by federal agencies and the Planning Area is subject to the most current version of these standards.

The Clean Air Act, which was last amended in 1990, requires EPA to set National Ambient Air Quality Standards (40 CFR part 50) for pollutants considered harmful to public health and the environment. The Clean Air Act established two types of national air quality standards. **Primary standards** set limits to protect public health, including the

³ <http://www.nmenv.state.nm.us/dwb/contaminants/>

health of "sensitive" populations such as asthmatics, children, and the elderly. **Secondary standards** set limits to protect public welfare, including protection against decreased visibility, damage to animals, crops, vegetation, and buildings.

The EPA Office of Air Quality Planning and Standards (OAQPS) has set National Ambient Air Quality Standards for six principal pollutants, which are called "criteria" pollutants. They are listed below in Table 5 – National Ambient Air Standards. Units of measure for the standards are parts per million (ppm) by volume, parts per billion (ppb - 1 part in 1,000,000,000) by volume, milligrams per cubic meter of air (mg/m³), and micrograms per cubic meter of air (µg/m³)⁴.

Air quality monitoring is under the jurisdiction of the New Mexico Environment Department.

Table 5: National Ambient Air Quality Standards Units⁷

Primary Standards			Secondary Standards	
Pollutant	Level	Averaging Time	Level	Averaging Time
Carbon Monoxide	9 ppm	8-hour	None	None
	35 ppm	1-hour		
Lead	0.13µg/m ³	1-hour	Same as Primary	Same as Primary
Nitrogen Dioxide	53 ppb	Annual	Same as Primary	Same as Primary
	100 ppb	1-hour	None	None
Particulate Matter (PM₁₀)	150.0µ/ m ³	24-hour	Same as Primary	Same as Primary
Particulate Matter (PM_{2.5})	15.0µ/ m ³	Annual	Same as Primary	Same as Primary
	35 µ/ m ³	24-hour		
Ozone	0.075 ppm	8-hour	Same as Primary	Same as Primary
	0.08 ppm	8-hour	Same as Primary	Same as Primary
	0.12 ppm	1-hour	Same as Primary	Same as Primary
Sulfur Dioxide	0.03 ppm	Annual	0.5 ppm	3-hour
	0.14 ppm	24-hour	0.5 ppm	3-hour
	75 ppb	1-hour	None	None

⁴ <http://www.epa.gov/air/criteria.html>



6.4 Environmental Resources/Critical and Sensitive Areas

Slopes

Hillsides and slopes provide some of the most distinctive features in an area, but they are also the most susceptible to degradation and erosion if developed. Care needs to be used when developing on steeper slopes and the following standards in Table 6 – Slope Classifications shows the slope classifications and the development potential.

Table 6: Slope Classifications⁵

Degree of Slope		Development Potential
0% - 3%	Flat	Generally suited for all development and uses
3% - 8%	Moderately sloping	Suitable for medium density residential development, agriculture, industrial, and institutional uses
8% - 15%	Hillside	Suitable for moderate to low-density residential development, but great care should be exercised in the location of any commercial, industrial, or institutional uses
15% - 25%	Steep hillside	Only suitable for low-density residential, limited agricultural and recreational uses
Over 25%	Very steep hillside	Only used for open space and certain recreational uses

Drainage channels

Development has already occurred in some of the drainage channels and flood zones in the Rincon Planning Area. However, standards can be used to guide any additional development. The following standards are quoted from the Riverside (CA) Arroyo

⁵

http://s3.amazonaws.com/conservationtools/s3_files/890/SteepSlopes.pdf?AWSAccessKeyId=INXAG53SXSSG82H0V902&Expires=1315437946&Signature=pqvkOaa6wJxqo6ZjdTsrObMCTk%3D

Watershed Policy Study as “Common Principles in Communities with Established Arroyo, Riparian, and Watershed Protection Ordinances.”⁶

- 1) Land disturbances are limited only to that area necessary to provide for the desired use or development.
- 2) Native vegetation and habitat is preserved to the maximum extent possible consistent with the use and development allowed.
- 3) Impervious cover is minimized to the extent possible.

6

http://www.rctlma.org/planning/content/hearings/gpac/gpac072909/CCAC_Policy_Study_RECOMMENDATIONS_APPENDICES_11_15_06.pdf



6.5 Hazards

Hazards have the potential to affect all or part of the region and the Master Planning Area, according to Vision 2040. The Doña Ana County Office of Emergency Management lists general hazards and the risk standard associated with them for the county⁷ as shown in Table 7 Hazards in Rincon Planning Area.

Table 7: Hazards in the Rincon Planning Area

Hazard	Probability	Primary Risk
Severe weather storms (winter storm and extreme heat)	High/High	Reduced communications, infrastructure, weakly constructed or anchored buildings
Hazardous material accidents		Lives, property, medical services
Highway/Railroad	High	
Fixed Facility	Medium	
Nuclear	Low	
Flood events	Flood- High Levee- High Dam- Low	Lives, property, crops, municipal infrastructure, medical services
High winds	High	Lives, property, reduced communications, municipal infrastructure, weakly constructed or anchored building
Urban/Wildfire	Medium	Lives, property, urban, municipal infrastructure, ruptured water mains from over-demand
Power outage	Medium-Low	Emergency services, residents, home health care
Tornado	Medium	Lives, property, infrastructure, etc.
Drought	Medium	Water system
Earthquake	Low	Lives, property, infrastructure, etc.
Terrorist attack	Low	Communications, property, medical services

⁷ <http://donaanacounty.org/emergency/docs/Eopbasic.pdf>

6.6 Transportation:

According to Vision 2040, transportation systems are a network of non-motorized and motorized local and regional connections. To ensure management of future growth in a coordinated and well-planned manner, the region needs a comprehensive approach to multi-modal infrastructure and congestion management that is in concert with development patterns.

The Neighborhood:

For the purposes of this plan, a neighborhood will be defined as a predominantly residential area focused around a park or community space. Retail or commercial uses are located along the edge of the neighborhood on major streets. The neighborhood circle generally has a half-mile radius—allowing residents to have a five-minute walk to the neighborhood center. Blocks are small, ranging from 200 to 300 feet wide and 300 to 500 feet long. The neighborhood has an interconnected system of local roads that then provide access to a higher-volume collector road⁸.

Road Standards:

The following tables show the design standards for roads and road classifications as adopted by County Ordinance 157-20.

Table 8: Rural street standards¹¹

Rural Street Classification	Design Speed (MPH)	AADT	Minimum Right-of-way
Principal Arterial	55	More than 20,000	120'
Minor Arterial	55	More than 10,000	100
Collector	35	More than 5,000	85'
Local	30	Up to 5,000	50'

⁸ New Urbanism Best Practices Guide, 4th ed. Robert Steuteville et al. New Urban News Publications, 2009



6.7 Community Facilities:

As stated in Vision 2040, regional community facilities consist of the built public environment including buildings, structures on land, interest in land, and whole systems of activities of governmental services on behalf of the public serving more than one jurisdiction. Community facilities may include public agencies as well as facilities owned or operated by private for-profit or non-profit enterprise.

Parks

Community facilities and parks are essential to the mental and physical health of a community. The National Recreation and Park Association (NRPA) have established general guidelines concerning the amount of park acreage needed for a community based on the population, as shown in Table 9 – NRPA Park Standards.

Table 9: NRPA Park Standards⁹

Type	Desirable Size	Acres/1000 Residents	Location Criteria	Desirable Site Characteristics and Facilities
Mini Park	Between 2,500 sq. ft. and one acre	0.25 to 0.5 Acres	Less than a ¼ mile distance in residential settings	Used to address limited, isolated, or unique recreational needs
Neighborhood Parks	5 – 10 Acres	1 - 2 Acres	¼ to ½ mile distance	Remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood. Focus in on informal active and passive recreation.
Special Use Areas	Variable depending on use	Variable	Variable-dependant on specific use	Covers a broad range of parks and recreation facilities oriented toward single-purpose use.

⁹ http://www.grand-rapids.mi.us/download_upload/binary_object_cache/greengr_Parks%20and%20Rec%20Master%20Plan%20Information.pdf

Schools

The standards in Table 10 – Suggested Standards for Siting Schools show the approximate population to support various types of schools. Currently, the population of Rincon falls far below the minimum population needed; however, depending on the population growth of the community, a school may be able to be supported in the future.

Table 10: Suggested standards for siting schools¹⁰

Assumed Population Characteristics	175 children of elementary school age per 1,000 persons
Size of School, Minimum	250 pupils
Population Served, Minimum	1,500
Area required	7-8 acres
Radius of area served, Maximum	½ mile
General Location	Near center of residential area; near or adjacent to other community facilities

Fire Department Coverage

Doña Ana County follows the National Fire Protection Associations (NFPA) standards and guidelines for response times to a call. NFPA standards call for a rural fire station to respond to a call in less than 12 minutes. Based on National Fire Protection Association’s response times (NFPA), the Doña Ana County Fire Marshal’s office describes a station’s coverage area as being a 2.5 mile radius. Both of these standards of service will need to be maintained with the growth of Rincon into the future. Should these standards be updated by their respective governing bodies, the Rincon Volunteer Fire Department will update their service accordingly.

6.8 Community Design

As stated in Vision 2040, the Community Design looks at community character, design, and historic preservation. These three components work together in creating distinctive, attractive sites that become a factor in creating a sense of place. The inception and planning of community character, design, and historic preservation is often at the local level. The various long-range plans and implementation tools in a community are ways

¹⁰ *Urban Land Use Planning, 5th Ed.*, Philip R. Berke, et al. University of Illinois Press, 2006.



to encourage development fostering a sense of place. Individual comprehensive plans are important in developing a sense of place since these long-range plans highlight the unique characteristics of the area and represent the values, needs, or expectations of those within the community.

Community design addresses physical form, function and social concerns through the built environment. A thoughtful approach in general planning, street alignment, transportation, building aesthetics, public open spaces, landscaping and historic preservation positions a community for developing or enhancing a distinct identity and improved quality of life. The following elements address critical community design components that Rincon currently has and can potentially enhance.

Gateways

A well designed community entryway functions as a front door to the area helping to define a positive first impression for visitors. Rincon currently lacks a defined gateway into the community. Rincon Road is not only the main transportation corridor through the community but is also the primary access road into town from both east and west directions. Crucial gateway opportunities exist at Rincon Road just west of Interstate 25 and at Rincon Road and Highway 154.

Nodes

Nodes are activity centers within a community serving as public gathering places for residents and visitors. Successful nodes are often located along frequently used transportation corridors. Circulation paths of vehicular and pedestrian flow create connectivity to places of civic energy such as parks, community centers, historic sites, plazas, and commercial developments. The foremost existing community nodes are the Rincon Townsite/Park, the Rincon Community Center, and the Our Lady of All Nations Mission Church. These locations are solid landmarks and focal points of Rincon functioning as important resources of the community.

Historic and Archaeological Resources

Certain community resources are important for their connection to past events and people. These resources include architectural structures as well as sites and landscapes. Rincon's most notable historic resource is the community cemetery located north of the Rio Valley Chili facility. Additionally, some of the buildings along Rincon Road date

from the early- and mid-1900's. Such landmarks reflect Rincon's heritage. Preserving these significant sites enables Rincon's past to communicate to the present.

Buildings

Rincon is largely composed of residential structures. The majority of the residences are mobile homes and site-built, single-family homes. In addition, Rincon has some industrial presence with the railroad and the chemical, chili processing, and livestock companies. There is currently a lack of homogenous character among the architectural structures within the community. The current and potential future development along Rincon Road poises opportunity for a comprehensive design approach. A cohesive, scale appropriate and architecturally complimentary approach would establish community character and identity.

Transportation Corridors

NM 140/Rincon Road is the transportation lifeblood of the community. This linear corridor provides the main point of ingress and egress to the community at both east and west ends. Transportation corridors, pedestrian and vehicular, physically connect and link the nodes or gathering places of a community. In addition, patterns of development along major corridors significantly impact community identity and sense of place. NM 140/Rincon Road is the most frequented road in the community by both residents and visitors; thereby it has the greatest potential for establishing community identity. NM 140/Rincon Road is currently a clean canvas for street plantings, lighting, sidewalks, new and updated facades, and way finding signage.

6.9 Utilities

As stated in Vision 2040, infrastructure is the basic physical and organizational structure needed for the operation of a community, or the services and facilities necessary for an economy to function. Utilities or infrastructure systems are large-scale public systems, services, and facilities necessary for economic activity and include power and water supplies, or public transportation.

The EPA and/or the New Mexico Environment Department issues a discharge permit for each wastewater treatment plant with conditions including test standards. The EPA permits--National Pollution Discharge Elimination System (NPDES) permits--include limits for the strength of the discharge by measuring the strength of the discharge



(BOD5), the total amount of suspended solids (TSS), e-coli or fecal coliform, pH, and ammonia. Wastewater from the planning area will continue to be treated to these required standards, as mandated by state and federal regulations.

The existing wastewater treatment facility for the Rincon Planning Area, the Rincon Wastewater Treatment Plant, is currently at 20 percent capacity. When the infrastructure supporting this facility—and the facility itself—nears capacity, additional infrastructure will be required to maintain the regulated level of water treatment.

6.10 Housing:

As described in Vision 2040, addressing housing issues is vital to meeting the needs of the planning area’s growing and diverse population. The housing option for this area is typically single-family detached dwellings, whether manufactured or site-built.

The standards in Table 11 – Structure Condition Evaluation Standards represent what will be necessary to bring the existing housing stock into good condition using the same four classifications as used in the housing inventory analysis.

Table 11: Structure Condition Evaluation Standards

Housing Condition	Recommended Action
Good	Maintain current conditions
Fair	Code enforcement to address issues
Poor/Deteriorated	Seek grant funding, non-profit agencies, or other sources for significant improvements to improve the quality of housing for low-income homeowners; private sources can be used for moderate income homeowners
Uninhabitable	Work with the property owners to either secure, rebuild, or remove the structure

Historic preservation:

Many of the buildings in Rincon that are classed as uninhabitable are structural remnants from Rincon’s peak in the early 20th century. Prior to demolition, they should be



considered against the standards in Table 12 – Historic Preservation Requirements from the National Park Service for the National Register of Historic Places¹¹.

Table 12: Historic Preservation Requirements

A	That are associated with events that have made a significant contribution to the broad patterns of our history
B	That are associated with the lives of persons significant in our past
C	That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction
D	That have yielded, or may be likely to yield, information important in prehistory or history

6.11 Economic Development:

As stated in Vision 2040, economic development is about improving economic wealth for the region and creating higher wages and increased quality of life for all residents. Attainment of the ideal situation is through development of new commerce and industry and through the availability of natural and social resources.

Areas close to the Interstate and on NM 140/Rincon Road will be prime locations for retail or commercial operations. These areas have the highest amount of drive-by traffic as well as visibility. According to the New Mexico Department of Transportation, I-25 sees an average daily traffic count of 8848 vehicles and NM 140/Rincon Road has 1061 vehicles.

While Rincon is a fairly small market area, a small facility such as a convenience store could be supported by the additional traffic on the Interstate or going to the Spaceport

¹¹ <http://www.nps.gov/NR/publications/bulletins/pdfs/nrb15.pdf>



America. In determining necessary market area, a corner store with a gas station requires virtually no adjacent homes as it is supplemented by the gasoline sales¹².

6.12 Intergovernmental Cooperation

In Vision 2040, “Intergovernmental cooperation is any arrangement by which officials of two or more jurisdictions coordinate to address and resolve issues of mutual interest. It can be as simple as communicating and sharing information, or it can involve entering into formal intergovernmental agreements and sharing resources such as equipment, buildings, staff, and revenue. It can also involve consolidating services, jurisdictions, or transferring territory.

It is an important function since many issues cross jurisdictional boundaries and affect more than one community. Frequently, the actions of one community influence others. Watersheds and other ecosystems, economic conditions, land use, commuter patterns, housing, and effects from growth and change are all issues that can spill over municipal boundaries and affect the region as a whole.”

Any issues that cross these informal boundaries should be addressed by all parties involved to determine the most mutually beneficial method with which to address it. Collaboration should be encouraged, be it anywhere from the sharing of data through the creation of formal legal documents.

¹² “A Primer on Retail Types and Urban Centers. Robert Gibbs. New Urbanism Best Practices Guide 4th Ed. Robert Steuteville, et al. New Urban News Publications, Inc. 2009.

Chapter 7: Alternative Plan Concepts

Introduction

Two different methods of population growth calculations were used to project Rincon's growth in the next 30 years—trend population forecast and build-out forecast. The trend population growth looked at historic growth rates and used that rate to show the resulting population increase. The build-out forecast identifies residential land and then identifies the carrying capacity based on varying densities.

Three types of growth scenarios were considered:

1. Slow growth scenario (2 percent)
2. Moderate growth scenario (3 percent)
3. High growth scenario (5 percent)

Concepts

Trend Population Forecast

As of the 2011 Rincon Master Plan Survey, there were approximately 327 residents in Rincon. Expanding agriculture operations and the construction of Spaceport America will provide the opportunity for continued population growth in Rincon. The following calculations assume a linear growth rate to be continued over the next 30 years and do not account for any changes such as new industries or infrastructure improvements. According to the One Valley—One Vision, 2040 Regional Plan (Vision 2040), the Rincon and Hatch area is projected to show a significant increase in both population and employment opportunities.

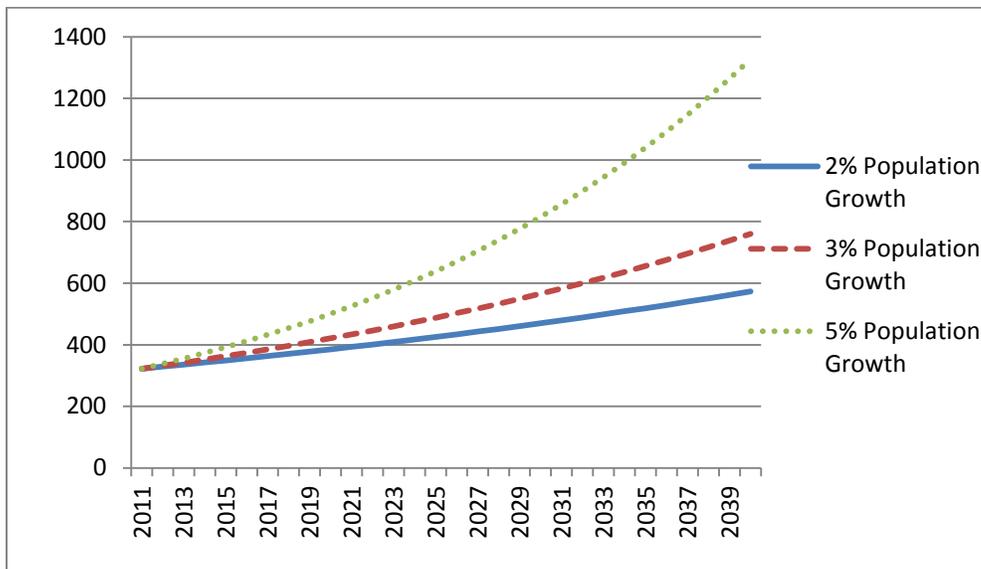
Population Projections for the Rincon Planning Area in Figure 3 – Population Growth Projections shows three separate growth rate projections through the year 2040. Vision 2040 estimates a three percent growth rate for the Rincon Planning Area, providing a reasonable starting point for illustrating potential growth rates. This would project the population of the Rincon Planning Area to increase from 327 in 2011 to 760 in 2040. This rate would demonstrate a continuation of current circumstances—no drastic increase in outside factors such as employment opportunities or tourism.



Recognizing that changes in the economy hit smaller towns especially hard, a two percent growth rate was also calculated. This would reflect a loss of jobs in the region, or a lapse in infrastructure maintenance. With this rate, the population would reach 573 in the year 2040.

A five percent growth rate was also calculated that shows that the population could climb to 1328 in 2040. Increasing employment opportunities in the community could lead to this growth rate, as well as increasing commercial operations. This could be accomplished by capitalizing on the construction of Spaceport America as Rincon is the closest community to the southern entrance road at the Upham Exit on I-25.

Figure 3: Population Growth Projection



Build Out Forecast

Another forecast model used to determine potential future populations is the “build-out” model. The build-out model is based upon the amount of proposed residential land on the Land Use Map multiplied by the designated densities for each residential land use and then multiplied by the persons per household (pp/h). The formula can be shown as:



$$RL \times d = TDU$$

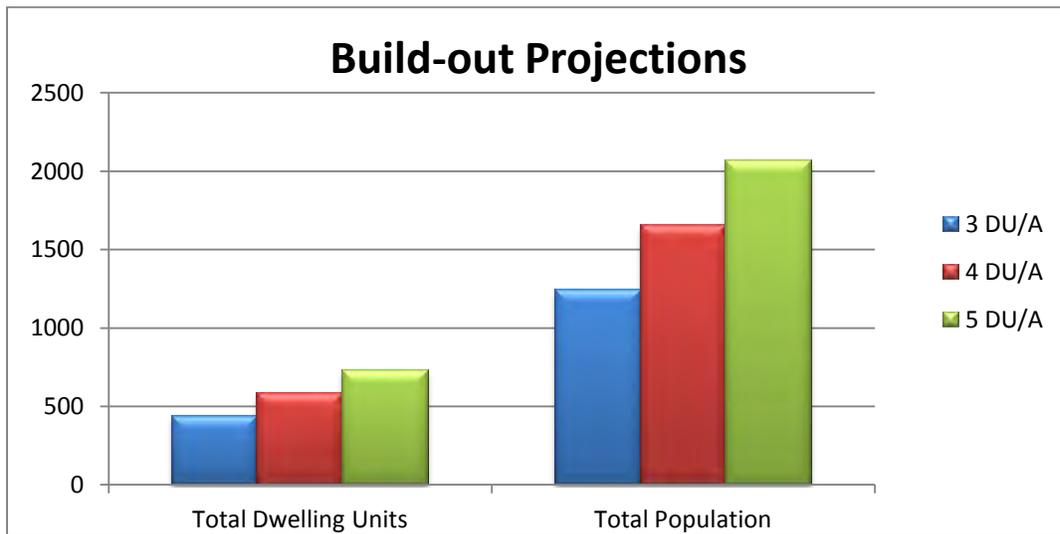
And,

$$TDU \times pp/h = TPOP$$

where, RL is the land proposed for residential use and d is the number of dwelling units permitted per acre and TDU is the total build-out units. Multiplying TDU times the persons per household (pp/h) will equal the total population at potential build-out.

Determining the build-out population for the Rincon Planning Area is relatively simple as there is only one future residential land use proposed; Medium Density Residential (3-5 DU/A). The build-out population forecast is shown in Figure 4 – Build-out Population Projections below.

Figure 4: Build-out Population Projections



Note: Assumes 20% of residential designated land used for ROW, utilities, etc.

Land Use

Land use scenarios for the Rincon Master Plan were rather limited due to how Rincon has historically developed. Historic development patterns have already significantly shaped the landscape and, thus, shaped the potential for future growth and development.

Four different land use scenario maps were created to visually depict possible development patterns that Rincon could choose to pursue. The same assumptions were used to create all of the maps:



- Residential development continues at the historic density of ~3 dwelling units per acre (DU/A)
- Commercial development is dependent on the number of Rincon residents
- Current industrial uses will continue and no additional land will be needed

The changing variable in the land use scenarios is the population of Rincon. This affects how much land will need to be added as commercial space. Land use population trends were analyzed using a two percent, three percent, and five percent growth rates.

All of the land use alternatives were designed in keeping with the information gained from the door-to-door surveys. The residents of Rincon value the peace, tranquility, quietness, and sense of community found in their community (Appendix G). The land use alternatives all look at planning for the future while retaining these characteristics of Rincon.

The four alternatives all use similar assumptions as a basis for determining each potential land use plan. All consider the historic development patterns in Rincon and encourage them to continue. Traditional neighborhoods with smaller lot patterns are illustrated in all the alternatives. Residential areas stay in the same general location around the original townsite and the McClintock Subdivision. Development in the Pure Water Subdivision would be encouraged, providing that appropriate infrastructure is in place to support new housing stock. Existing industrial activities would be encouraged to continue in the same location and commercial activities would expand along NM 140/Rincon Road.

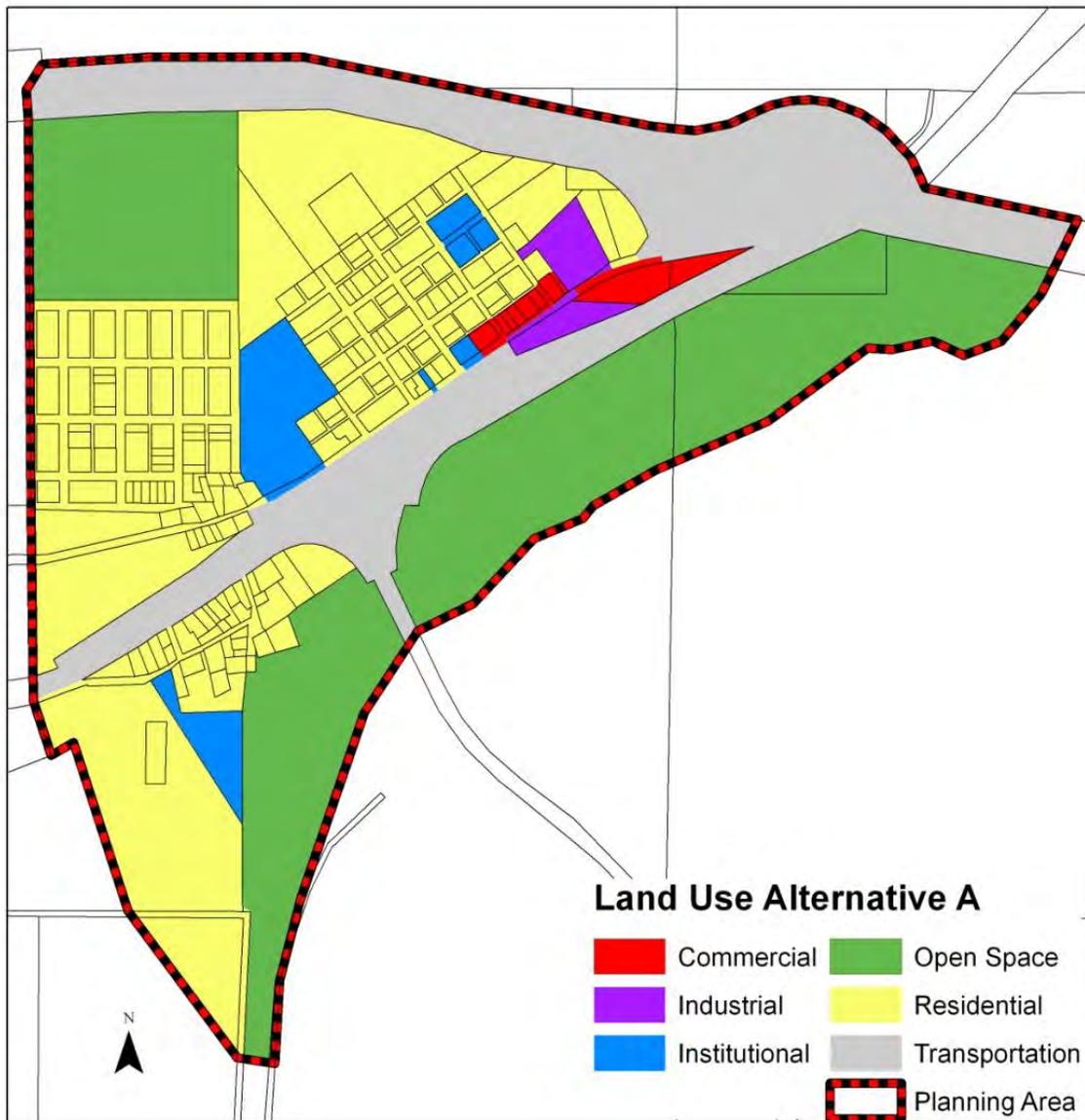
The only difference illustrated within the four alternative land use plans addresses commercial development. While all the proposed commercial locations are located along NM 140/Rincon Road, the actual sites vary. These suggested sites were identified based on the following site characteristics (see Appendix I for complete rubric and methodology):

- Ease of land acquisition
- Adequacy of water/utility lines
- Percentage of estimated future population within walking distance
- Visibility from major thoroughfares
- Adjacency of complimentary land uses



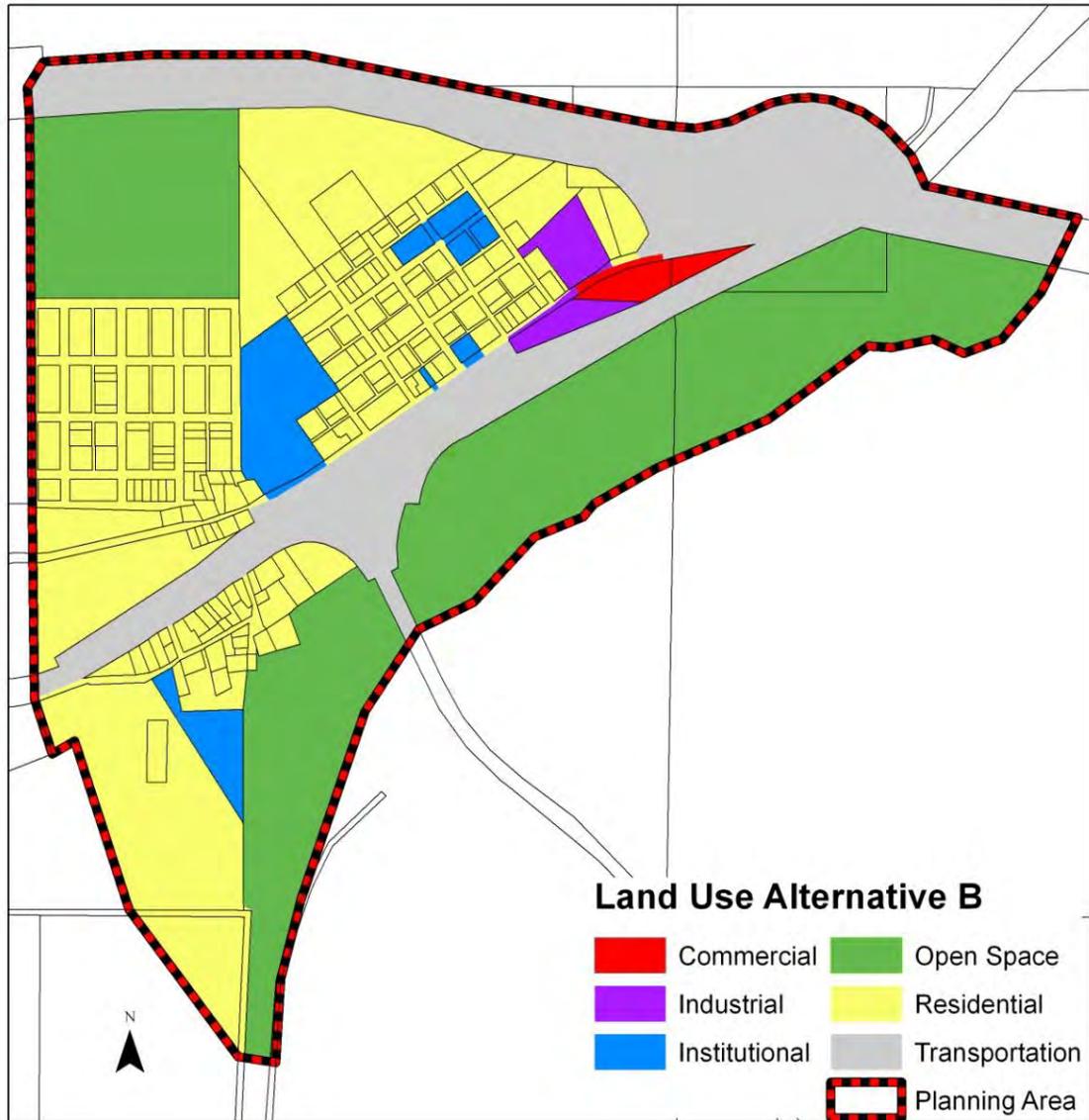
Land Use Alternative A shown in Map 5 assumes a five percent population increase in Rincon, which thus supports increased population and tourism. Approximately six acres of commercial land were added to the land use plan, located adjacent to the Rincon Neighborhood Park and along Rincon Road.

Map 5: Land Use Alternative A



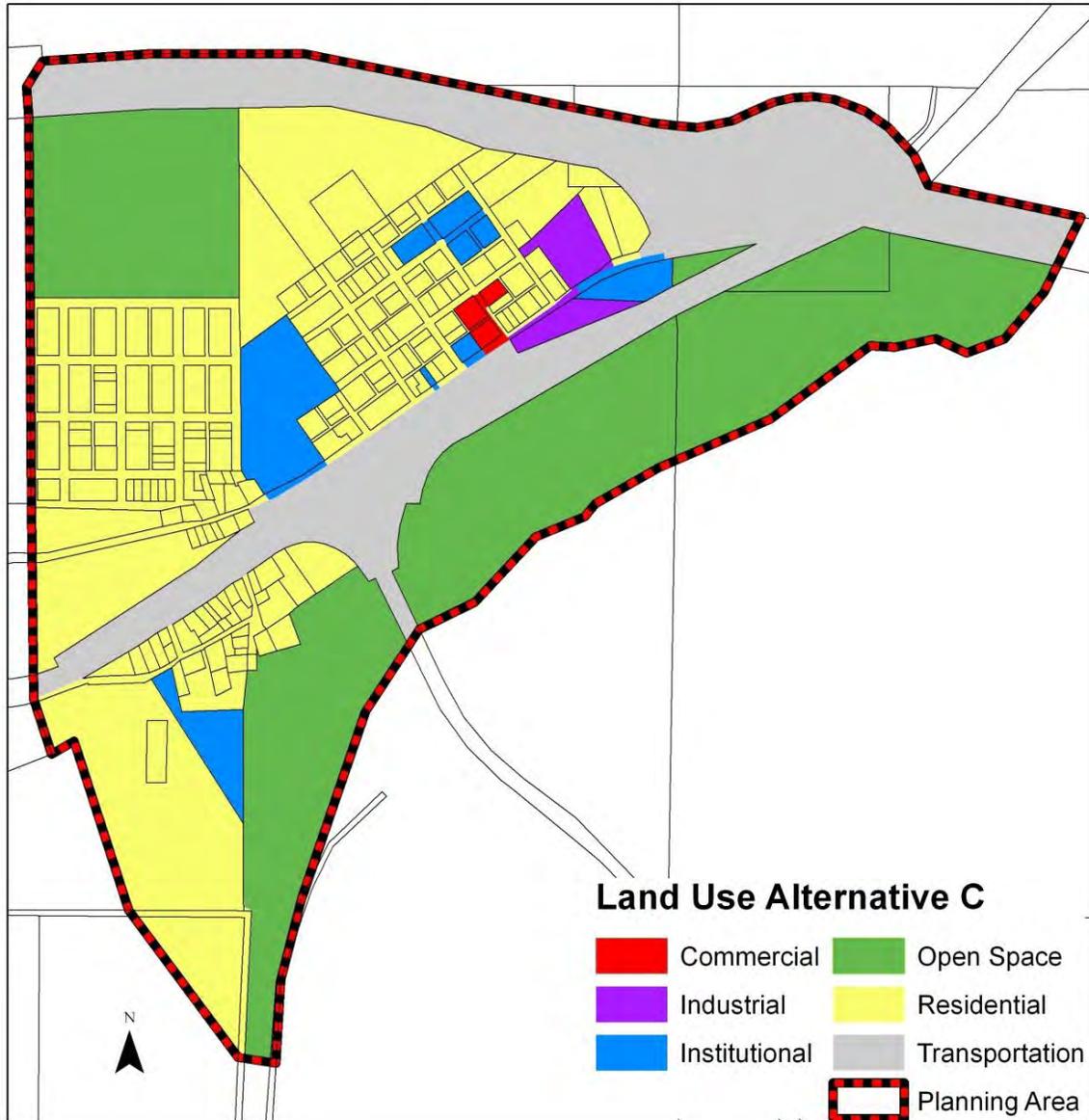
Land Use Alternative B shown in Map 6 assumes a slightly smaller population growth of three percent. This can support approximately three acres of commercial development. The area shown as commercial in the map below was selected based I-25 visibility and the land shown is a public holding. Public/private investment should be considered if development is considered.

Map 6: Land Use Alternative B



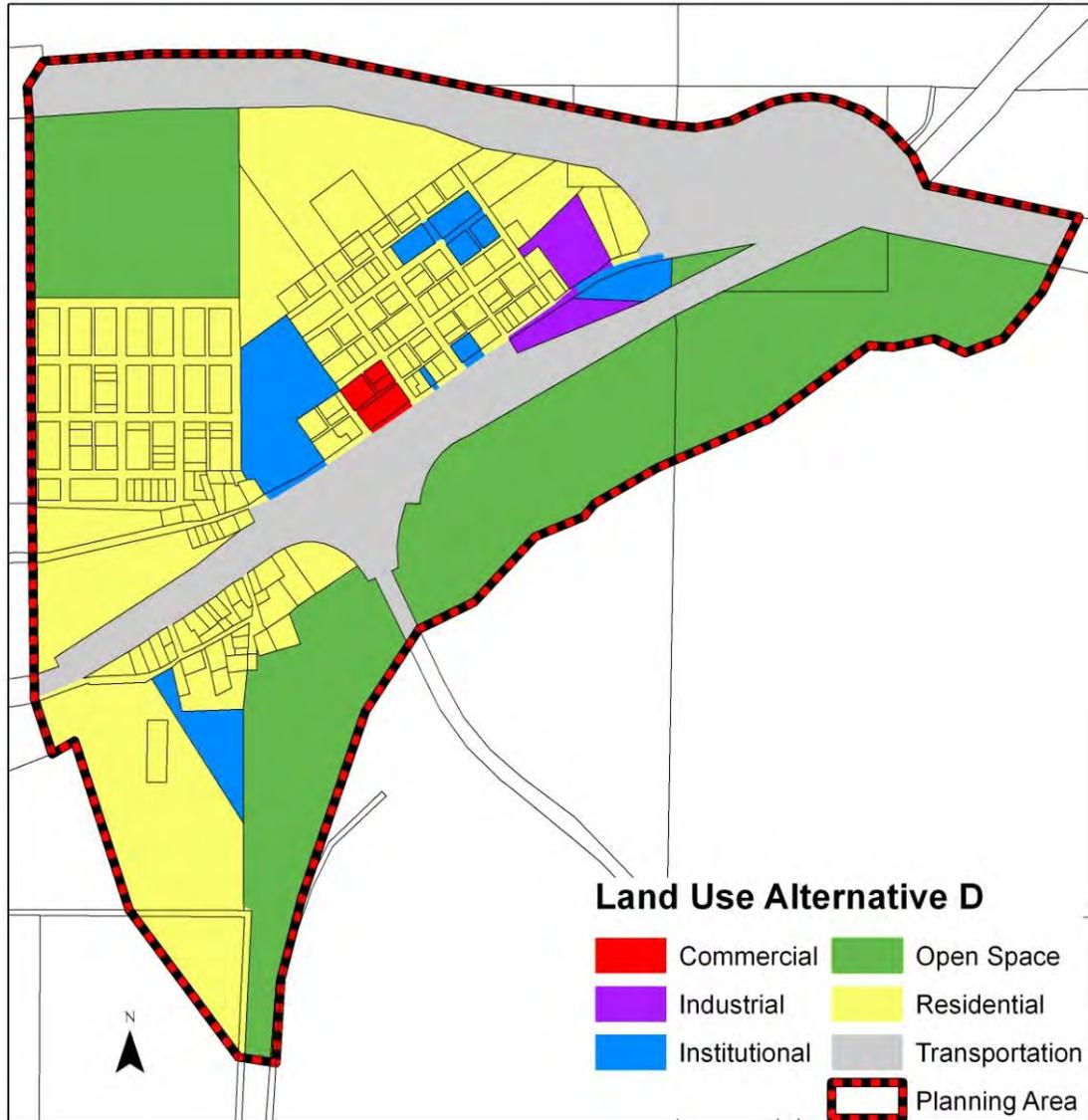
Land Use Alternative C shown in Map 7 considers a population increase of two percent and locates approximately one and a half acres of commercial land centrally located along NM 140/Rincon Road and adjacent to the Rincon Neighborhood Park.

Map 7: Land Use Alternative C



Land Use Alternative D shown in Map 8 considers an increase of two percent in the population of Rincon, and takes advantage of privately owned vacant land. This alternative lacks visibility to I-25 and would require private investment in order to develop.

Map 8: Land Use Alternative D



Chapter 8: Community Master Plan

The Rincon Community Master Plan is not a rigid, unchanging document. Changes will be necessary and should be made not only to adjust to new trends as they become apparent, but also to allow flexibility in cases where an alternative use may be as desirable as the one shown on the Plan. If the Plan is to be realized, planning must be established and worked at on a continuous basis. The Plan must not be regarded as a constraint for growth. Changing conditions and technology will necessitate revisions in the future. The Rincon Master Plan should instead be thought of as a flexible framework within which public and private action may take place.

The following chapter takes the information obtained from the door-to-door residential, business, and utility surveys and compiles it to form the Rincon Master Plan. This illustrates what the future of the community may look like in 30 years—how the community will look, develop, and evolve—improving from existing colonia conditions and emerging as a true community with a sustainable future.

8.1 Land Use

Existing Conditions:

The Rincon community is bordered to the north by I-25, to the west by the southern end of the Los Caballos Mountains and on the south and east by the Rincon Arroyo (See Map 9 - Existing Land Use). Land use in Rincon consists primarily of residential uses. There are approximately 469 acres and 191 parcels in the Rincon Planning Area of which 96 or ~50 percent are existing residential uses. The remaining parcels are either vacant or contain institutional or industrial uses. Commercial activities used to be along NM 140/Rincon Road during the peak of Rincon; however, those stores closed leaving no commercial facilities in Rincon. Industrial uses have historically been, and continue to be, located along the railroad tracks and NM 140/Rincon Road. Existing industrial uses include the Mesa Livestock Feed Company, the Burlington Northern Santa Fe Railroad property, and Helena Chemical Company. Most of the land use in both Upper and Lower Rincon is residential. Institutional facilities include the Rincon Community Park, the Rincon Community Center, the Rincon Volunteer Fire Station, the Rincon Water Consumer's Co-op, religious facilities, and a branch of the US Post Office. Table 13 – Existing Land Use Acreage shows the total acres of the existing land uses.



Table 13: Existing Land Use Acreage

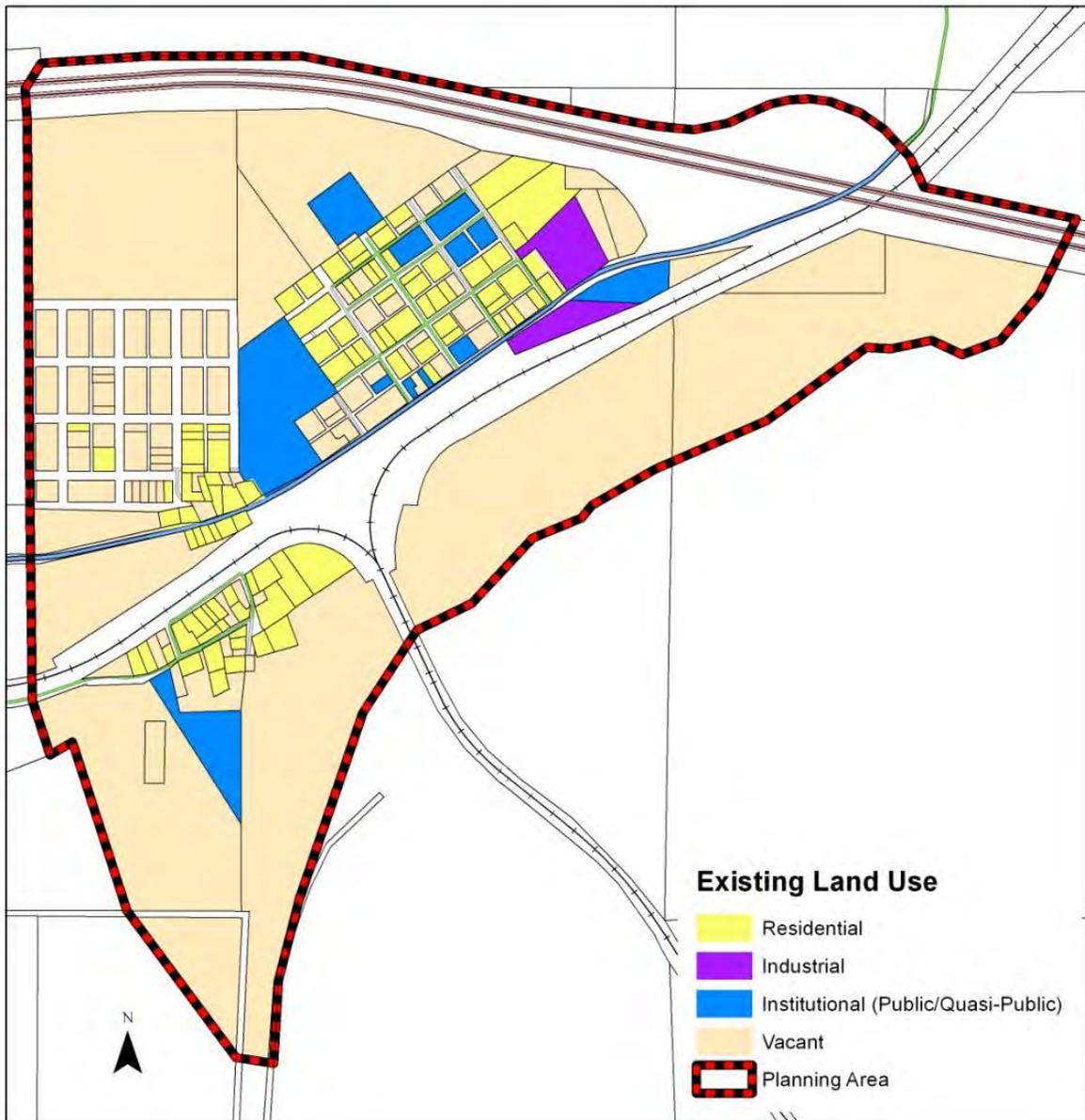
Land Use Type	Total Acreage	
Residential	36	7.7%
Industrial	6	1.3%
Institutional (Public/Quasi-Public)	24	5.1%
Vacant	260	55.4%
Right-of-Way/Transportation	143	30.5%
Total	469 (Rounded)	

The Pure Water Subdivision, platted in 1909, is located in the northwest portion of the planning area. The subdivision remains largely vacant with the exception of the southeast portion bounded by Inca Street, and Toltec and Rincon Roads. Two mobile homes have been permitted in the last decade and are centrally located within the subdivision.

Issues/Constraints:

- There is no balance of land uses to sufficiently provide for a viable, sustainable community.
- The terrain varies greatly in the planning area from steep slopes to low-lying arroyos.
- An expansive 100-year floodplain crosses through the Rincon Planning Area. Within the floodplain are 79 parcels with a variety of land use types.
- There are 191 parcels in the planning area of which, 94 are vacant with varying degrees of development potential.
- Paved roads, legal access, and infrastructure improvements are lacking in the Pure Water Subdivision.

Map 9: Existing Land Use



Goals and Strategies:

Goal: Promote compatible land uses in the Rincon Planning Area.

Strategy: Determine possible land use scenarios to accommodate future growth and development through zoning appropriate land uses.

Strategy: Encourage development where infrastructure already exists.

Strategy: Locate new community facilities where they can become focal points for the community.

Goal: Preserve the critical and sensitive areas within the planning area.

Strategy: Ensure compatible development that protects environmentally sensitive areas.

Strategy: Limit development to areas outside the 100-year floodplain or areas not on steep slopes.

Strategy: Require grading, drainage and improvement plans for future development in the Pure Water Subdivision.

Goal: Support the construction of viable commercial uses in the Rincon Planning Area.

Strategy: Provide commercial land use designation on the Land Use Plan.

Strategy: Ensure appropriate amounts of commercial designated land is available for commercial use.

Strategy: Permit mixed-use development to increase retail and commercial opportunities.

Land Use Plan:

To ensure future development strategies meet the intent of the Rincon Master Plan, land use designations have been created to guide the decision-making process for future development in the planning area. Land use designations were created based on existing development patterns and types of historic uses visible at the time of the visual survey of the planning area. A land use designation for commercial has been created and is proposed along NM 140/Rincon Road. It should be noted that the land use map is only a vision of what the Rincon Planning Area might become over the next 30 years. It does not imply specific zoning or regulatory oversight on a given parcel; it is only used as guidance for future development. The following land use categories are established to reflect current growth patterns and future needs of the community.

Medium Density Residential (3-5 DU/A)

The Medium Density Residential category is intended for predominantly single-family detached residential development. Residential densities of up to five dwelling units per acre (gross) are typical of this category. This designation may also include such supporting land uses as neighborhood shops and services, parks and recreation areas, religious institutions, and schools. A full range of urban services and infrastructure is required.

Commercial

Commercial uses are intended to have direct access to major roadways. Doña Ana County may approve community and neighborhood commercial uses within other land use designations (i.e., residential) that may not be shown on the Land Use Plan, if appropriate. Criteria for locating commercial in non-commercial land use designations may include but is not limited to market feasibility, adequate access, buffering, and compatibility to surrounding land uses.

Industrial

The Industrial designation refers to appropriate areas where warehouse and/or manufacturing-type industrial uses are encouraged. The specific allowable use will be determined based upon the particular site, adjacent land use impact, buffering techniques, intensity of development, and traffic implications. However, the overall intent of this designation is to locate industrial uses in appropriate sites and to generate jobs in Doña Ana County.

Institutional

Institutional uses are those uses meant to encompass a variety of public and quasi-public uses such as educational facilities, religious institutions, hospitals, libraries, cemeteries, and various governmental facilities. Uses may include police/fire substations, schools, libraries, community centers, wastewater treatment plants, etc.

Open Space

This designation denotes areas that are to be precluded from development except for public recreational facilities or nature preserves. Open space areas should be left in a natural state due to topographic, drainage, vegetative, and landform constraints or the need to provide buffers between potentially incompatible land uses.

Table 2 below summarizes the total acreage (gross) for each proposed land use.

Table 2 - Rincon Land Use Designation Acreage by Type

Land Use	Acreage	Percent of Total
Medium Density Residential (3-5 DU/A)	181	38.5%
Commercial	7	1.42%
Industrial	7	1.4%
Institutional	18	3.9%
Open Space	147	31.34%
Transportation	109	23.32%
Total	469	100% (Rounded)

Map 10 - Future Land Use Map graphically represents the envisioned land uses through the year 2040. Land use scenarios were developed using population forecasts based on population growth over the past 30 years. The approximate growth rate is calculated at 3 percent. The scenarios were based on three growth variables – two, three, and five percent and the results of each variable are described in Chapter 7: Alternative Plan Concepts. The resulting data was compiled and a scenario was chosen to best represent future land use needs for the Rincon Planning Area. The scenario chosen to represent the future land use in the Rincon Planning Area was the three percent growth scenario.

Residential

Since residential uses have been the constant and most prevalent use, it is assumed that land designated for residential will remain relatively the same. The Medium Density Residential (3-5 DU/A) land use designation was chosen for all residential land uses and reflects the historic densities developed in the planning area (~3 DU/A).

Commercial

Since the area is lacking a commercial presence, a Commercial designation has been added. The acreage requirements for commercial were determined based on a national standard of 40 square feet of commercial space per resident and a floor area ratio of .25. Commercial land uses have been suggested in a traditional manner along Rincon Road where commercial has historically been situated. A total of 3 acres is designated as



commercial with the anticipation of a convenience store/gas station located closest to I-25 and NM 140/Rincon Road.

Industrial

Two industrial uses operate in Rincon in support of surrounding agricultural operations – Mesa Livestock Feed and Helena Chemical Company. These uses are expected to remain viable in the region so long as agricultural uses prevail. In response to existing conditions, the land currently operating as industrial will remain and no additional lands will be classified as industrial.

Institutional

Addressing the need for additional public facilities will depend on the types and intensity of uses needed. The most foreseeable addition will be for parks and recreation uses based on National Recreation and Parks Association standards, which are addressed in more details in Section 8.7. Additional need for public facilities will be contingent upon service needs of the residents and will be assessed on a case-by-case basis.

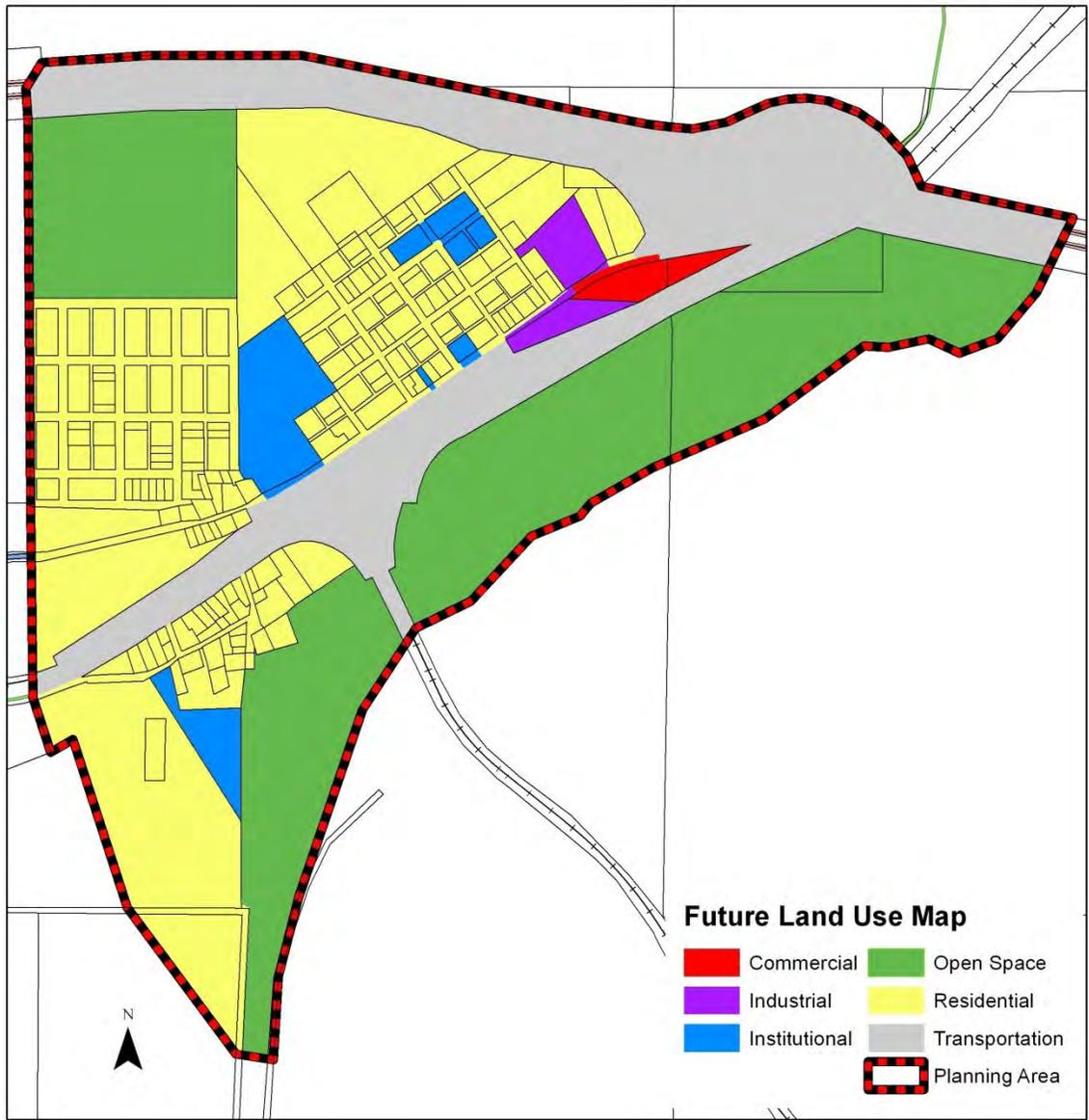
Open Space

Open space will be preserved throughout Rincon by identifying areas that best serve the community by retaining their natural features. Areas such as the Rincon Arroyo will be preserved because of restrictions by the Doña Ana County Flood Commission. Other areas, such as the sloping sides of the hills west of Rincon, will retain their natural features as they can be used for passive uses like hiking and similar outdoor recreation activities.

Implementation

Establish community or village district zoning for the community if the community supports this action.

Map 10: Future Land Use (Alternative B)



8.2 Water

Existing Conditions:

Drinking water is provided to the community through wells tapping into the Rincon Valley ground-water basin. Water service to the community is provided by the Rincon Water Consumers' Co-op (Co-op). The Co-op currently has a holding capacity of 210,000 gallons, serves 96 households in the planning area, and could serve an additional 150 households based on current demand of an average of 6,000 gallons per month. Rincon holds 1,452 acre feet (ac-ft) of senior water rights, though it only uses approximately 55 ac-ft per year. The Co-op currently has a wellhead protection plan in place and the wellhead itself is surrounded by land owned by the following entities: BLM, BNSF, and Spaceport America to the north.

The Co-op's infrastructure saw major improvements in 1996. These upgrades to their looped system included a new supplementary well, a new tank, new transmission lines to the community, and 6" lines throughout the project area. There is fire protection throughout Rincon, including the Pure Water subdivision.

Issues/Constraints:

- Providing safe, potable water to users.

Goals and Strategies:

Goal: Continue to provide high quality water for the Rincon population.

Strategy: Maintain and improve the quality of surface water and ground water.

Water Plan

The goal is to maintain water quality that meets or exceeds the National Drinking Water Quality Standards (NDWQS) and to maintain quality drinking water for the citizens of Rincon. The Co-op will continue to provide high quality drinking water to Rincon residents through water quality best management practices (BMPs). The Co-op shall employ current monitoring practices to ensure water quality and recharge rates are compliant with state and federal requirements.



New development proposals requiring extensions of the existing system shall be reviewed in accordance with Co-op policies and is shown in Map 11 - Rincon Water Plan. The Water Plan represents the logical extension of the existing water system and is intended as a tool to guide future development in the Rincon Planning Area. The Co-op shall provide technical support to developers for new or existing subdivisions in order to ensure that future demands can be met and comply with the Rincon Water Plan.

Implementation:

Prepare a water analysis report that addresses existing conditions and a future demand analysis.

Map 11: Water Plan



8.3 Air Quality

Existing Conditions:

Air quality is dependent upon many factors including temperature inversions and wind, in addition to dust and vehicle emissions. Fugitive dust from a variety of sources can also impede air quality. While Rincon and the surrounding region are not classified as non-attainment areas for PM 2.5 or PM 10 (Particulate Matter below 2.5 or 10 microns), blowing dust and sand can be a source of air pollution during high wind periods as well as vehicle emissions from the adjacent I-25. Monitoring for such pollutants is not conducted in northern Doña Ana County¹³

Issues/Constraints:

- Air quality in Rincon cannot be assessed due to the lack of a monitoring station to determine the actual air quality.
- Travel on unpaved roadways create airborne particulates contributing to poor air quality
- Vehicle Miles Traveled (VMT) for the Rincon population is high due to lack of services and amenities in the Rincon community

Goals and Strategies:

Goal: Reduce fugitive dust particles caused by unpaved roadways, agriculture, and new construction.

Strategy: Develop a paving plan/schedule for public roadways.

Goal: Provide opportunities for the development of commercial uses to develop and reduce the need to travel long distances for goods and services.

Strategy: Incorporate commercial land use designation on the Land Use Map.

Air Quality Plan:

Future air quality is important to the health and safety of Rincon residents. Reducing the amount of travel required by Rincon residents will help maintain or improve the current air quality. Introducing convenience-type services to Rincon will lower VMT, thus reducing automobile emissions which are one of the leading causes of poor air quality.

¹³ http://www.nmenv.state.nm.us/aqb/NEAP/dona_ana2.html

Excavation for new construction and travel on unpaved roads are other sources of suspended particulates. Top soil disturbance permits and dust control plans for construction sites and the paving or surfacing of dirt roads will reduce particulates from these sources. In addition, landscaping of bare areas and/or retention of native vegetation in areas not under active construction will reduce dust.

Implementation

- Require soil disturbance permits and dust control plans for construction sites.
- Enforce the Doña Ana County Dust Control Ordinance to reduce fugitive dust.
- Enforce the Doña Ana County Erosion Control Regulations to reduce erosion.
- Develop a paving plan/schedule for County maintained roads.
- Ensure new development has legal paved access to each parcel.

8.4 Critical and Sensitive Areas

Existing Conditions:

Rincon is located at the bottom of the Rincon Basin watershed and alongside the Rincon Arroyo. The watershed is one of the largest in the area, with a catchment area of over 78 square miles, See Map 12 - 78 Square Mile Drainage Area. To the west are undeveloped hills and rougher topography. Both the arroyo and the hills make up approximately 30 percent of the planning area and serve to define the landscape of Rincon, which are critical and sensitive areas, See Map 13 - Critical and Sensitive Areas. The Rincon Arroyo lies in the 100-year floodplain which encompasses the entire southern portion of the planning area. In addition, the 100-year floodplain extends north through the central portion of the Rincon community, See Map 14 - Special Flood Hazard Areas. Development in critical and sensitive areas should be limited and approached with consideration to the existing environmental landscape and the functions which it serves.

Issues/Constraints:

- The Lower Rincon area is currently in the 100-year flood plain. Development occurring here has been and will continue to be reviewed by the Doña Ana County Flood Commission prior to approval of building permits.
- Portions of the 100-year floodplain bisect the community and have been developed with residential uses.
- Steep slopes cover the northwest portion of the planning area.



Goals and Strategies:

Goal: Protect the environmental resources of Rincon.

Strategy: Identify critical and sensitive natural areas of the community.

Strategy: Reduce erosion caused by storm runoff and poor site planning.

Goal: Protect the planning area's environmentally sensitive areas.

Strategy: Protect the Rincon Arroyo and floodplain by designating it as open space to minimize further flood hazards.

Strategy: Avoid development in flood-prone areas and limit grading practices that contribute to flooding and erosion.

Strategy: Only allow floodplain-compatible uses in flood-prone areas.

Strategy: Limit the impacts of development on steep slopes.

Critical and Sensitive Areas Plan:

Protecting the critical and natural resources in the Rincon community is crucial to the overall success and sustainability of the planning area and to the region as a whole. The types and intensity of uses appropriate for development on or within critical and sensitive areas are extremely limited and should be discouraged in Rincon. For purposes of preservation/conservation, critical and sensitive areas within the planning area have been designated as open space. Although some residential structures have been developed within the 100-year floodplain, future development should follow best practices for floodplain development.

Implementation:

Implement erosion control methods within Rincon to reduce sedimentation in arroyos.

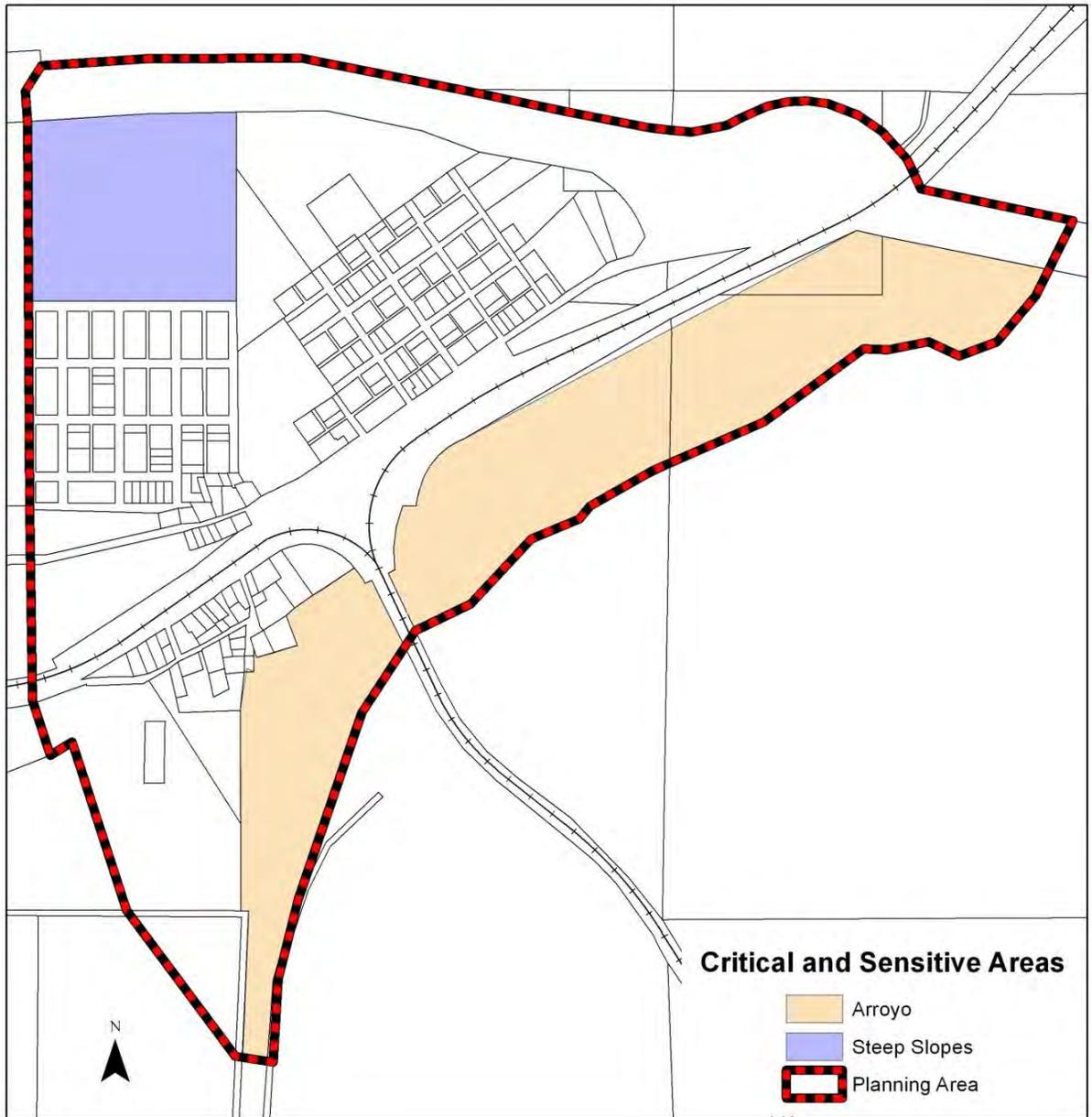
Adopt an arroyo protection plan.

Adopt a hillside protection plan.

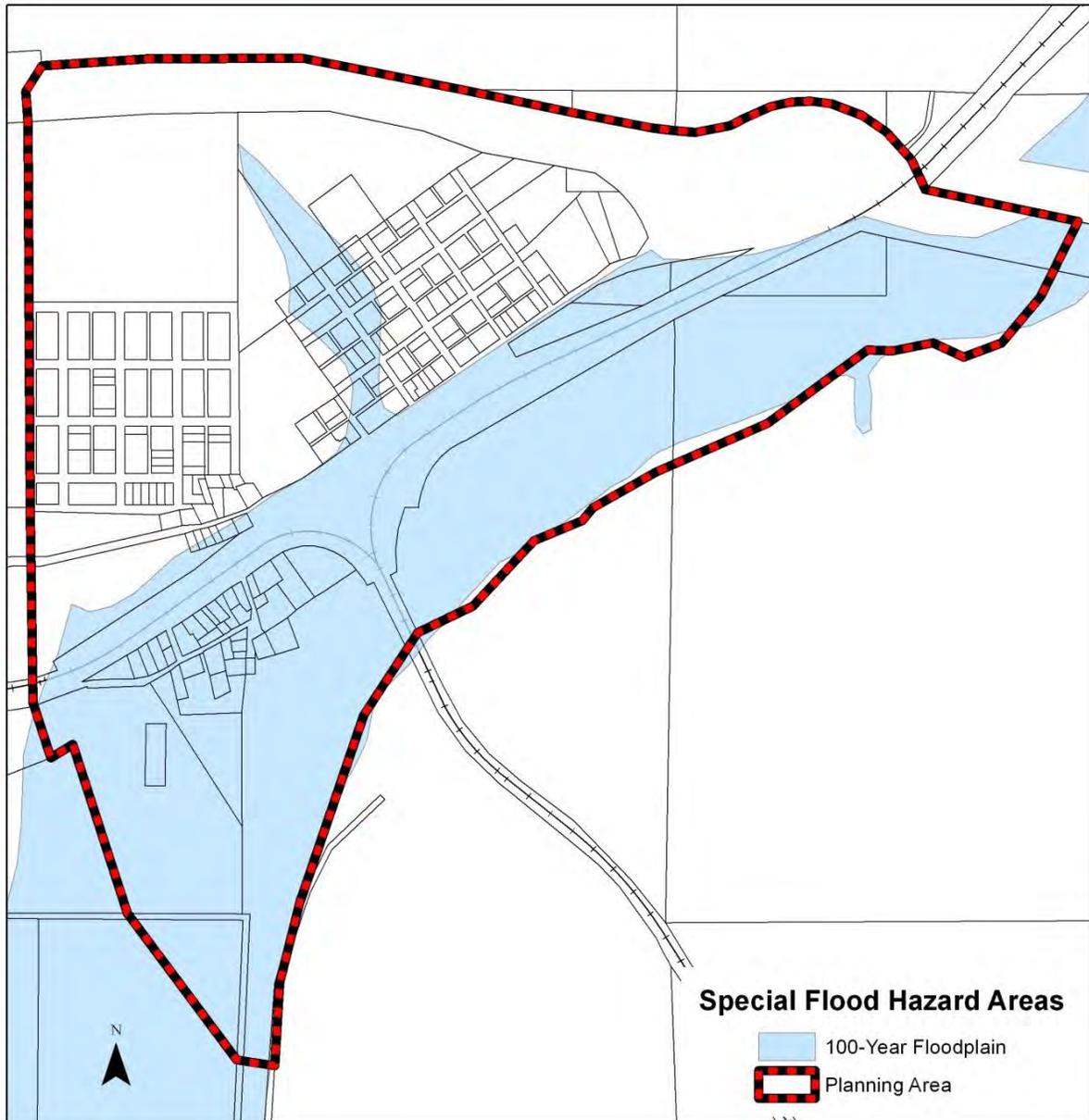
Map 12: 78 Square Mile Drainage Area



Map 13: Critical-Sensitive Areas



Map 14: Special Flood Hazard Areas



8.5 Hazards

Existing Conditions:

Hazards in Rincon are typical to those seen throughout Doña Ana County. Flood, drought, and fire are the three major hazards that can be addressed or mitigated by the community. Flooding occurs partially due to Rincon's location at the bottom of a large watershed and partially due to development patterns that have occurred within Rincon. Streets have been built up over the years and now drain towards the houses rather than channeling water away from them. There are currently two drainage facilities along the I-25 right-of-way in the northeast portion of the planning area that drains through the central portion of Rincon. These drainage facilities are not adequate to stop sheet-flow flooding through the residential portions of Upper Rincon.

Issues/Constraints:

- Most of the hazards listed are large-scale occurrences that cannot be addressed solely on a local level. While the consequences of the hazards are felt at a local level, measures to address the hazards would occur on a regional level.
- Roadway cross-sections prohibit the use of curb and gutter for drainage, e.g. shallow infrastructure, built-up crown of the road.

Goals and Strategies:

Goal: Reduce the flooding experienced by the residents of Rincon.

Strategy: Conduct a drainage study for the Rincon Planning Area.

Strategy: Implement flood control infrastructure as identified through the drainage study.

Goal: Reduce the impacts of drought on the community.

Strategy: Develop and implement water conservation practices.

Strategy: Promote the use of Xeriscaping.

Goal: Reduce the threat of wildfires or urban fires.

Strategy: Encourage clearing of brush around structures creating defensible space.

Hazards Plan:

Fire

Wildfire hazard is magnified by several factors related to fire suppression/control, such as the surrounding fuel load, weather, topography, and property characteristics.



There are three categories of fire interface or situations where wildfire can threaten human habitat:

- The classic wildland/urban interface exists where well-defined urban and suburban development presses up against open expanses of wildland areas;
- The mixed wildland/urban interface is characterized by isolated homes, subdivisions, and small communities situated predominantly in wildland settings; and
- The occluded wildland/urban interface exists where islands of wildland vegetation occur inside a largely urbanized area.

For the purpose of this plan, the Rincon Planning Area is considered a “mixed interface”. Certain conditions must be present for significant interface fires to occur. The predominant conditions in Rincon are the vast acreage of vacant land (wildland) surrounding residential uses and the steep topography in the northwest portion of the planning area. Coupled with hot, dry, and windy weather, steep slopes, and surrounding fuel load (vegetation), there is the potential for a wildland fire. Defensible space, created by reducing the natural and landscaped area around a structure, should be maintained and designed to reduce fire danger. This is particularly important when structures are adjacent to open spaces of wild vegetation especially around steep slopes.

Fire response times are an important gauge of fire protection. In order to continue to provide first-rate service to the Rincon area, fire protection should be evaluated every two to five years for proper service area coverage and response times.

Flood/Stormwater

In order to assess the magnitude of existing drainage deficiencies, the Doña Ana County Flood Commission should prepare a planning study of stormwater needs. The study should address existing conditions and make recommendations to mitigate drainage issues. Furthermore, analysis of each repetitively flood-prone property within the Rincon Planning Area should be completed to identify feasible mitigation options and to recommend revisions to requirements for development within the floodplain, where appropriate.



Preservation of open space in the floodplain can help mitigate flood impacts by reducing the amount of allowable development in flood hazard areas. This has been suggested in the southern portion of the planning area along the length of the Rincon Arroyo. The Open Space designation precludes development from occurring to protect not only the natural environment, but also human safety.

In order to maintain water quality in the planning area, surface water or storm water runoff quality shall be monitored and maintained in compliance with the Doña Ana County Storm Water Management Program BMP's and reduce pollutants within the storm water system. Landscaped, on-site retention ponds are encouraged to help filter storm water before it is released into the natural drainage channels or it is absorbed into the groundwater system.

Drought

Drought is a natural climatic condition that has occurred many times in the past and continues in present times in the Chihuahua Desert. For this reason, preparation for drought is an ongoing process. A drought occurs when there are several consecutive years of below normal/average precipitation on the watershed that result in reduced stream flows and reservoir levels.

Preparation for drought is an ongoing and vital activity necessary to ensure that the availability of water resources is available for generations to come. Long range planning, voluntary water conservation and public education may well allow Rincon residents to endure the continuing drought conditions without mandatory water use restrictions. Drought planning is not subject to one specific community, and further evaluation of the impacts of drought on the region and county as a whole will be necessary.

Implementation:

Enforce the Doña Ana County Solid Waste Ordinance 230-07 to remove weeds and brush around structures.

Complete a drainage study to determine the best way to address drainage issues.

Install new drainage control infrastructure to address drainage issues.

Implement a Wildland Urban Interface workshop to educate residents on the benefits of creating defensible space around their homes.

Work with County staff on the development of a county-wide drought management plan.



8.6 Transportation

Existing Condition:

The transportation network in Rincon is a combination of public and private roads. The public roads are owned by county, state, and federal agencies; the private roads were created by subdivisions dating back to the early 1900's and have never been adopted by the County for maintenance. The current transportation network in Rincon consists of Interstate 25, NM 140/Rincon Road, and local county and private roads, See Map 15 - Existing Transportation Network. Some of the county roads are in need of paving or repaving, whereas all of the private roads lack pavement. None of the roads within Rincon contain curb-and-gutter features.

Issues/Constraints:

- The road network in Rincon is incomplete and reflects older development patterns. Some of the roads were never adopted by the county and are still considered private roads and are thus not maintained.
- As utilities have been added underneath the road network, the height of the roads has increased. Now, the roads have a higher crown than the adjacent lots, which causes stormwater to drain into the lots, rather than down the street. This issue will need to be addressed if major improvements are added to the existing road network.
- Encroachment issues will need to be resolved. A significant number of properties have placed accessory buildings and other structures within platted right-of-ways and some platted right-of-ways have been altered during recent development.
- If the Pure Water Subdivision is to be developed, the entrance roads will need to be replatted and right-of-ways established. Currently, Inca Road and Toltec Road are both private roads that are unplatted. This will need to be corrected before significant development can occur.
- There is limited pedestrian access and little connectivity throughout the community. There is one block with a sidewalk in the old commercial block but it is in poor and unsafe condition. Some street lights are in the community. Some



have been provided by private residents and some have been provided by the county.

Goals and Strategies:

Goal: Improve the quality of county road infrastructure within the Rincon Planning Area.

Strategy: Pave or repave existing county roads that are in need of repair.

Goal: Improve the connectivity of the road network in Rincon.

Strategy: Construct new roads where necessary to improve traffic flow or improve access to collector roads.

Strategy: Educate the residents on Resolution 05-22 Ordinance that allows residents to petition the County to accept roads for improvement and/or maintenance.

Goal: Increase multi-modal transportation options for Rincon residents.

Strategy: Work with Rincon residents to identify the transportation needs of the community.

Map 15: Existing Transportation Network



Transportation Plan:

Transportation planning for smaller communities is not an easy endeavor especially when the network of roadways dates back to the early 20th century. In formulating the Rincon Transportation Plan, an important point must be understood: The existing grid is the result of historic development patterns and cannot be easily altered in any major way. The lack of roadway improvements over time has left the transportation network in disarray. Utilities have been placed haphazardly in road right-of-ways with little regard to drainage. This has created roadway cross-sections with excessive crowns, causing drainage issues to adjacent properties. Future roadways as represented in Map 16 – Rincon Transportation Plan, must be engineered with consideration given to community needs, access issues, and complete street principles. The functional classification system for the Rincon Planning Area roadways under “build-out” conditions are defined below. Functional classification is a system of dividing roadways into specific categories based upon access and mobility functions. The following categories are included in the functional classifications for the Rincon Transportation Plan:

- **Freeways/Interstate Highways:** Freeways and Interstate Highways are divided highways with four or more travel lanes that are designed to carry large volumes of high-speed traffic and serve long, regional trips. Freeways and Interstate Highways have full access control, with entry and exit restricted to grade-separated traffic interchanges. Interstate 25 (I-25) parallels the northern boundary of the planning area for approximately 1.25 miles. All roadways classified as freeways or Interstate Highways are portions of the State Highway System, and are under the jurisdiction of the New Mexico Department of Transportation (NMDOT).

- **State Road:** State roads are high capacity surface streets that are designed to accommodate regional travel over significant distances. This is not indicative to NM 140/Rincon Road as the right-of-way varies along the segment within the planning area with a functional capacity more like a collector roadway. All roadways classified as State Roads are portions of the State Highway System, and are under the jurisdiction of the New Mexico Department of Transportation (NMDOT).

- **Local Streets:** Local streets provide access directly to local property and are not designed to accommodate through traffic. Two lanes is the typical width with 50' of right-of-way.

With the development of the Camino Real historic corridor to the west, and Spaceport America to the north, it is expected that NM 140/Rincon Road will see an increase in traffic from non-local residents. In addition, NM 140/Rincon Road will continue to be an important avenue for Rincon residents and local agriculture producers, providing access to both the interstate and state highways.

The condition of the county-maintained road network shall be improved. All of the county-maintained streets will be paved with curb-and-gutter, improving the condition of the community and providing a significant benefit to the residents.

Pedestrian Circulation

Sidewalks will be added along the commercial areas, allowing for easy pedestrian access and improved walkability of the community. Going in and retrofitting all of the existing streets to add sidewalks would constrict the width of the roadway and impede traffic flow. However, sidewalks and pathways can be included when planning the commercial development or around community gathering spaces within Rincon.

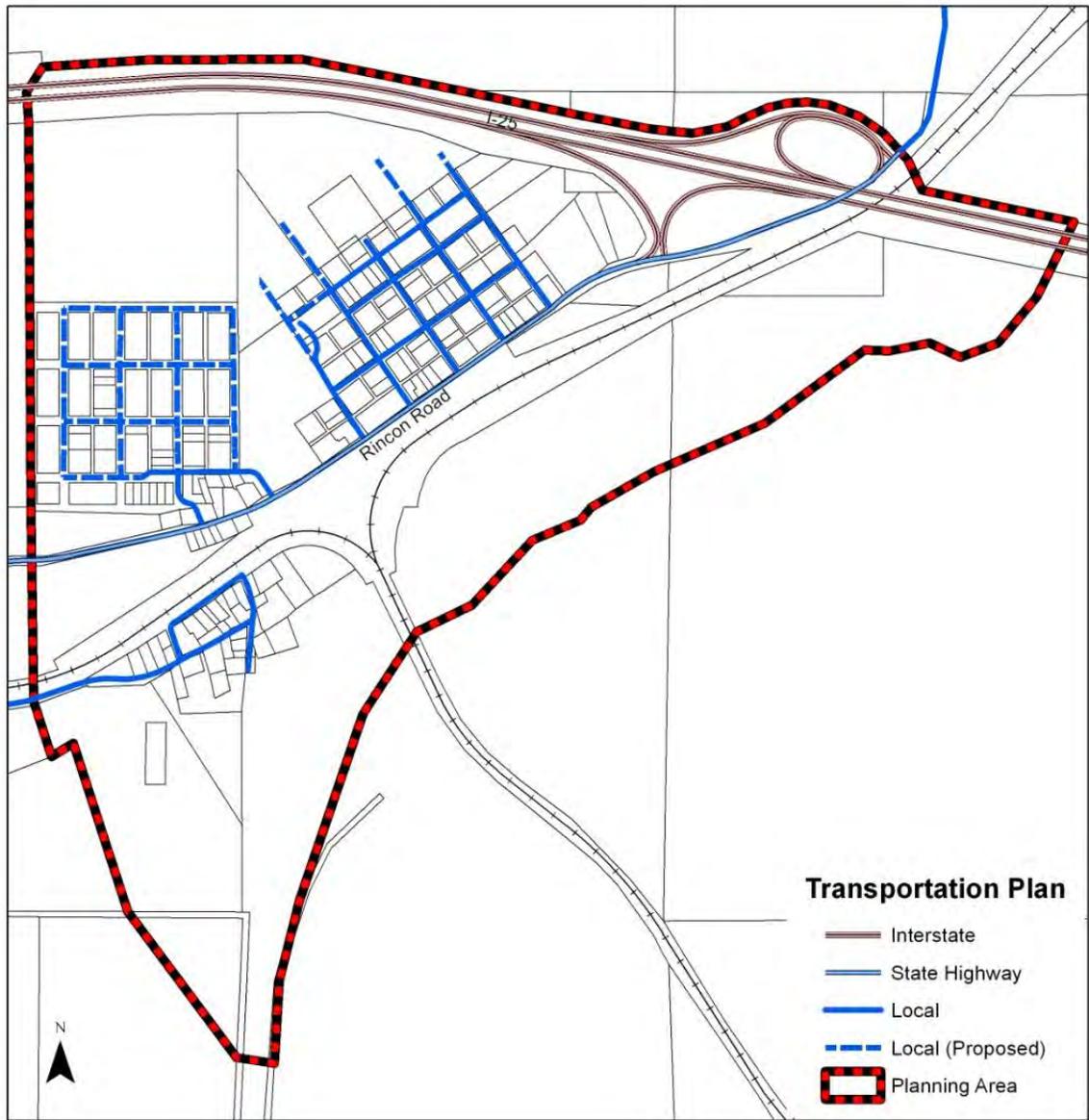
Implementation:

Apply to the State Colonias Infrastructure Trust Fund for grants to improve county-maintained roads.

Replat the entrance roads, Inca and Toltec, to the Pure Water Subdivision to provide legal access.

Work with property owners who are encroaching on rights-of-way to remove structures.

Map 16: Transportation Plan



8.7 Community Facilities

Rincon has several community facilities: the Rincon Community Park, the Rincon Community Center, and the Rincon Volunteer Fire Station. These facilities provide community services to the Rincon population.

Community Park

Existing Conditions:

The Rincon Community Park is located at 110 Corea Street off Rincon Road. The existing park is nearly a half acre in size and has a basketball goal, a slide, picnic tables, a sheltered area, and is landscaped with trees. Based on National Recreation and Park (NRPA) standards, a park of this size is classified as a “mini-park” with a ¼ mile coverage area.

Issues/Constraints:

- The existing park is not sufficient in size to meet the needs of the planning area.

Goals and Strategies:

Goal: Provide more park space to meet planning area needs.

Strategy: Utilize other county-owned property (~2.7 ac.) adjacent to the community center for park amenities.

Strategy: Purchase/acquire additional property for community park facilities.

Strategy: Require new subdivisions, if proposed, to dedicate land for public park amenities.

Strategy: Work with property owners of vacant land in designated open space areas to secure easements for recreation or set-aside land for community park facilities.

Goal: Create healthy, safe, and walkable neighborhoods.

Strategy: Ensure access and connectivity to community parks.

Community Park Plan:

The need for park facilities and the formulas to determine the need vary by location. What may be acceptable in one community may not be feasible in another. The Rincon Planning Area poses many constraints when attempting to plan for future park space, e.g. current facilities are built-out, vacant county-owned property are not ideally located, etc.

Identifying specific standards based on localized constraints establishes a “baseline” for park development in the Rincon Planning Area.

For the purpose of the Community Facilities Plan, National Recreation and Parks Association (NRPA) standards for mini-parks were used to determine the amount of park space that is needed in the planning area, see Table 14. This standard was chosen because of existing development patterns and the fact that Rincon Road transects the community requiring residents living in the southern portion of the planning area to cross Nm 140/Rincon Road in order to utilize the amenities. See Map 17 - Community Facilities Plan for the possible siting of future parks facilities and the following Figures 5 and 6 showing conceptually what types of facilities could be constructed if land and funding were secured.

Map 17: Community Facilities Plan

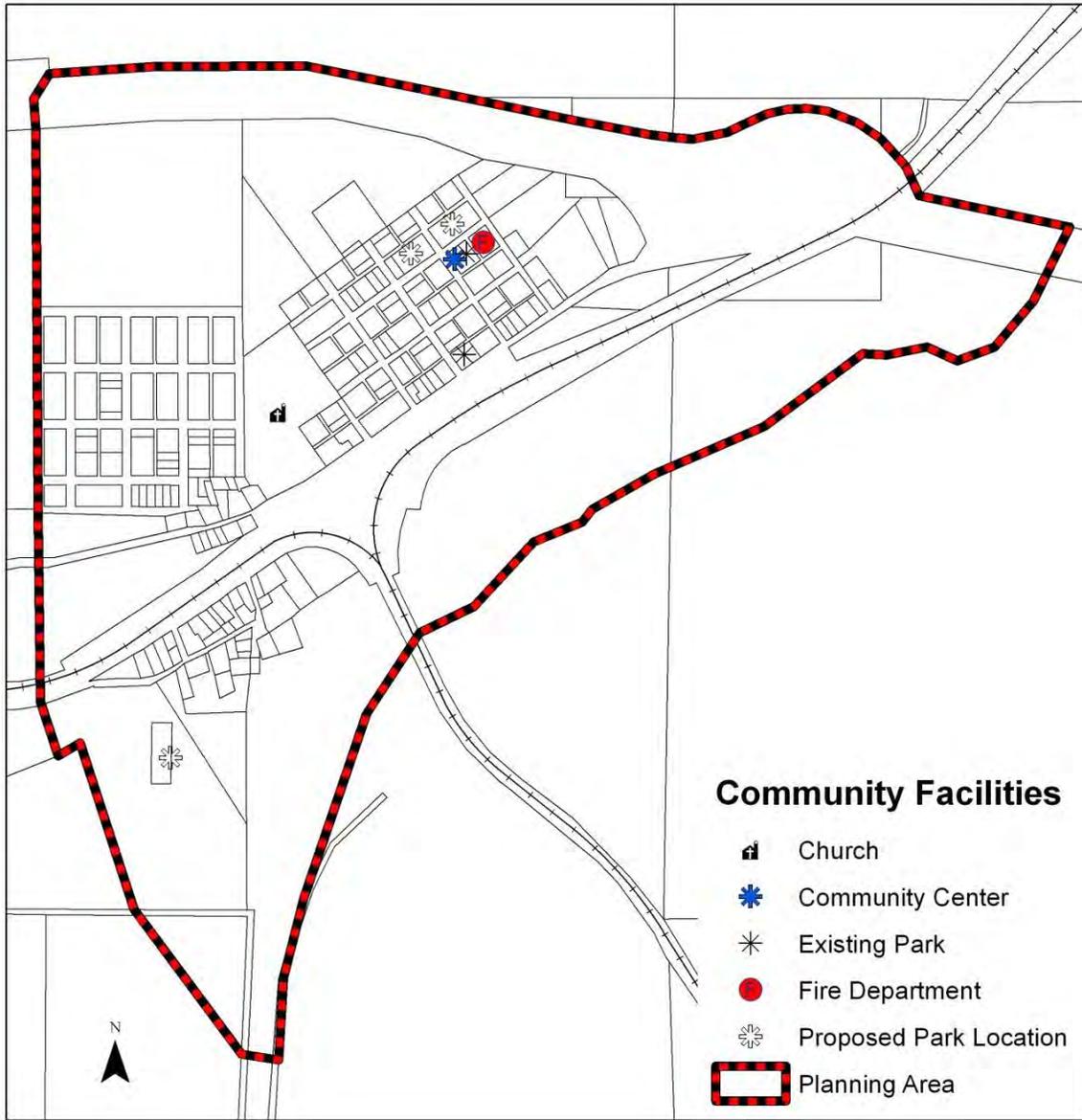


Table 14: Criteria for Mini-Parks

Purpose	<ul style="list-style-type: none"> • Address limited, isolated or unique recreational and aesthetic needs. • Serve as a recreational space where acquisition of larger parks is not possible.
Location Criteria	<ul style="list-style-type: none"> • NRPA Standard: Less than a ¼ mile service radius. • Linked to community pathways & sidewalks.
Size Criteria	<ul style="list-style-type: none"> • NRPA: 2500 sq. ft to one acre. • Existing County Standard: None. • Existing Rincon Average: 0.45 acres • Recommended Benchmark: 10,000 sq. ft to 1 acre.
Service Area and Population Benchmarks	<ul style="list-style-type: none"> • NRPA: There is no national standard. The former standard was 0.1-0.3 park acres per 1,000/population. • Existing County Standard: None • Existing County Average: None • Recommended Benchmark: 0.1 acre per 1,000 pop.
Facilities and Features	<ul style="list-style-type: none"> • Play area for young children. • Benches and small picnic facilities. • Highlight beautiful features (i.e. community flower bed/garden, mature tree). • Historic and cultural sites.
*Facilities and Features not included	<ul style="list-style-type: none"> • Off-street parking. • Restrooms.

*Note: Under special circumstances mini parks may have restrooms or off-street parking.

Implementation:

Develop a new park facility for the Rincon community and apply for necessary funding.

Figure 5: County-owned Vacant Land



Figure 6: Detention Facility/Multi-purpose Field Concept



Volunteer Fire Station

Existing Conditions:

The Rincon Volunteer Fire Station is located at 255 Harlan Street and has a service area that expands considerably outside the boundaries of the Rincon Planning Area. The current building was renovated in 2009 and has sufficient equipment and staffing to respond to calls throughout the service area.

Issues/Constraints:

- The volunteer fire station is built out as much as the current location will allow. However, the current equipment and facilities' coverage area greatly extends beyond the Rincon Planning Area.

Goals and Strategies:

Goal: Continue providing high quality level of service to the Rincon area.

Strategy: Expand infrastructure as needed to accommodate future growth.

Emergency Services Plan:

Necessary expansion of fire services will be dependent upon growth of the community, including influences from surrounding areas. If existing facilities are inadequate to provide protection in-line with existing levels of service or better, consideration will need to be given to expanding at the current location or relocating to larger facilities.

Implementation:

Fund increased fire services or equipment through state or local fire department funding sources.

Community Center

Existing Conditions

The Rincon Community Center located at 220 Baker Street and currently provides computer and Internet access, a multi-use room, a children's room, and offices for staff. In addition, there is a small outdoor playground located on the site.

Issues/Constraints:

- The Rincon Community Center faces budget challenges that make it hard to keep the facility open.
- Services are currently limited by county operation constraints and staffing requirements.

Goals and Strategies:

Goal: Encourage social and educational opportunities for the residents.

Strategy: Engage social service agencies to provide services to the residents of Rincon.

Strategy: Maintain or improve the existing level of service at the Rincon Community Center.

Community Center Plan:

The community center should be the focal point of the community providing programs and services tailored to community needs. Programming services and activities should be based on the dynamics of community needs. Provisions for community education programs such as health, aging, and tutoring/mentoring programs should be considered. Using the community center as a venue for community meetings or as a clearing house for pertinent community information should be considered in this plan.

To achieve a level of service suitable for the Rincon community, a needs analysis should be prepared to assess community wants and needs in terms of how the residents envision their community center. Fashioning programs and services to community desires helps to create a viable and productive resource for the community.

Implementation:

Adjust and/or increase the level of service provided by the Community Center as needed to serve the needs of the population.

Prepare community needs analysis survey for the residents of Rincon.

Coordinate the Rincon planning efforts with the County-wide Community Center Strategic Plan.



8.8 Community Design

Existing Conditions:

Rincon is laid out in a traditional neighborhood design: small blocks and lots with alleys in a grid configuration. Currently, there is no unified sense of community design within Rincon; however, there are many opportunities to create community design to include: signage, landscaping, gateway entrances, streetscapes, and community focal points, along with some structures that may have the potential of being designated as historic.

Issues/Constraints:

- Financial constraints will prohibit most homeowners from being able to design the façade of their structures to a unified design theme.
- Watering costs and maintenance will be a constraint on substantial landscaping efforts; therefore, low-maintenance landscaping should be required.
- Historic structures are in grave disrepair and may be too expensive to repair or salvage.

Goals and Strategies:

Goal: Create a sense of community and place in Rincon.

Strategy: Design a gateway entrance at a location nearest the Interstate to announce to visitors that they have arrived in Rincon.

Strategy: Establish streetscape design guidelines to encourage a sense of unity through design features and visual cues.

Strategy: Use landscaping to accent major roadways and community facilities.

Strategy: Work with historic preservation organizations to preserve historic structures and historic points of interest.

Goal: Create healthy, safe, and walkable neighborhoods.

Strategy: Ensure that sufficient park facilities are available for active and passive recreation.

Strategy: Encourage a mix of uses in neighborhoods, such as small commercial or retail uses.

Community Design Plan:

Community design takes into account the history of an area along with constituent identity as it has evolved over time. Development patterns, structural typology,



streetscapes, and cultural identity all play an important role in community character and design. Rincon has evolved from an historic rail-oriented community into a culturally rich bedroom community marked with diversity and identity. While no true community design has been implemented, the opportunity to develop an identity unique to Rincon is ripe with opportunity.

The Community Design Plan marks the first step in creating such a unique identity by incorporating simple design elements that residents can identify with while taking into account economic and cultural factors. Preparation of the plan takes into consideration the historic fabric of the community as well as other best practices for community design. Taking a simplistic approach so as not to overwhelm the senses, while at the same time creating a sense of place, is important to the overall success of the plan. The following community design elements are recommended for the Rincon Planning Area:

Gateway

Gateways that provide a sense of arrival to the entrance of the Rincon Planning Area and the presence of signage enhance external perceptions and announces to visitors and residents that they have entered Rincon. Gateway treatments can take the form of signage and landscaping that incorporates the history, character and culture of Rincon as shown in Figures 7 and 8. A gateway area will be established at the entrance to Rincon from the Interstate, allowing for distinctive signage to announce one's arrival at Rincon. Landscaping and natural design can turn this into a prominent community feature.

Streetscape

Streetscapes involve the use of landscaping, paving, outdoor furniture, signage, lighting, interconnected pathway systems, and appropriate building materials to enhance connectivity throughout the community. NM 140/Rincon Road is identified as needing landscaping or streetscaping treatments to give it a sense of place and uniform identity through the community. Trees or other unique features could be added along Rincon Road, creating visual interest for people driving along the road and will increase walkability.

Historic Structures/Sites

Historic structures or sites possess a period of significance—that is, a timeframe during which the structure or site acquired its historic, cultural, or architectural importance. A



structure or site is significant in part because it represents or is associated with a particular period or date in history. Potential historic structures and/or sites located within the Rincon Planning Area have been identified on the Community Design Plan (See Map 18). It should be noted that not all identified structures/sites can or will be classified as historic due to state or federal requirements for historic structures. Building conditions such as structural integrity, state of repair or disrepair, types and quality of additions play a critical role in determining historical significance. Coordination with the State Historic Preservation Office (SHPO) and the Historic Preservation Division (HPD) will be required in order to determine historic significance. The processes and policies of the HPD can be found online in the Historic Cultural Properties Inventory Manual.

Map 18 - Community Design Plan graphically represents the above community design descriptions. The purpose of the plan is to stimulate conversation and help residents visualize the potential for their community from a new perspective.

Implementation:

Design and construct a gateway entrance to Rincon from I-25.

Coordinate with local history groups to identify historic structures within the community of Rincon.

Assist owners of potentially historic structures/sites with state and federal policies.

Research funding mechanisms for community design projects.

Figure 7: Ridge-top Concept Signage



Figure 8: Gateway Monument Concept



Map 18: Community Design Plan

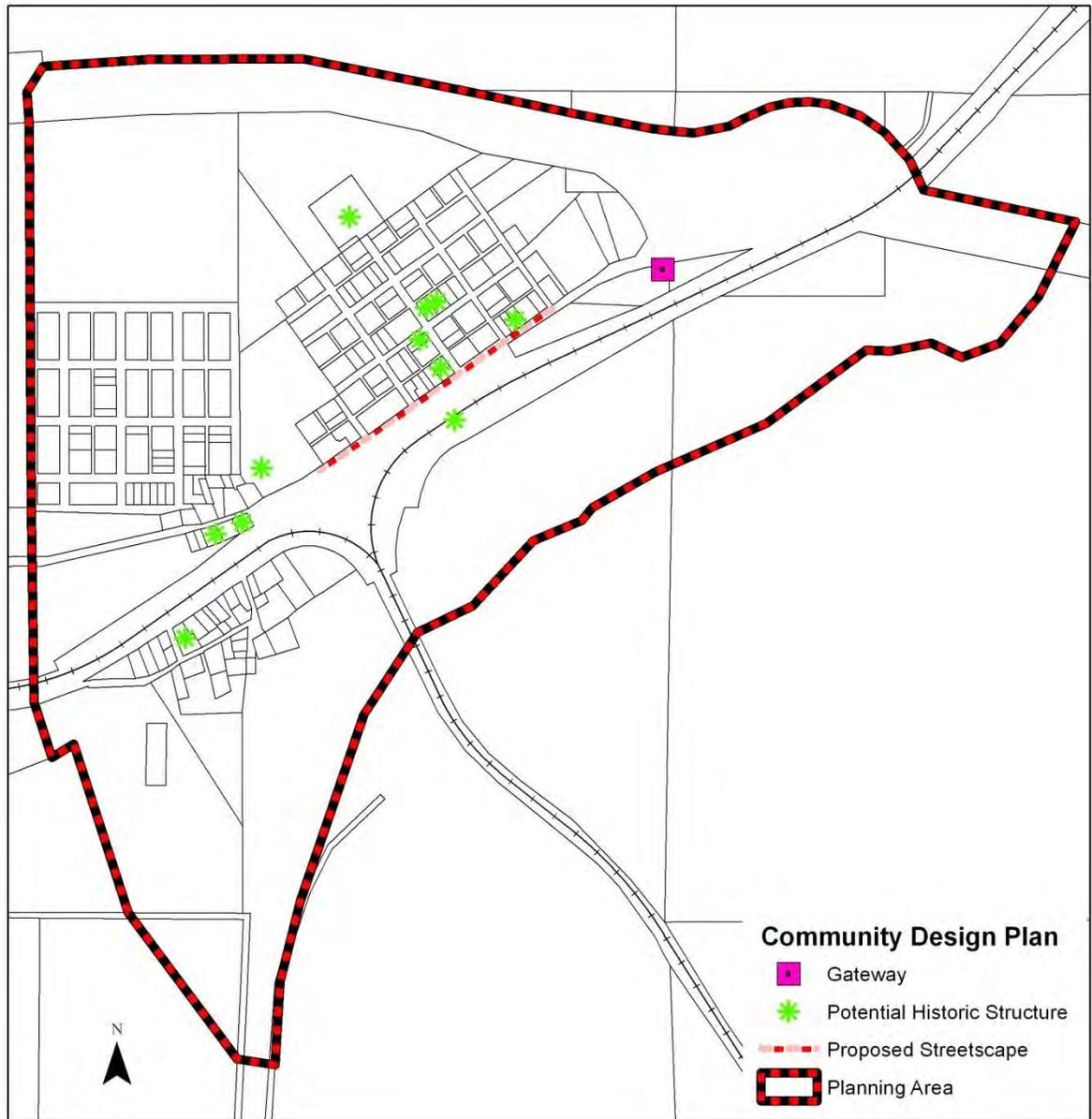


Figure 9: Rincon Road (2011)



Figure 11: Rincon Road Conceptual Streetscaping



8.9 Utilities

Existing Conditions:

The current utilities servicing Rincon are El Paso Electric for electricity, Map 19 – Existing Electric, Doña Ana County Utilities provides service for wastewater, and the Rincon Water Consumers’ Co-op provides drinking water as mentioned in Section 8.2. Note: Existing water line information is based on 1990 data. Natural gas is somewhat available in the planning area. Though not all residents are connected to natural gas; however, there are plans to extend services into Rincon in the near future by the local natural gas provider. All utility companies have the capability to increase service to provide for new developments.

Wastewater

The current capacity of the wastewater treatment facility is 66,000 gallons per day (gpd) and is at 20 percent capacity or ~13,000 gpd.

Water

The Rincon Water Consumers Co-op currently has holding capacity of 210,000 gallons and could serve an additional 150 households based on current demand of an average of 6,000 gallons per month. Rincon holds 1,452 acre feet (ac/ft) of senior water rights, though it only uses approximately 55 ac/ft per year.

Additionally, there are no cable TV services currently available in the Rincon Planning Area. CenturyLink, however, does provide internet services.

Issues/Constraints:

- Natural gas service has not yet been provided to all Rincon residents. However, plans are in the works to extend natural gas service to the Rincon area.
- The major issue facing residents’ access to utilities in Rincon is attracting new utilities to provide services although the population remains low. Cable TV is not offered in the area.

Goals and Strategies:

Goal: Improve residents’ access to natural gas.

Strategy: Expand services throughout the Rincon Planning Area.



Goal: Continue providing wastewater treatment to the Rincon community and extend services to new developments.

Strategy: Expand infrastructure as needed to accommodate future growth.

Utilities Plan:

The location and timing of infrastructure improvements such as water and sewer lines should be planned in advance to minimize unnecessary costs and promote efficiency of service. County policies should be developed that control the rate and direction of growth through the expansion of utilities, and future development should pay for necessary utility extensions. Maps 20 and 21 identify possible locations of future water and sewer lines in the Rincon Planning Area. It should be noted that other utility providers, such as electric and gas, will naturally follow development.

As lots in the Pure Water Subdivision are developed, connection to the wastewater system will be required. Given the 2011 wastewater treatment facility capacity of 20 percent, an additional 400 dwelling units can be connected before expansion is necessary. Natural gas lines will be extended to all of the residents in Rincon, removing the need for propane gas. The utility provider will continue to allow new developments to connect to the network, including the Pure Water Subdivision.

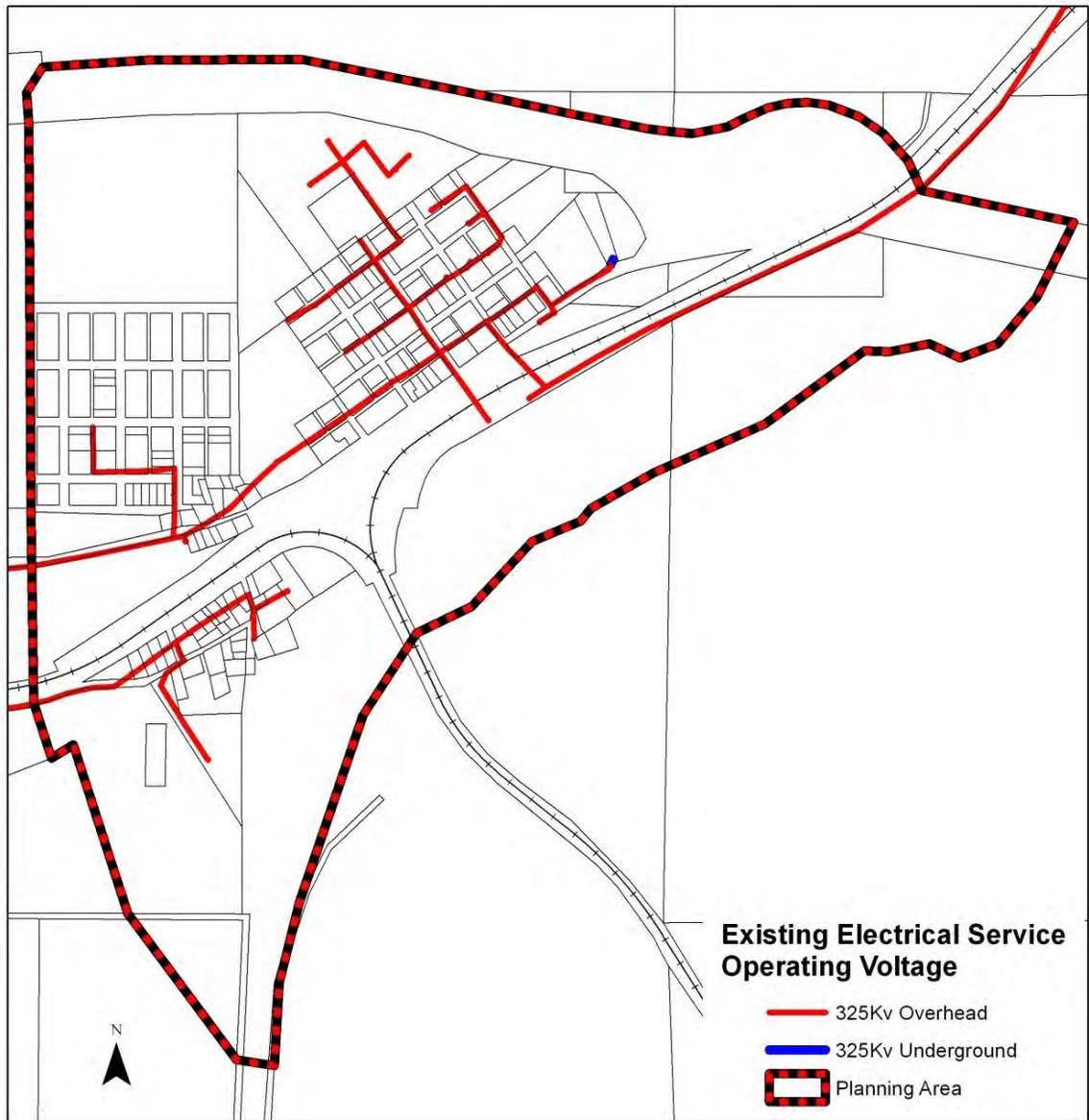
Implementation:

Identify and map natural gas lines in the Rincon area.

Provide opportunity for existing septic systems to connect to the wastewater system and require future development to connect to the wastewater system.



Map 19: Existing Electrical Service



Map 20: Wastewater Plan



Map 21: Water Plan



8.10 Housing

Existing Conditions:

A windshield survey was completed by County Planning and Building Services staff in March 2011 and documented current housing conditions in the Rincon Planning Area. Through this survey it was determined that a majority of the structures were in need of maintenance, to one degree or another. There were 115 structures surveyed and evaluated, with 96 of those being residential homes. Of the 96 homes surveyed, 5 were considered to be in good condition, 23 in fair condition, 65 in poor condition, and 3 uninhabitable. This is critical in the sense that over two-thirds of the homes surveyed were either in poor condition or uninhabitable. Deterioration is determined by homes in need of paint, structural deficiencies, failing roofs, landscaping in disrepair, and building/zoning code violations.

Issues/Constraints:

- Much of the current housing stock requires significant repair to bring the homes into a good condition.
- Funding for structural repairs can be costly for low-income households. Even households that are not considered low-income may find it hard to pay for improvements on fixed incomes.
- Affordable housing options are limited

Goals and Strategies:

Goal: Improve the quality of the housing stock in the Rincon Planning Area.

Strategy: Work with private and governmental agencies to make housing more affordable for the Rincon residents.

Strategy: Develop a market study for new affordable housing options.

Strategy: Identify financial programs to improve the existing housing stock for qualifying residents.

Goal: Ensure a broad range of housing for all family types and household income levels.

Strategy: Encourage non-profit agencies to consider development in Rincon.

Strategy: Educate residents on alternative, low-income financing options.

Goal: Lower the combined cost of housing and transportation.

Strategy: Expand public transportation options in the Rincon area.

Strategy: Work with non-profit agencies to identify affordable housing opportunities in the Rincon area.

Housing Plan:

Housing is viewed as a fundamental human need. Clean, safe housing is important for residents at all income levels to ensure a high quality of life. The need to plan effectively for housing within the Rincon community is and will continue to be priorities since residential land uses are predominate within the planning area. Infill housing on existing lots is preferred, though there is sufficient vacant land suitable for subdivision developments. The Land Use Plan identifies residentially designated land uses in locations largely based on historic development patterns. The type and intensity of residential use varies throughout the planning area ranging from site-built to mobile/manufactured homes with the majority on lots of approximately 6,000 square feet with an average density of 2.85 DU/A. Understanding that future development patterns are expected to be similar, the potential build-out of the planning area based on available residential land according to the Land Use Plan is as follows:

Table 15: Housing Units by Build-Out Projections*

Land Type	Acreage	# Build-out Units
Occupied	33.7	96
Vacant	147.1	419
Totals	180.80	515

*Based on current density 2.85 DU/A

Given the data in Table 15 – Housing Units by Build-Out Projections, the total possible build-out scenario based on existing development patterns is 515 homes. Consideration will have to be given to various environmental factors such as steep slopes, floodplains, and drainage patterns as well as County subdivision and development policies, including roadway and drainage designs.

Implementation:

Enforce housing and building codes.

Implement joint housing improvement projects with non-profit developers.

Implement public transportation access for the residents of Rincon.



8.11 Economic Development

Existing Conditions:

Rincon currently supports a few industrial uses but no commercial or retail facilities exist in the planning area. Current spending and employment opportunities are located in other communities such as Hatch, Doña Ana and Truth or Consequences, requiring residents to commute long distances for service and employment options. The lack of economic development can be attributed to many factors including, but not limited to, population sufficient to support business; necessary infrastructure; and the underdeveloped labor pool.

Issues/Constraints:

- Rincon has a limited population base whose potential for growth is yet unrealized. The proximity to the Interstate, as well as future developments in the area provide a great location for development; however, achieving this will require coordination from experienced groups who have funding available to help small, developing businesses.

Goals and Strategies:

Goal: Attract new industries to Rincon.

Strategy: Provide necessary infrastructure and utilities for businesses.

Strategy: Identify areas suitable for commercial development.

Goal: Support existing businesses.

Strategy: Utilize economic gardening practices to support the growth of small start-up businesses.

Goal: Advance the economic competitiveness of Rincon residents.

Strategy: Improve access to employment centers through increased public transportation.

Strategy: Coordinate with non-profit agencies or social service agencies to provide job-skills training opportunities for Rincon residents.

Economic Development Plan:

The purpose of the Economic Development Plan is to set forth the framework and guidelines by which a balanced and stable economic base will be pursued in the Rincon Planning Area. The type and intensity of economic development largely depends on the



population and income base in which it is to occur. Given the fact that these two factors are deficient in Rincon, assistance from public and private partnerships including non-profit agencies is essential to developing an effective and sustainable Economic Development Plan

Economic developments partners—local individuals, for profit and non-profit agencies, local businesses, and civic groups—are essential for creating a successful plan. External economic development partners— organizations and agencies based outside of the community—also play an active role and can assist and support economic growth in a community. The key is to identify who they may be, then isolate their roles and develop a program which:

- Coordinates their contribution to the community, and
- Provides any missing services at the local level.

Usually this support comes in the form of:

- Education and training
- Organization assistance
- Funding
- Incentives
- Technical assistance

Identifying and contacting these groups very early in the process will help ensure their support and cooperation for economic development efforts. The more resources Rincon is able to tap into, the greater potential there is for Rincon to succeed.

Implementation:

Work with non-profit agencies to support developing small businesses and a skilled labor pool

Prepare a market research study to be marketed to potential businesses

Develop incentive policies to encourage businesses to locate in rural areas of the County

Encourage commercial uses in highly visible locations, especially in proximity to the Interstate.



8.12 Intergovernmental Cooperation

Existing Conditions:

Many governmental agencies have influence or jurisdiction of one type or another in the Rincon Planning Area, as shown in Table 16 below. The one area that is lacking is a civic organization or other type of community-based leadership to bring the concerns of the community to the attention of the various governmental agencies.

Table 16: Intergovernmental Influence

State of New Mexico	Bureau of Land Management	Hatch, New Mexico
Doña Ana County, New México	South Central Council of Governments	Regional Planning Organization
Hatch School District	NM DOT	

Issues/Constraints:

- The primary issue affecting intergovernmental cooperation is the lack of a civic board, board of trustees, or neighborhood association. Without such an organization, there can be no direct line of communication between the residents and the County or other government agency.

Goals and Strategies:

Goal: Encourage intergovernmental cooperation.

Strategy: Consider intergovernmental cooperation when selecting sites for public facilities such as sheriff sub-stations, fire stations, schools, libraries, and park facilities between the County and other government agencies such as the State of New Mexico and Bureau of Land Management.

Goal: Establish a neighborhood association, a civic association, or a board of trustees to represent the interests of the residents of Rincon.

Strategy: Identify community leaders who will assist with coordinating election efforts.

Goal: Maintain consistency in all County Plans that cover the Rincon area.

Strategy: Ensure that the Rincon Master Plan aligns with the Doña Ana County Comprehensive Plan and the One Valley, One Vision—2040 Regional Plan.

Goal: Recognize the need for regional planning.

Strategy: Establish regional planning efforts through public and private involvement.

Goal: Provide more investment opportunities for Rincon.

Strategy: Utilize the Colonias Trust Fund to leverage federal, state, and private funding to create a sustainable Rincon.

Intergovernmental Cooperation Plan:

In order to provide adequate intergovernmental cooperation between the community and other government agencies, a neighborhood association, civic association, or Board of Trustees should be formed and by-laws adopted to govern said Board. The association or Board shall serve as the liaison between the Rincon community and Doña Ana County or other government agency.

Implementation:

Form a civic group or neighborhood association for the community of Rincon.

Adopt by-laws (based on the City of Las Cruces Neighborhood Association suggested by-laws).

Elect officers.

Chapter 9: Implementation Strategies

9.1 Organization and Social Capital

Dialogue between the residents of Rincon and the County should continue after the master planning process is completed. In order for this to be accomplished, interested residents must step up and take an active role in this communication. Ways of accomplishing this can range from an informal citizens group to a working community association. When there are issues or problems that need to be addressed, this group can come to the County and speak on behalf of the residents of Rincon. Should a formal group wish to organize, example by-laws can be found in Appendix K.

9.2 Advice

The community of Rincon should decide if it wants to pursue goals set forth in this plan after adoption by the Doña Ana County Board of County Commissioners. Two important tools for achieving the goals include the formation of a community organization and creation of a zoning district.

9.3 Capital Improvement Plan

The Capital Improvement Plan (CIP) is a tool used by the County to identify and prioritize capital improvement projects within its jurisdiction. Departments submit projects based on their own evaluations as well as input from county residents. Through the master planning process, a CIP application has been completed for road paving and sidewalks on County-maintained roads in Rincon. Projects identified as potential capital improvements for the 2012-2017 CIPs include: road improvements, utility surveys and infrastructure, park improvements, and flood control studies and infrastructure. Other capital improvement needs will be identified through the master planning process, as well as through input from the community organization group.

Doña Ana County Resolution No. 05-22 Ordinance:

This resolution outlines the process to request maintenance or improvement of a road to be dedicated to the County. To achieve this, all affected property owners along the road have to file the appropriate paperwork including: a certification of clear title and title insurance; a survey and plan prepared and certified by a registered New Mexico land



surveyor; and improvements along the road must meet the minimum design and construction standards currently in effect¹⁴

Roads that could be considered by the County for maintenance include all of Cactus, Palmilla, Inca, Toltec and Hauser; Harlan from Derry to Palmilla; Baker from Derry to Palmilla; Kingman from Derry to Palmilla.

9.4 Economic Development Incentives

Chapter 166 of the Doña Ana County Code outlines the Local Economic Development Plan (LEDA) adopted by the County. This Ordinance defines what a qualifying entity and economic development projects could be. All projects have to be in conformance with the latest version of the County's Comprehensive Plan.

Qualified entities of the LEDA would: 1) Encourage private companies to expand, build or relocate facilities that support new or expanding businesses; 2) Assist with business start-ups; 3) Create new job opportunities; 4) Assist with development of economic clusters as identified in the Economic Development Plan; and/or 5) Add value to the knowledge base of the labor force.

The LEDA Plan also goes on to define project requirements including history and background; funding sources for projects; other financial information; community commitment; and cost-benefit analysis¹⁵.

9.5 Land Use Controls

Land use controls would take the current zoning classification, the performance district, and increase the amount of zoning controls on the land. This would provide additional security to property owners by reducing the uncertainty of uses on neighboring lands.

Currently, the community of Rincon has "Performance District" zoning. This is defined in Chapter 250 of the Code as the following:

¹⁴ Doña Ana County Online Ordinances: [http://ecode360.com/9862325?highlight=maintenance roads,maintenance,roads,road#9862325](http://ecode360.com/9862325?highlight=maintenance%20roads,maintenance,roads,road#9862325). Accessed January 31, 2012.

¹⁵ Doña Ana County Online Ordinances: [http://ecode360.com/documents/DO2860/DO2860-166a%20Economic%20Dev%20Plan.pdf#search=local economic economically economic local](http://ecode360.com/documents/DO2860/DO2860-166a%20Economic%20Dev%20Plan.pdf#search=local%20economic%20economically%20economic%20local). Accessed on January 31, 2012.



The purpose of the Performance Zone District is to allow flexibility for land use activities in the rural areas of the County, while protecting residents and property values. In the Performance Zone District, any use may be approved, provided that all standards for that particular use are met and the use is consistent with the character of the surrounding areas. Standards for land uses are based on the intensity of the primary use of a parcel of land. The most intense uses with a potential impact on a larger area of the County, or its resources, than residential or commercial uses will require approval through the planned unit development process (PUD).

Land Use Regulation and Zoning Ordinance 158-95, Article 4, Section 4.0

More thorough zoning can be accomplished through implementing Village District zoning. This tool is used for historic townsites that have development patterns different than contemporary development.

The Village District is intended to identify the boundary of a small historic platted townsite that has a development pattern of lots smaller than one-half (1/2) acre. A Village may include: residential areas, churches, small scale commercial, and community services such as schools, fire stations, and water services. It is anticipated that a Village District boundary will not be expanded once established, in order to designate the historic character of the original Village and conserve the quality of development.

Land Use Regulation and Zoning Ordinance 158-95, Article 7, Section 7.0

Should the residents of Rincon desire to implement Village District zoning within their community, County staff will assist them through this process.

9.6 Action Plan

Chapter 5 looked at identifying goals that correspond to each of the 12 topics. This section looks at what implementation steps are needed to achieve the objectives associated with the goals. The following breaks down goals into a timeline format and identifies the appropriate agency who should take charge of implementing the steps.

Table 17: Action Plan for Implementation

On-going	Short Range 1-5	Mid Range 5-15
Ensure compliance with Doña Ana County Storm Water Management Program as it pertains to storm water run-off	Establish community or village district zoning for the community	Adopt an arroyo protection plan
Extend water line infrastructure to accommodate future growth in the Rincon Planning Area	Prepare a water analysis report that addresses existing conditions and a future demand analysis	Adopt a hillside protection plan
Require soil disturbance permits and dust control plans for construction sites.	Collect accurate data regarding current infrastructure of the system.	Work with County staff on the development of a county-wide drought management plan.
Enforce the Doña Ana County Dust Control Ordinance to reduce fugitive dust and erosion.	Develop a paving plan/schedule for County maintained roads.	Implement joint housing improvement projects with non-profit developers
Enforce the Doña Ana County Erosion Control Regulations to reduce erosion.	Implement erosion control methods within Rincon to reduce sedimentation in arroyos	Implement public transportation access for the residents of Rincon
Enforce the Doña Ana County Solid Waste Ordinance to remove weeds and brush around structures	Install new drainage control infrastructure to address drainage issues	Develop incentive policies to encourage businesses to locate in rural areas of the County
Work with property owners who are encroaching on rights-of-way to remove structures .	Implement a Wildland Urban Interface workshop to educate residents on the benefits of creating defensible space around their homes.	Encourage commercial uses in highly visible locations, especially in proximity to the Interstate.



On-going	Short Range 1-5	Mid Range 5-15
Adjust services provided by the Community Center to serve the needs of the residents	Apply to the State Colonias Infrastructure Trust Fund for grants to improve county-maintained roads.	Develop a new park facility for the Rincon community and apply for necessary funding.
Enforce housing and building codes	Replat the entrance roads, Inca and Toltec, to the Pure Water subdivision.	Fund increased fire services or equipment through state or local fire department funding sources.
	Prepare community needs analysis survey for the residents of Rincon	
	Coordinate the Rincon planning efforts with the County-wide Community Center Strategic Plan	
	Design and construct a gateway entrance to Rincon from I-25	
	Coordinate with local history groups to identify historic structures within the community of Rincon	
	Assist owners of potentially historic structures/sites with state and federal policies	
	Research funding mechanisms for community design projects	



On-going	Short Range 1-5	Mid Range 5-15
	Identify and map natural gas lines in the Rincon area.	
	Provide opportunity for existing septic systems to connect to the wastewater system and require future development to connect to the wastewater system.	
	Form a civic group or neighborhood association for the community of Rincon	



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Appendices



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Appendix A: Citizen Engagement



Community Meetings held at the Rincon Community Center:

December 16, 2010

June 30, 2011

August 17, 2011

November 16, 2011

August 15, 2012

September 19, 2012

Door-to-door and Windshield Surveys

December 2010 – March 2011

Citizen Committee Meetings

March 19, 2012

April 3, 2012



Appendix B: General Methodology



Project Description:

A master plan for a community is the vision a community has for its future. It is a comprehensive, localized plan that allows neighborhood-specific needs and goals to be addressed. This allows a more directed approach to creating the plan and giving the community ownership of it.

A “planning area” was designated around the Rincon community, extending to include Upper Rincon—north of Rincon Road—and Lower Rincon—south of the rail yard as shown on Map 1 – Rincon Planning Area. The planning area comprises 469 acres and 126 address points. Door-to-door and windshield surveys conducted for this plan were conducted solely in this planning area.

Surveys

Two survey methods, door-to-door surveys and windshield surveys, were used to gain information regarding existing community conditions and issues within the Rincon Planning Area. These were conducted between December 2010 and March 2011. Complete results and methodologies for these surveys are found in Appendices C, D, E, and G.

Door-to-door Surveys:

A 10-question survey was developed for the Rincon Master Plan. These questions were a combination of demographic and planning questions and can be found on the following pages. Survey teams were bilingual and trained on how to ask the questions and how to document the responses. Paper copies of the surveys were used, with each household filling out one survey. Survey teams went to every residence identified in the Rincon Planning Area to attempt to contact the people living there. Teams went back to Rincon multiple times to try and reach as many people as possible and were out on both weekdays and weekends.

Windshield Surveys:

Windshield surveys were conducted by teams and looked at land use, structure condition, and codes survey. The basis of a “windshield” survey is to only look at what one would see of the property from the road. The land use portion identified the primary use of the property. The structure condition survey rated the condition of the structure from “good” to “uninhabitable.” Finally, the codes survey considered a range of Doña Ana County codes and noted if the property violated any of the codes. More detailed information on each of these surveys, as well as the results from the surveys, can be found in the respective appendices.



Appendix C: Land Use Survey Methodology and Results



In order to better understand the current land uses, a windshield survey of the Rincon Planning Area was conducted. In this method of surveying, teams drove through the community and determined how each parcel of land was currently being utilized. This illustrates the range of current uses as well as highlights the areas where the population is underserved.

The survey used a system of 11 categories of land use, with the survey team determining the most appropriate classification for each parcel. The 11 categories address the range of uses that could be seen in any community.

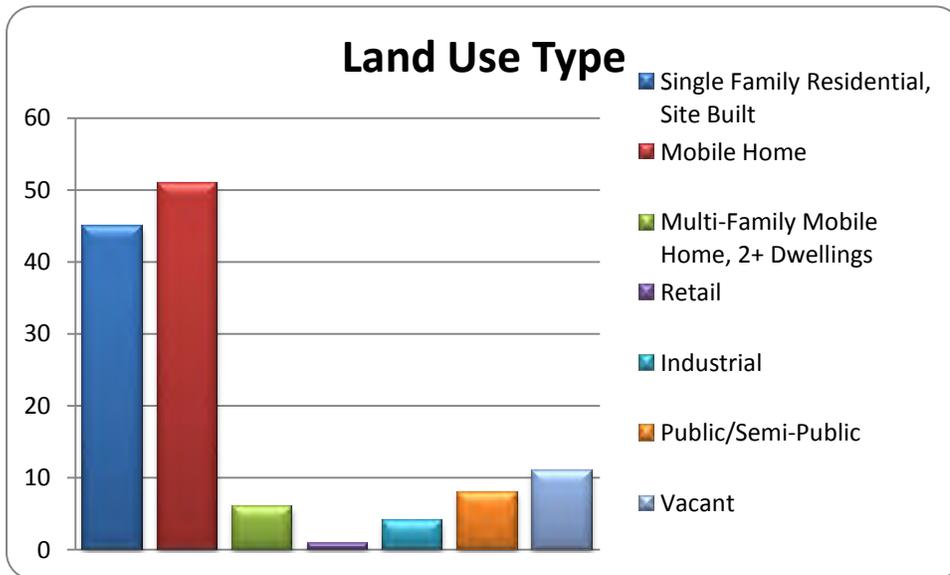
- Single-family residential, site-built
- Multi-family residential, 2+ dwellings
- Mobile home
- Multi-family mobile homes; 2+ dwellings
- Retail
- Office
- Industrial
- Public/semi-public
- Mixed use; 2 different land uses
- Vacant
- Agriculture

With the survey, it was found that the majority of the parcels in Rincon are residential in nature and consist of a single-family, site-built home or a mobile home. There are very few retail, office, or industrial uses in the area, shown in Table 18. Increasing the availability of these services would address several concerns expressed by the residents during the door-to-door community surveys, such as a need for more store and local jobs. Additionally, by increasing non-residential uses in the area, a need for multi-family housing may be developed.



Table 18: Land uses in Rincon

Land Use Type	Acreage	Percentage
Single-family residential, site-built	45	35.71%
Multi-family residential, 2+ dwellings	0	0.00%
Mobile home	51	40.48%
Multi-family mobile home, 2+ dwellings	6	4.76%
Retail	1	0.79%
Office	0	0.00%
Industrial	4	3.17%
Public/semi-public	8	6.35%
Mixed use, 2 different land uses	0	0.00%
Vacant	11	8.73%
Agriculture	0	0.00%



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Appendix D: Structure Condition Survey Methodology and Results

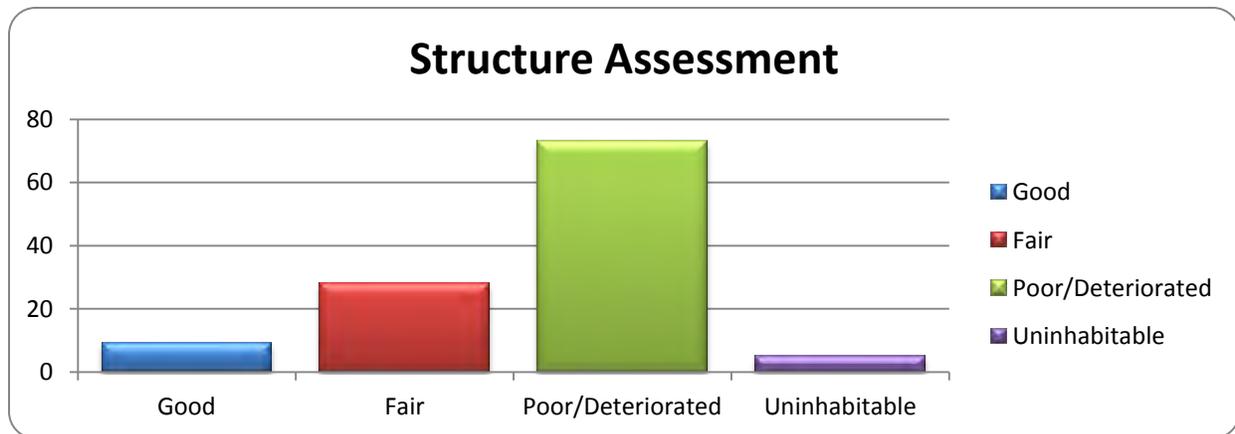


Another aspect of the community that was evaluated during the windshield survey was a visual assessment of existing building stock. Survey teams looked at each building on the property and placed it in one of four categories based on its structural appearance. This allowed for a better understanding of the housing conditions in the Rincon Planning Area, as well as areas that need improvement.

The classification system for assessment of the structures ranged from “Good” to “Uninhabitable.” Very few structures were classed as “Uninhabitable” but there is still much room for improvement in the living conditions of the residents. Many buildings showed a need for repairs, upkeep, and general maintenance. The majority of the structures were classified as “Poor/Deteriorated,” showing that the housing stock in Rincon needs major improvements to enhance the standard of living of the residents. Additionally, during the door-to-door surveys, residents expressed a desire to clean up abandoned buildings. By increasing the “curb appeal” of existing buildings, the current residents will experience better living conditions, better community atmosphere, and enhance the appeal of the community to new residents. These potential improvements could benefit the entire community and lead to further opportunities.

Table 19: Structure assessment counts in Rincon

Good	9	7.83%
Fair	28	24.35%
Poor/Deteriorated	73	63.48%
Uninhabitable	5	4.35%



Appendix E: Code Compliance Methodology and Results



The codes compliance windshield survey employed a coded number assigned to each violation classification. The following table lists the classification number, the ordinance, and description used for each violation.

A	Ordinance No. 158-95, section 4.4 PR-1 Low Intensity Residential
B	Ordinance No. 103-92, County addressing ordinance, Section IV Initial Address Conversion 5
C	Ordinance No. 63-89, Business Registration Fee Ordinance Section 2 Presumption of Liability
D	Ordinance No. 158-95, Section 2.5 Building permits/ mobile home installation permits
E	Ordinance No. 226-06 Repair or removal of ruined, dilapidated buildings or structures including mobile homes
F	Ordinance No. 158-95, Article 9 Section 9.1 General minimum development requirements, Section 9.5.A.6 Fences, walls and other structures
G	Ordinance No. 158-95 Article 9 Section 9.1.R Commercial Trucks
H	Ordinance No. 158-95 Article 9 Section 9.1.M Travel Trailers and Recreational Vehicles
I	Ordinance No. 230-07 Solid waste collection, B. Accumulation and disposition of solid waste
J	Ordinance No. 228-07 Prohibiting inoperative motor vehicles
K	Development design standards Ordinance No 236-08 Section 5. Grading, drainage and erosion controls
L	Other

Field work:

A three person team completed a visual survey of all properties in the planning area from the established roadways. This team consisted of the Zoning Code Enforcement Officer, a Doña Ana County Sheriff's Deputy, and an additional staff member to drive the vehicle.



Appendix F: Survey Questions





Rincon Planning Area Survey

PLANNING - INCOME SURVEY # _____

DATE: _____ INTERVIEWER: _____

Dona Ana County is considering applying for a Community Development Block Grant for planning to be located in the Rincon area. In order to consider applying for Funds, we need your help in answering a few questions about the number of people living in your household, your income for the past 12 months and planning for your community. This information will be kept confidential.

1. How many people live in this household? _____
2. Female Head of Household? Yes _____ No _____
3. Number of Handicapped? _____
4. Complete attached sheet for gender, ethnicity and race of each household member.
5. Was the total combined family income for the last 12 months:
Above ___ or below ___

Las Cruces NM MSA		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
	80% MFI	\$25150	\$28750	\$32350	\$35900	\$38800	\$41650	\$44550	\$47400	
Above _		Below _								
50% MFI	\$15750	\$18000	\$20250	\$22450	\$24250	\$26050	\$27850	\$29650		
Above _		Below _								
30% MFI	\$9450	\$10800	\$12150	\$13450	\$14550	\$15650	\$16700	\$17800		
\$48000	Above _		Below _							



Gender Ethnicity and Race

TOTAL	_ _ 8 7 6 5 4 3 2 1	Household Member	
TOTAL		Male	Gender
TOTAL		Female	
TOTAL		Hispanic or Latino	Ethnicity
TOTAL		Non Hispanic or Latino	
TOTAL		White	Race
TOTAL		Black or African American	
TOTAL		Asian	
TOTAL		American Indian or Alaska Native	
TOTAL		Native Hawaiian or Other Pacific Native	
TOTAL		American Indian or Alaska Native AND White	
TOTAL		Asian AND White	
TOTAL		Black or African American AND White	
TOTAL		American Indian or Alaska Native AND Black or African American	
TOTAL		Other Multi-Race	



Business Survey

Survey # _____

Date: _____

Interviewer: _____

1. Can you describe the nature of your organization or business (What do you do-develop follow up questions)?
2. How many people are employed by your organization or business at this location?
3. Can you share with me any potential expansion plans during the coming years?
4. What do you like best about having your organization or business located in the community of Rincon?
5. What are the major issues/problems associated with living or working in this community?
6. What goals or suggestions do you have for improving the business climate or community here?
7. In closing, what other comments would you like to add about living or working in this community?



County or Utility Service Survey

Survey # _____

Date: _____

Interviewer: _____

1. What are your existing facilities and equipment?
2. What is the condition of your facility and equipment?
3. What is your existing service area?
4. How many clients/customers do you serve?
5. What is your existing capacity?
6. What issues do your facilities currently face?
7. Do you have any plans for expansion or growth?



Appendix G: Door-to-Door Survey Results



Door-to-door surveys were conducted in the Rincon Planning Area from December 17, 2010 through January 29, 2011. Survey teams went to all of the address points identified in the community and attempted to contact the residents. Follow-up visits were conducted in an effort to reach residents that were not at home during the first visits and teams went both on weekdays and weekends in order to establish contact with the greatest number of community members. The Community Center AmeriCorps VISTA volunteer, Victor Perez, assisted in contacting households that were unavailable when survey teams visited the community.

Determining MFI

The Median Family Income (MFI) of an area divides the community into two halves, one above the MFI and one below the MFI. Based on the 2000 US Census data, the following table lists income based on the number of persons in the household and percentage of the MFI in the Las Cruces Metropolitan Statistical Area (MSA).

MFI is calculated through a matrix that compares the annual household income during the past year, and the number of people in the household. The survey in Rincon found that all but four of the households surveyed earned less than 80percent of the MFI for the Las Cruces MSA.

Table 20: Las Cruces Median Family Income (MFI) levels

Las Cruces NM MSA, MFI = \$48,000								
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
80% MFI	\$25,150	\$28,750	\$32,350	\$35,900	\$38,800	\$41,650	\$44,550	\$47,400
50% MFI	\$15,750	\$18,000	\$20,250	\$22,450	\$24,250	\$26,050	\$27,850	\$29,650
30% MFI	\$9,450	\$10,800	\$12,150	\$13,450	\$14,550	\$15,650	\$16,700	\$17,800

Survey Results:



This survey sought responses from each household within the Rincon Planning Area. Although the county data identified 126 address points within the survey area, the survey teams identified six additional households. This discrepancy was due to multiple residences located on a lot with a single official address point. Additionally, properties that were vacant, used for industrial purposes, or used for public or semi-public uses were removed from the overall survey population.

Table 21: Door-to-door survey responses

Property Types	
Residential	98
Abandoned	17
Vacant	4
Public	9
Industrial	4
Total	132

There were 98 occupied residential structures in Rincon that comprised the actual survey population. Of these, 79 households participated in the survey and 19 did not answer. This reflects an 80.61 percent response rate within the survey population.

Table 22: Survey response rates

Residential Surveys	
Responses	79
No Answer	19
Response Rate	80.61%

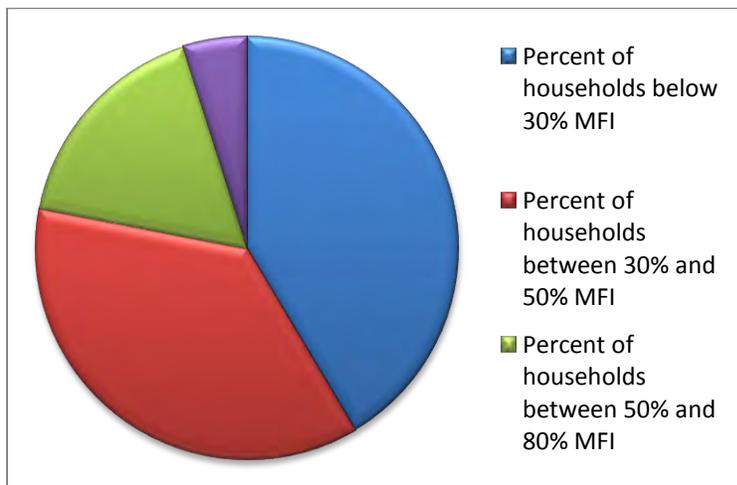
In Rincon, 19 households were headed by a female and seven other households supported one or more handicapped persons. Of the responding households that identified their ethnicity, all were Hispanic or Latino. The survey revealed one situation with eight



people occupying a single residence; however, the average household size came out to a much lower value—3.17.

When income for the Rincon Planning Area is compared to the Las Cruces MSA income data, it shows the Rincon population at a clear disadvantage. All but four of the households surveyed in Rincon fell below 80 percent of the MFI for the Las Cruces MSA. The majority of the survey participants, over three-quarters of the responses, earn less than 50 percent of the MFI for the area.

Table 23: Percent of households by MFI



Even though the MFI calculations involve a matrix comparing the number of persons in the household to the yearly income, it’s possible to generalize average incomes for the Rincon area with the average of 3.17 people per household.

Table 24: Average income range in Rincon

Income Range (3 persons per household)	Percent of Population
Less than \$12,150	41.46%
Between \$12,150 and \$20,250	36.59%
Between \$20,250 and \$32,350	17.07%
Above \$32,350	4.88%



The surveyed residents clearly value the existing atmosphere of Rincon. They enjoy the quietness associated with their neighborhoods and value characteristics common to rural areas such as strong community ties and living close to their family.

Table 25: What residents like about Rincon

Quiet	60	Open space	2
Peaceful	21	Owens their property	1
Calm	6	Work	1
Nice Community	6	Family in area	1
Lived here a long time	5	Neighborhood	1
Privacy	4	Friendship	1
Tranquil	4	Small community	1
Everyone knows everyone	3	Great water	1
No problems	3	Don't like it	1

When asked about problems or issues within the community, the survey respondents mentioned many of the same concerns. Most were concerned about a lack of necessary infrastructure improvements, mentioning issues such as flooding and road quality, in addition to security aspects such as street lighting. Other respondents expressed concerns about a lack of law enforcement within the community, both through a lack of speed control, a lack of code enforcement, and gang activity.

Table 26: Problems or issues associated with living in Rincon

Arroyos flooding	26	No problems	1
Roads	16	Elderly services	1
Trash	14	Gang activity	1
Speeding	12	Police response	1
Lighting	11	Infrastructure	1
Code enforcement	7	Pedestrian crossings	1
Train (noise, exhaust)	6	Lacking leadership	1
Traffic	6	Low population	1
Natural gas	5	No medical facilities	1
Better park facilities	4	Utilities	1
Distance to cities	4	No solid waste services	1
Lack of stores	3		

The goals and suggestions named by the participants reflect a desire to address their concerns and issues about the community. All of the topics named as concerns are brought up again by the residents as items to improve within the community. Infrastructure and law enforcement, again, were mentioned by the highest number of respondents. Additionally, ways to improve the quality of life within the community— attracting stores, improving the park, and increasing the availability of utilities—were common among the responses.

Table 27: Goals and suggestions for improvement

Flood control	17	Public transportation	2
Road improvements	16	Clean up yards	2
Attract stores	13	Programs for elderly	2
More police patrol	12	Youth programs	1
Clean up trash	10	Install sewer	1
Code enforcement	8	Leave it as it is	1
Fix park	7	Better fencing around trailer park	1
Control speeding	7	Better relations w/ Border Patrol	1
Street lighting	6	More stop signs	1
Natural gas services	5	Dumpster	1
Reduce train noise	3	Community working together	1
Increase government assistance	3	Telephone services	1
Increase the number of jobs	2	Cable services	1

The survey showed that the residents more often recognize organizations within the community, and the individuals associated with them, rather than seeing community leaders in their neighbors. The community center plays an important role in Rincon and was the most identified organization. Victor Perez was also highly recognized by the community as a leader. Of the eight individuals that were named as leaders, they were only mentioned by one or two respondents. This implies a lack of leadership within Rincon and highlights an opportunity to empower the residents by encouraging some of the natural leaders to play a greater role in determining the future of the community. The following table shows the individuals and organizations named by the residents. The spelling of the names of individuals is approximate.

Table 28: Which individuals and organizations are seen as leaders

Community Center	29	Mary Lucero	1
N/A	25	Max Benavidez	1
Victor Perez	13	Enrique Olivas	1
Church	6	Benjamin Olivas	1
Water Co-op	5	Jose Lara	1
Mary Ann Benavidez	3	AOPA	1
Dale	3	Schools	1
The park	2	Art teacher	1
Knights of Columbus	1	Very unorganized	1

When asked about any additional comments they would like to make, the residents covered a broad range of suggestions. Infrastructure and law enforcement were still frequently mentioned, but the list also included more insight into the community. Economic issues were the most commonly mentioned items, as opposed to the given responses for the other questions. But, the list also included a need for services for the elderly and having a community dumpster. Whereas the previous questions gleaned insight about general aspects of the community in need of improvement, this open-ended question allowed for the survey participants to note more personal aspects they would like to see improved.

Table 29: Additional comments regarding Rincon

N/A	22	Like it here	
Stores	9	Lived here a long time	2
More jobs	7	Trash clean up	2
Quiet living	6	Recreation activities	2
Park improvements	6	Keep it like it is	2
Road Improvements	5	Transportation for elderly	1
Gas station	3	Sidewalk	1
Arroyos/Flooding	3	Code enforcement	1
Clean up yards	3	Natural gas	1
Safety/Police patrol	3	Senior citizen activities	1

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Appendix H: Business Survey Results



Recognizing that a community is shaped by more than the residential uses, further surveying was conducted to reach out and engage the additional facets of Rincon. Through the door-to-door residential surveys, land parcels used for other purposes were noted. These other uses were the focus of the next round of surveying. In this, commercial, public, and industrial uses were surveyed to glean their insight into the community.

The following businesses or community groups were identified as having property in the Rincon Planning Area. Each were contacted and agreed to participate in a survey highlighting the businesses in Rincon.

Table 30: Businesses in the Rincon Planning Area

Catholic Diocese of Las Cruces
Rincon Community Center
Rincon Volunteer Fire Dept
Rincon United States Post Office
Helena Chemical Company
Mesa Feed Company
Rincon Water Consumers Co-Op
Rio Valley Chili Inc

Number of Employees

The number of employees with these businesses ranged from two to 38.

Potential Expansion

All the business representatives surveyed were asked about future plans for expansion and growth. For some, they said it was possible but at this point it was unknown when or to what extent their business would grow. Others stated that at this point, there were no plans for increasing their operations. Of all the surveys, only one business stated that they were planning on expanding their facilities in the near future.



Like Best

The location, as well as the community of Rincon itself, were mentioned as things liked best by the businesses. Some of the businesses depend on the proximity to the railroad or other input factors of their operations, whereas others enjoyed interacting with the residents and the small town atmosphere of the community. Being located near Interstate 25 was also listed as a benefit to the businesses. They all felt that by being located in Rincon, they were helping the town and community by providing services and jobs for the residents.

Issues

None of the businesses interviewed in the Rincon Planning Area reported any issues with the community or things they felt could be improved. However, towards the edge of town, concerns about road quality and safety arose. These issues impacted the businesses' daily operations.

Goals and Suggestions

Some suggestions given by the businesses include increasing irrigation water rights, as this would increase the demand for their services. They also mentioned how their businesses are subject to the laws of supply and demand, and import crops are decreasing the demand for local products.

Other Comments

Other comments mentioned by the businesses echoed sentiments expressed by residents themselves. Some of the managers of the businesses were born and raised in the community, and they like living and working in Rincon. The businesses feel that Rincon is a small community where everyone gets along, as well as it being a nice place, and a good place to live and work.

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Appendix I: Commercial Land Use Rubric



The Commercial Land Use Rubric analyzed parcels within Rincon for suitability in future development. This was designed to be an objective evaluation based on four criteria, with points awarded based on each. The parcels that scored the highest were recommended as appropriate for commercial development. This is not an exclusive or exhaustive list.

Criteria: Ease of Acquisition

- 1- Parcel currently occupied by vital, public use-type
- 2- Parcel under private ownership, presently developed
- 3- Parcel under private ownership, presently UNDEVELOPED
- 4- County owned

Adequacy of Water/Utility Lines

- 1- No water mains/power lines, DIFFICULT terrain
- 2- No water mains/power lines
- 3- Water mains/power lines in need of improvement
- 4- Water mains/power lines present, in need of little or no improvement

Percent Estimated Future Population within Walking Distance

- 1- 20-39 percent
- 2- 40-59 percent
- 3- 60-79 percent
- 4- 80-100 percent

Visibility from Major Thoroughfares

- 1- Site is not visible from I-25 or Rincon Road
- 2- Site is visible from Rincon Road
- 3- Site is visible from Rincon Road and I-25
- 4- Site is readily visible from BOTH thoroughfares

Adjacency of Complementary Land Uses

- 1- No complementary uses are present, site is isolated
- 2- Site is located near other, but UNRELATED, development
- 3- Site is located by 1-2 complementary land uses
- 4- Site is located by 3 or more complementary uses.



Appendix J: Road Conditions



Road Name	Owner	Condition
Rincon Road	State of NM	Paved/Good
Palmilla St	Private	Graded/Fair
Cactus St	Private	Graded/Fair
Toltec Rd	Private	Graded/Poor
Inca St	Private	Graded/Fair
Mantooth Lp	County	Paved/Fair
Sabertooth Ln	County	Paved/Poor
Bedrock Pl	Private	Graded/Fair
Hauser St	Private	Graded/Poor
Kingman St (Rincon to Derry)	County	Paved/Fair
Kingman St (Derry to Palmilla)	Private	Unimproved
Corea St	County	Paved/Fair
Baker St (Rincon to Derry)	County	Paved/Fair
Baker St (Derry to Palmilla)	Private	Graded/Fair
Harlan St (Rincon to Derry)	County	Paved/Fair
Harlan St (Derry to Palmilla)	Private	Graded/Fair



Appendix K: Community Association Bylaws



Bylaw Sample

The following is an example of bylaws for a typical neighborhood association. Certain clauses and phrases may or may not be applicable to all associations, e.g., names and numbers of officers should be determined by the needs of the individual organizations.

THIS IS ONLY A SAMPLE!

BYLAWS

BYLAWS OF _____ ASSOCIATION

ARTICLE I. MEMBERSHIP

- A. The membership of this association shall be residents, property owners or businesses within the neighborhood. **[These criteria may change depending on the desires or needs of your neighborhood.]**
- B. A Voting Member shall be a household or business within the boundaries of the neighborhood. Each household or business within the neighborhood shall be entitled to one vote.
- C. Dues will be determined by the voting members. Yearly dues are to be \$_____ per voting member. **[It is not a requirement to have dues. This is up to the membership of the neighborhood association.]**
- D. Membership shall not be denied on the basis of views or opinions contrary to the goals and purposes of the association.

ARTICLE II. OFFICERS

Two suggested options for the election of officers are: 1. The voting members of the neighborhood association shall nominate and elect the officers of the association, or 2. The voting members of the neighborhood association shall elect a Board of Directors who will then appoint officers of the neighborhood association.

The officers of this association shall hold office for a term of one (1) year or until successors are elected. The term of office shall begin at the close of the Annual Meeting. The officers of the association shall be President (or Chairperson), a Vice President (or Vice Chairperson), a Secretary (or Secretary/Treasurer), a Treasurer and an Historian, if deemed appropriate. The officers of the association will comprise the Board of Directors.

- A. The President (or Chairperson) shall call and preside at all meetings, shall act for and in behalf of the membership of the association, shall appoint any special committees necessary for the operation of the association business, and shall act as official spokesperson for the association.



- B. The Vice President (or Vice Chairperson) shall, in the absence of the President, assume all of the duties of that office and shall be responsible for publicity and notifications of meetings of the association.
- C. The Secretary shall keep a permanent record of all formal meetings and all legal documents and legal transactions of the association. The secretary shall transcribe the minutes of each meeting and shall maintain a file copy of same.
- D. The Treasurer shall keep all financial receipts and a permanent record of all financial business of the association. An up-to-date financial report shall be submitted at each meeting. The Treasurer shall be responsible for membership.
- E. The Neighborhood Advocates (or Area Representatives) shall be composed of an appropriate number of Voting Members, shall be elected by the voting membership, and shall serve in the capacity of gathering and disseminating information critical to the implementation of the purpose stated in the charter. Every effort will be made to insure that neighborhood advocates serve specific blocks or streets within the association boundaries.
- F. Any officer can be removed from office by a 2/3rds majority vote of the dues paying membership (if applicable) after a special meeting has been requested at least ten (10) working days in advance.

ARTICLE III. COMMITTEES

- A. The President (or Chairperson) shall have the power to appoint committees as necessary to implement the purposes of the charter.
- B. The President (or Chairperson) shall be an ex-officio member of all committees.

ARTICLE IV. MEETINGS

An annual meeting shall be held during the month of _____ at a time and place designated by the President/Chairperson.

- A. Not less than ____ percent of the Voting Members shall have the privilege of petitioning a special meeting at any time.
- B. The Voting Members present shall constitute a quorum.
- C. At least a ___- day notice shall be provided in advance of any association meeting. Every effort will be made to notify all interested parties and members of the Association of upcoming meetings either by direct mailing, pamphlets, newsletters, or announcements at regularly scheduled meetings.
- D. All meetings shall be public and open to any interested persons.

ARTICLE V. NOMINATION, ELECTIONS, ANNUAL REPORTS AND INSTALLATION OF OFFICERS

- A. Nominations of officers shall be made from the floor at the annual meeting or a slate presented from a nominating committee would also be acceptable.
- B. Election of officers shall be held on the same day as the nominations.

- C. Upon installation of the officers whose terms begin at the close of the Annual Meeting, all documents, records, and any materials pertaining to the duties of the office as designated in the bylaws which are in the possession of the outgoing officers shall be submitted to the newly elected counterpart within ___ days of the installation.
- D. Any vacancies occurring during the year of any Officer or member of the advocates shall be filled by appointment by the association advocates.
- E. Any officer may be removed from office for cause by a majority vote of the voting members.

ARTICLE VI. FISCAL RESPONSIBILITY

- A. Expenditure of funds of the association may not be made without the signatures of at least two (2) of the six (6) Officers and the Treasurer.
- B. Financial records and funds of the association shall be audited at least once a year by a committee of at least two (2) Voting Members of the Neighborhood Advocates appointed by the President/Chairperson prior to a new Treasurer's taking office.

ARTICLE VII. AMENDMENT OF BYLAWS

- A. These bylaws may be amended by a majority vote.
- B. Proposed amendments shall be sent to all members at least ___ working days in advance of the meeting where action is to be taken or shall be read at the presiding meeting.

ARTICLE VIII. GENERAL

- A. The rules in the current edition of Robert's Rules of Order shall govern the association, the Board of Directors, and all subcommittees in all cases to which they apply and do not conflict with the specific provisions of this Charter and Bylaws or any special rules that the association may adopt.
- B. If any part of the Charter and Bylaws or the application thereof is hereafter held invalid or unenforceable, the remainder shall not be affected thereby, and only the affected portions are declared eliminated.
- C. No officer, representative, spokesperson or member shall have any financial liability of the association.

DATE ADOPTED: _____

SIGNATURE/TITLE

SIGNATURE/TITLE

